



City of Guadalupe

AGENDA

Regular Meeting of the Guadalupe City Council and

Tuesday, July 11, 2023, at 6:00 pm

City Hall, 918 Obispo Street, Council Chambers

The City Council meeting will broadcast live streamed on the City of Guadalupe's Official YouTube channel: <https://www.youtube.com/channel/UCaxeHWd9JkmvKnGFU8BAYQQ>

If you choose not to attend the City Council meeting but wish to make a comment during Community Participation Forum or on a specific agenda item, please submit via email to juana@ci.guadalupe.ca.us no later than 2:00 pm on Tuesday, July 11, 2023.

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. If you wish to speak on any item on the agenda, including any item on the Consent Calendar or the Ceremonial Calendar, please submit a speaker request form for that item. If you wish to speak on a matter that is not on the agenda, 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 Christina Hernandez
Council Member Gilbert Robles
Council Member Megan Lizalde
Mayor Pro Tempore Eugene Costa Jr.
Mayor Ariston Julian

2. **PLEDGE OF ALLEGIANCE**

3. **MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.**

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 business.

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to the 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. CONSENT CALENDAR

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

- A. 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 July 3, 2023, and ratify payment of warrants for the period ending June 19, 2023.
- C. Approve the Minutes of the City Council regular meeting of June 27, 2023.
- D. Adopt Resolution No. 2023-56 authorizing the City to enter into an agreement with Chisam Utility Management LLC for professional Interim Public Works Director/City Engineering services.
- E. Adopt Resolution No. 2023-57 designating Interim Public Works Director/City Engineer Dwayne Chisam, as the authorized agent and signatory for Guadalupe Transit grants, documents, and related periodic reports, effective July 12, 2023, with the departure of the current signatory, Shannon Sweeney.
- F. Adopt Resolution No. 2023-58 establishing the revised appropriations limit from tax proceeds for Fiscal Year 2022-2023.
- G. Adopt Resolution No. 2023-59 accepting a donation of \$41,127.28 to the Guadalupe Police Department from the One805 Foundation towards the purchase of a generator for the public safety building.
- H. Adopt Resolution No. 2023-60 authorizing the purchase and installation of a generator for the Guadalupe Police Department building utilizing grant monies from the One805 Foundation and ARPA funding (and from Proposition 172 funds, in necessary).

I. MONTHLY REPORTS FROM DEPARTMENT HEADS

1. Planning Department report for June 2023
2. Building Department report for June 2023
3. Recreation and Parks reports for April & May 2023

7. CITY ADMINISTRATOR REPORT: (Information Only)

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

PUBLIC HEARING

9. Review and approval of Draft Housing Element for review by Housing and Community Development (HCD) and adopting of Resolution No. 2023-61.

Written report: Larry Appel, Contract Planning Director

Recommendation: That the City Council:

- a. Receive a presentation from staff and consultant; and
- b. Conduct a public hearing; and
- c. Direct staff to transmit the Draft Housing Element to HCD for the required 90-day review; and
- d. Direct consultant to prepare and appropriate draft environmental document to address any impacts created by adopting of the Draft Housing Element.

10. Completion and Close-Out of CDBG FY 2017 Grant Project: Le Roy Park and Community Center and City of Guadalupe Community Resilience Plan.

Written report: Tiffany Gonzales, Community Development Director, LADG

Recommendation: That the City Council hold a public hearing seeking community input on the completion of the City's Community Development Block Grant (CDBG) FY 2017 Grant Project: Le Roy Park and Community Center and City of Guadalupe Community Resilience Plan, adopt Resolution No. 2023-62 for the approval and acceptance of the City of Guadalupe Community Resilience Plan, and adopt Resolution No. 2023-63 for the approval and acceptance of the completion and closeout report of the City of Guadalupe's CDBG FY 2017 project/contract prior to the close-out of the grant as required by the Community Development Block Grant close-out process.

REGULAR BUSINESS

11. Fiscal Year 2021-22 Audited Financial Statements, Single Audit Report, and GANN 2022 Agreed-Upon Procedures.

Staff Report: Janice Davis, Finance Director

Presentation: Mitesh Desai, Badawi & Associates

Recommendation: That the City Council receive and accept the City of Guadalupe Financial Statements for the Year ended June 30, 2022, along with the Independent Auditor's Report, as well as accept the Single Audit Report for 2022 and the GANN 2022 Agreed-Upon Procedures.

12. New job description and classification of Finance Clerk, regular, part-time (non-benefit) position in the Finance Department.

Written report: Tegnear Butler, Human Resources Manager

Recommendation: That the City Council adopt Resolution No. 2023-64 approving the classification and job description for the regular, part-time Finance Clerk position in the Finance Department and authorizing staff to initiate recruitment.

13. FUTURE AGENDA ITEMS

14. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

15. ADJOURNMENT TO CLOSED SESSION MEETING

16. Conference with Labor Negotiators

(Subdivision (a) of Gov. Code Section 54957.6)

Agency designated representatives: City Administrator and Human Resources Manager

Employee organizations: Service Employees International Union (SEIU), Local 620; Guadalupe Police Officers Association (POA)

17. ADJOURNMENT TO OPEN SESSION MEETING

18. CLOSED SESSION ANNOUNCEMENTS

19. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall display case and website not less than 72 hours prior to the meeting. Dated this 6th day of July 2023.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject	Department	Agenda Category	
Tuesday, July 25, 2023, at 6:00 pm / Regular Meeting			
Central Coast Community Energy 3CE		Presentation	
FY 23-24 Budget Adoption	Finance Department	Regular Business	
Waste Management Contract Extension	City Attorney	Regular Business	
Tuesday, August 8, 2023, at 6:00 pm / Regular Meeting			
Tuesday, August 22, 2023, at 6:00 pm / Regular Meeting			
Other Unscheduled Items	Proposed Date of Item	Department	Agenda Category
Tree Ordinance		Public Works	New Business
Sidewalk Vending Ordinance		Planning Department	New Business
Food Truck and Special Event Ordinance		Planning Dept	New Business
Gift Policy		City Attorney	New Business
Benefit for Unrepresented Employees		Human Resources	New Business
State of City Report		Admin Department	New Business



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023**



Prepared by:
Veronica Fabian
Finance Account Clerk



Reviewed by:
Janice Davis
Finance Director

Todd Bodem

Approved by:
Todd Bodem
City Administrator

SUBJECT: Payment of warrants for the period ending July 03, 2023, 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 approved the listing of hand checks and warrants to be paid on July 12, 2023.

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.



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: AMA02 - AMAZON BUSINESS										Vendor Total: 643.02
<u>11LC-Q3HH-6DYG</u>	Invoice	6/22/2023	6/22/2023	6/22/2023	6/22/2023	179.40	0.00	0.00	0.00	179.40
FIRE-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
RAIN JACKET PANTS FOR ALL SPORTS FI	NA	0.00	0.00	179.40	0.00	0.00	0.00	0.00	179.40	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>001-4220-1550</u>	Operating Supplies & Exp.				179.40	100.00%				
<u>13H3-X6CG-FCWK</u>	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	29.56	0.00	0.00	0.00	29.56
P&R-ACCT#:A19RD4DAF93AUQ BASKETBA...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
ARPA RECREATIONAL PROGRAM FUNDS	NA	0.00	0.00	29.56	0.00	0.00	0.00	0.00	29.56	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>001-4300-1550</u>	Operating Supplies & Exp.				29.56	100.00%				
<u>14Y1-XC3C-13MC</u>	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	61.98	0.00	0.00	0.00	61.98
WWTP-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
PURE WATER DISTILLER 750W - LAB WO	NA	0.00	0.00	61.98	0.00	0.00	0.00	0.00	61.98	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>012-4425-1550</u>	Operating Supplies & Exp.				61.98	100.00%				
<u>1CTL-YX9K-77WK</u>	Invoice	6/22/2023	6/22/2023	6/22/2023	6/22/2023	47.84	0.00	0.00	0.00	47.84
FINANCE-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
TONER CARTRIDGE	NA	0.00	0.00	47.84	0.00	0.00	0.00	0.00	47.84	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>001-4120-1550</u>	Operating Supplies & Exp.				47.84	100.00%				
<u>1GYC-T4KR-J1QL</u>	Invoice	6/30/2023	6/30/2023	6/30/2023	6/30/2023	74.74	0.00	0.00	0.00	74.74
FINANCE-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
HEAVY DUTY STAPLER	NA	0.00	0.00	74.74	0.00	0.00	0.00	0.00	74.74	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>001-4120-1200</u>	Office Supplies & Postage				74.74	100.00%				
<u>1HGH-LN71-9LHJ</u>	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	72.41	0.00	0.00	0.00	72.41
FIRE-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
135 DEGREE SPLIT POINT BIT SET...	NA		0.00	0.00		72.41	0.00	0.00	0.00	72.41
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4220-1200	Office Supplies & Postage					72.41	100.00%			
1M3P-RVWL-19T1	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	100.03	0.00	0.00	0.00	100.03
P&R-ACCT#:A19RD4DAF93AUQ Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
WIRELESS CAMERAS- ARPA RECREATIO	NA		0.00	0.00		100.03	0.00	0.00	0.00	100.03
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4300-1550	Operating Supplies & Exp.					100.03	100.00%			
1R1P-1P6R-1CYQ	Invoice	6/20/2023	6/20/2023	6/20/2023	6/20/2023	6.50	0.00	0.00	0.00	6.50
WWTP-ACCT#:A19RD4DAF93AUQ Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
HAIR REMOVAL TWEEZER BY REVLON	NA		0.00	0.00		6.50	0.00	0.00	0.00	6.50
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
012-4425-1550	Operating Supplies & Exp.					6.50	100.00%			
1TJL-GX47-F9RF	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	28.23	0.00	0.00	0.00	28.23
FINANCE-ACCT#:A19RD4DAF93AUQ Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
D RING BINDER 5INCH	NA		0.00	0.00		28.23	0.00	0.00	0.00	28.23
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4120-1200	Office Supplies & Postage					28.23	100.00%			
1W6P-YCYD-13F3	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	10.86	0.00	0.00	0.00	10.86
P&R-ACCT#:A19RD4DAF93AUQ Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
USB LIGHTING CHARGER CABLE	NA		0.00	0.00		10.86	0.00	0.00	0.00	10.86
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4145-1200	Office Supplies & Postage					10.86	100.00%			
1XCV-VNTP-4XNR	Invoice	6/22/2023	6/22/2023	6/22/2023	6/22/2023	31.47	0.00	0.00	0.00	31.47
FIRE-ACCT#:A19RDAF93AUQ Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
1PHONE14 SCREEN PROTECTOR, RUGG	NA		0.00	0.00		31.47	0.00	0.00	0.00	31.47
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4220-1200	Office Supplies & Postage					31.47	100.00%			

Vendor: AQU01 - AQUA-METRIC SALES COMPANY

Vendor Total: 10,677.56

INV0095550	Invoice	6/22/2023	6/22/2023	6/22/2023	6/22/2023	4,310.39	0.00	0.00	0.00	4,310.39
WATER-CUST#:06052023 1" IPERL TR/PL O... Warr Bank Acct - Warrants Bank Account No										

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WATER-CUST#:06052023 1" IPERL TR/P	NA		0.00	0.00	4,310.39	0.00	0.00	0.00	4,310.39	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-1535	Meters				4,310.39	100.00%				
INV0095594	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	6,367.17	0.00	0.00	0.00	6,367.17
WATER-CUSTPO#:06062023 ARCHER 3 GE...	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ARCHER 3 REPLACEMENT METER READ	NA		0.00	0.00	6,367.17	0.00	0.00	0.00	6,367.17	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-1535	Meters				6,367.17	100.00%				

Vendor: ARA01 - ARAMARK UNIFORM SERVICES **Vendor Total: 171.53**

5020311413	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	29.86	0.00	0.00	0.00	29.86
WWTP- ACCT#:170454000 CUST#:792224...	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP UNIFORM SERVICE	NA		0.00	0.00	29.86	0.00	0.00	0.00	29.86	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-2200	Equipment Rental				29.86	100.00%				

5020314530	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	17.06	0.00	0.00	0.00	17.06
WATER-ACCT#:170454000 CUST#:792224...	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
UNIFORM SERVICE	NA		0.00	0.00	17.06	0.00	0.00	0.00	17.06	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-2150	Professional Services				17.06	100.00%				

5020314588	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	73.73	0.00	0.00	0.00	73.73
P&R-ACCT#:170454000 CUST#:792224354	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R - UNIFORM ALLOWANCE	NA		0.00	0.00	73.73	0.00	0.00	0.00	73.73	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-2150	Other professional services				73.73	100.00%				

5020314599	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	11.88	0.00	0.00	0.00	11.88
STREETS - ACCT#:170454000 CUST#:79222...	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
STREETS UNIFORM SERVICE	NA		0.00	0.00	1.18	0.00	0.00	0.00	1.18	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-2150	Other professional services				1.18	100.00%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
STREETS UNIFORM SERVICE	NA		0.00	0.00	1.20	0.00	0.00	0.00	1.20	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4300-2150	Professional services				1.20	100.00%				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Payable Description		Bank Code		On Hold						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
STREETS UNIFORM SERVICE	NA	0.00	0.00	9.50	0.00	0.00	0.00	9.50		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
071-4454-2150	Professional Services			9.50	100.00%					
5020317023	Invoice	6/21/2023	6/21/2023	6/21/2023	6/21/2023	27.12	0.00	0.00	0.00	27.12
WWTP-ACCT#:170454000 CUST#:7922243... Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP UNIFORM SERVICE	NA	0.00	0.00	27.12	0.00	0.00	0.00	27.12		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
012-4425-2150	Professional Services			27.12	100.00%					
5020320254	Invoice	6/26/2023	6/26/2023	6/26/2023	6/26/2023	11.88	0.00	0.00	0.00	11.88
PW-STREETS-ACCT#:170454000 UNIFORM... Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW-STREETS-ACCT#:170454000 UNIFO	NA	0.00	0.00	1.18	0.00	0.00	0.00	1.18		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
012-4425-2150	Professional Services			1.18	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW-STREETS-ACCT#:170454000 UNIFO	NA	0.00	0.00	1.20	0.00	0.00	0.00	1.20		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
001-4300-2150	Professional services			1.20	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW-STREETS-ACCT#:170454000 UNIFO	NA	0.00	0.00	9.50	0.00	0.00	0.00	9.50		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
071-4454-2150	Professional Services			9.50	100.00%					

Vendor: BAK01 - R. BAKER INC. Vendor Total: 12,899.49

570	Invoice	4/11/2023	4/11/2023	4/11/2023	4/11/2023	12,899.49	0.00	0.00	0.00	12,899.49
WATER-REPAIR WATER SERVICE AT 4578 1... Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER-REPAIR WATER SERVICE AT 4578	NA	0.00	0.00	12,899.49	0.00	0.00	0.00	12,899.49		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
010-4420-2150	Professional Services			12,899.49	100.00%					

Vendor: BON01 - DAVE BONIFACIO Vendor Total: 96.00

062923	Invoice	6/29/2023	6/29/2023	6/29/2023	6/29/2023	96.00	0.00	0.00	0.00	96.00
FIRE-CHECK REQUEST-SBC PUBLIC HEATLH Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
EMT RECERTIFICATION	NA	0.00	0.00	96.00	0.00	0.00	0.00	96.00		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
001-4220-1300	Business Expense/Training			96.00	100.00%					

Vendor: BOU01 - BOUND TREE MEDICAL LLC Vendor Total: 1,018.87

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
<u>84994910</u>	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	1,018.87	0.00	0.00	0.00	1,018.87
FIRE-AUVI-Q (EPINEPHRINE AUTO INJECTO... Warr Bank Acct - Warrants Bank Account					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE-AUVI-Q (EPINEPHRINE AUTO INJEC	NA	0.00	0.00	149.18	0.00	0.00	0.00	149.18

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-4200-1550</u>	Operating Supplies & Exp.		149.18	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE-AUVI-Q (EPINEPHRINE AUTO INJEC	NA	0.00	0.00	869.69	0.00	0.00	0.00	869.69

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-4220-1550</u>	Operating Supplies & Exp.		869.69	100.00%

Vendor: BUR04 - BURTON'S FIRE, INC.

Vendor Total: 362.50

<u>W81299</u>	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	362.50	0.00	0.00	0.00	362.50
FIRE-PUMP TEST Warr Bank Acct - Warrants Bank Account					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PASSED PUMP TEST AND VACUUM TEST	NA	0.00	0.00	362.50	0.00	0.00	0.00	362.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-4220-1400</u>	Equipment Maintenance		362.50	100.00%

Vendor: CEN11 - CENTRAL CITY TOOL SUPPLY

Vendor Total: 1,011.82

<u>113537</u>	Invoice	6/21/2023	6/21/2023	6/21/2023	6/21/2023	761.71	0.00	0.00	0.00	761.71
PW-STREETS SUPPLY Warr Bank Acct - Warrants Bank Account					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
525PT5S TELESCOPIC P/S	NA	0.00	0.00	761.71	0.00	0.00	0.00	761.71

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>071-4454-1550</u>	Operating Supplies & Exp.		761.71	100.00%

<u>113579</u>	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	250.11	0.00	0.00	0.00	250.11
PW- CUST#:10233 3-1/8" SDS MAX CORE... Warr Bank Acct - Warrants Bank Account					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
STREETS SUPPLIES	NA	0.00	0.00	250.11	0.00	0.00	0.00	250.11

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>071-4454-1550</u>	Operating Supplies & Exp.		250.11	100.00%

Vendor: CHA05 - CHATTEL, INC.

Vendor Total: 1,160.00

<u>2305-GUA02</u>	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	1,160.00	0.00	0.00	0.00	1,160.00
ADM-BILLING 05/01/23 TO 05/31/23 Warr Bank Acct - Warrants Bank Account					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ROYAL THEATER PROJECT	NA	0.00	0.00	1,160.00	0.00	0.00	0.00	1,160.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>079-4542-3150</u>	Improve. Other than Buildings		1,160.00	100.00%

Vendor: CIT14 - CITY OF SANTA MARIA - FINANCE DIVISION

Vendor Total: 7,527.32

<u>93134</u>	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	30.00	0.00	0.00	0.00	30.00
PW-LANDFILL BILLING MAY 2023 Warr Bank Acct - Warrants Bank Account					No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-LANDFILL BILLING MAY 2023	NA		0.00	0.00	30.00	0.00	0.00	0.00	30.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-2150	Professional Services				30.00	100.00%				
93198	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	7,497.32	0.00	0.00	0.00	7,497.32
PW-FUEL CHARGES MAY 2023 Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-FUEL CHARGES	NA		0.00	0.00	7,497.32	0.00	0.00	0.00	7,497.32	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
023-4461-1560	Fuel & lubricants				7,497.32	100.00%				

Vendor: CLA02 - CLAY'S SEPTIC & JETTING, Vendor Total: 5,971.84

77221	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	1,782.04	0.00	0.00	0.00	1,782.04
WWTP-JETTED 949' ON SURFBIRD Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CONTRACT SEWER JETTING	NA		0.00	0.00	1,782.04	0.00	0.00	0.00	1,782.04	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				1,782.04	100.00%				

77222	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	1,518.40	0.00	0.00	0.00	1,518.40
WWTP-JETTING FOR CITY OF GUADALUPE Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CONTRACT SEWER JETTING	NA		0.00	0.00	1,518.40	0.00	0.00	0.00	1,518.40	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				1,518.40	100.00%				

77223	Invoice	6/20/2023	6/20/2023	6/20/2023	6/20/2023	2,671.40	0.00	0.00	0.00	2,671.40
WWTP-JETTED 255FT ON ALMAGUER ST Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CONTRACT SEWER JETTING	NA		0.00	0.00	2,671.40	0.00	0.00	0.00	2,671.40	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				2,671.40	100.00%				

Vendor: CLI01 - CLIN.LAB-SAN BERNADINO IN, Vendor Total: 2,390.00

996995	Invoice	6/13/2023	6/13/2023	6/13/2023	6/13/2023	2,390.00	0.00	0.00	0.00	2,390.00
WWTP- LAB WORK Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP- LAB WORK	NA		0.00	0.00	2,390.00	0.00	0.00	0.00	2,390.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				2,390.00	100.00%				

Vendor: COLO3 - COLUMN, PBC, Vendor Total: 587.89

21FF040A-0050	Invoice	6/5/2023	6/5/2023	6/5/2023	6/5/2023	110.88	0.00	0.00	0.00	110.88
ADM-LIGHTING DISTRICT-PUBLIC HEARING... Warr Bank Acct - Warrants Bank Account No										

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Payable Description		Bank Code		On Hold						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-LIGHTING DISTRICT-PUBLIC HEARI	NA		0.00	0.00	110.88	0.00	0.00	0.00	110.88	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
065-4485-1250	Advertising & Publication				110.88	100.00%				
21FF040A-0051	Invoice	6/5/2023	6/5/2023	6/5/2023	6/5/2023	110.88	0.00	0.00	0.00	110.88
ADM-BENEFIT ASSESSMENT-PUBLIC HEARI...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-BENEFIT ASSESSMENT-PUBLIC HE	NA		0.00	0.00	110.88	0.00	0.00	0.00	110.88	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
060-4490-1250	Advertising & Publication				110.88	100.00%				
21FF040A-0052	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	253.33	0.00	0.00	0.00	253.33
ADM-CV1 CLOSE OUT- PUBLIC HEARING N...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-CV1 CLOSE OUT- PUBLIC HEARING	NA		0.00	0.00	253.33	0.00	0.00	0.00	253.33	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4105-1250	Advertising and Pubs				253.33	100.00%				
21FF040A-0053	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	112.80	0.00	0.00	0.00	112.80
ADM-PASADERA LLD - PUBLIC HEARING N...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-PASADERA LLD - PUBLIC HEARING	NA		0.00	0.00	112.80	0.00	0.00	0.00	112.80	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
003-4437-1250	Advertising & Publication				112.80	100.00%				

Vendor: COR01 - CORBIN WILLITS SYSTEM COR Vendor Total: 691.78

000C306151	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	691.78	0.00	0.00	0.00	691.78
FINANCE-ENHANCEMENT AND SERVICE FE...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE-ENHANCEMENT AND SERVICE	NA		0.00	0.00	691.78	0.00	0.00	0.00	691.78	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4120-2150	Professional services				691.78	100.00%				

Vendor: CUL01 - CULLIGAN/CENTRAL COAST WA Vendor Total: 102.65

100314	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	46.05	0.00	0.00	0.00	46.05
FINANCE-ACCT#:887737 ORDER#:6602 5G...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE-ACCT#:887737 ORDER#:6602	NA		0.00	0.00	46.05	0.00	0.00	0.00	46.05	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4120-2150	Professional services				46.05	100.00%				
100315	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	21.60	0.00	0.00	0.00	21.60
ADM-ACCT#:887745 ORDER#:6603 5 GAL...					Warr Bank Acct - Warrants Bank Account	No				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
81980	Invoice	6/30/2023	6/30/2023	6/30/2023	6/30/2023	35.00	0.00	0.00	0.00	35.00
FIRE-STONGBASE 9" TANK RENTAL										
					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE-STONGBASE 9" TANK RENTAL	NA	0.00	0.00	35.00	0.00	0.00	0.00	35.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4105-2150	Professional Services		21.60	100.00%						

Vendor: DAV02 - JANICE DAVIS **Vendor Total:** 221.39

070423	Invoice	6/26/2023	6/26/2023	6/26/2023	6/26/2023	221.39	0.00	0.00	0.00	221.39
FINANCE-CHECK REQUEST-TRAVEL EXPENS... Warr Bank Acct - Warrants Bank Account										
					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BADAWI & ASSOCIATES ANNUAL TRAINI	NA	0.00	0.00	221.39	0.00	0.00	0.00	221.39		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4120-1300	Business Expense/Training		221.39	100.00%						

Vendor: DELO3 - DE LAGE LANDEN FINANCIAL **Vendor Total:** 10,000.00

4020-06-30-2	Invoice	6/3/2023	6/3/2023	6/3/2023	6/3/2023	10,000.00	0.00	0.00	0.00	10,000.00
ADM-CUST#:GHE-2022-03 6TH CYCLE HO... Warr Bank Acct - Warrants Bank Account										
					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-CUST#:GHE-2022-03 6TH CYCLE H	NA	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4405-2150	Professional Services		10,000.00	100.00%						

Vendor: EMC01 - EMC PLANNING GROUP INC. **Vendor Total:** 2,907.49

23-260	Invoice	6/30/2023	6/30/2023	6/30/2023	6/30/2023	2,907.49	0.00	0.00	0.00	2,907.49
ADM-GENERAL PLAN UPDATE Warr Bank Acct - Warrants Bank Account										
					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-GENERAL PLAN UPDATE	NA	0.00	0.00	2,907.49	0.00	0.00	0.00	2,907.49		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
089-4444-3045	General Plan (089-105)	089-105-Consulting	2,907.49	100.00%						

Vendor: EPS01 - EXCEL PERSONNEL SERVICES, INC **Vendor Total:** 1,003.11

4197092	Invoice	6/8/2023	6/8/2023	6/8/2023	6/8/2023	1,003.11	0.00	0.00	0.00	1,003.11
ADM-CLIENT#:341660 - REYNA, VICTOR... Warr Bank Acct - Warrants Bank Account										
					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-CLIENT#:341660 - REYNA, VICTO	NA	0.00	0.00	1,003.11	0.00	0.00	0.00	1,003.11		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-2150	Professional Services		1,003.11	100.00%						

Vendor: ERE01 - ER ELECTRIC & MECHANICAL **Vendor Total:** 2,659.38

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
<u>1266</u>	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	1,221.88	0.00	0.00	0.00	1,221.88
WWTP-FLYGHT TENV 3PH SUM-P RIGID - R...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
LABOR 06-05-23 LABOR OVERTIME 06-	NA	0.00	0.00	1,221.88	0.00	0.00	0.00	1,221.88		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>012-4425-2150</u>	Professional Services				1,221.88	100.00%				
<u>1270</u>	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	460.00	0.00	0.00	0.00	460.00
WWTP-INSTALL FLYGHT PUMP LABOR 06-0...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP-INSTALL FLYGHT PUMP LABOR 0	NA	0.00	0.00	460.00	0.00	0.00	0.00	460.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>012-4425-2150</u>	Professional Services				460.00	100.00%				
<u>1279</u>	Invoice	6/22/2023	6/22/2023	6/22/2023	6/22/2023	517.50	0.00	0.00	0.00	517.50
WWTP-REMOVED RAIL BRACKET					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WORK REPAIRING GULARTE LIFT STATIO	NA	0.00	0.00	517.50	0.00	0.00	0.00	517.50		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>012-4425-2150</u>	Professional Services				517.50	100.00%				
<u>1280</u>	Invoice	6/22/2023	6/22/2023	6/22/2023	6/22/2023	460.00	0.00	0.00	0.00	460.00
WWTP-R&R SUM PUMP LABOR 06-20-23					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WORK REPAIRING GULARTE LIFT STATIO	NA	0.00	0.00	460.00	0.00	0.00	0.00	460.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>012-4425-2150</u>	Professional Services				460.00	100.00%				

Vendor: ERN01 - ERNEST PACKAGING SOLUTION **Vendor Total: 1,394.24**

<u>90742119</u>	Invoice	4/20/2023	4/20/2023	4/20/2023	4/20/2023	542.99	0.00	0.00	0.00	542.99
P&R-BLEACH-GERMICIDAL 1GAL					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R-BLEACH-GERMICIDAL 1GAL	NA	0.00	0.00	542.99	0.00	0.00	0.00	542.99		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>001-4145-1550</u>	Operating Supplies & Exp.				542.99	100.00%				
<u>90770762</u>	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	161.65	0.00	0.00	0.00	161.65
P&R-TT PACIFICA 250 WH 4.3X3.5 500SH 2...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
RESTOCKING OF OUR JANITORIAL SUPP	NA	0.00	0.00	161.65	0.00	0.00	0.00	161.65		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
<u>001-4145-1550</u>	Operating Supplies & Exp.				161.65	100.00%				
<u>90771475</u>	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	689.60	0.00	0.00	0.00	689.60
P&R-TT MORCON JUMBO BATH TISSUE 2P...					Warr Bank Acct - Warrants Bank Account	No				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-TT MORCON JUMBO BATH TISSUE	NA		0.00	0.00	689.60	0.00	0.00	0.00	689.60	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		689.60	100.00%						

Vendor: EWI01 - EWING CORP. **Vendor Total:** 454.57

<u>19584529</u>	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	454.57	0.00	0.00	0.00	454.57
PW-STREETS-BASF 2.5GL PENDULUM AQU...	Warr Bank Acct - Warrants Bank Account				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-STREETS-BASF 2.5GL PENDULUM A	NA		0.00	0.00	454.57	0.00	0.00	0.00	454.57	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-1550	Operating Supplies & Exp.		454.57	100.00%						

Vendor: FRO01 - FRONTIER COMMUNICATIONS **Vendor Total:** 1,812.82

<u>062823</u>	Invoice	6/28/2023	6/28/2023	6/28/2023	6/28/2023	245.31	0.00	0.00	0.00	245.31
P&R-ACCT#:805-343-5512-041588-5	Warr Bank Acct - Warrants Bank Account				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-ACCT#:805-343-5512-041588-5	NA		0.00	0.00	245.31	0.00	0.00	0.00	245.31	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1150	Communications		245.31	100.00%						

<u>062823A</u>	Invoice	6/28/2023	6/28/2023	6/28/2023	6/28/2023	1,361.80	0.00	0.00	0.00	1,361.80
P&R-ACCT#:805-343-0362-071975-5	Warr Bank Acct - Warrants Bank Account				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-ACCT#:805-343-0362-071975-5	NA		0.00	0.00	1,361.80	0.00	0.00	0.00	1,361.80	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1150	Communications		1,361.80	100.00%						

<u>070323</u>	Invoice	6/7/2023	6/7/2023	6/7/2023	6/7/2023	205.71	0.00	0.00	0.00	205.71
P7R-ACCT#:805-343-5713-061406-5	Warr Bank Acct - Warrants Bank Account				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P7R-ACCT#:805-343-5713-061406-5	NA		0.00	0.00	205.71	0.00	0.00	0.00	205.71	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1150	Communications		205.71	100.00%						

Vendor: GUA02 - GUADALUPE HARDWARE COMPAN **Vendor Total:** 844.94

<u>1116419</u>	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	365.13	0.00	0.00	0.00	365.13
PW-STREETS-12DR 16PC MM PO IMP SCKT...	Warr Bank Acct - Warrants Bank Account				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-STREETS-12DR 16PC MM PO IMP S	NA		0.00	0.00	365.13	0.00	0.00	0.00	365.13	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-1550	Operating Supplies & Exp.		365.13	100.00%						

<u>1116578</u>	Invoice	6/13/2023	6/13/2023	6/13/2023	6/13/2023	98.95	0.00	0.00	0.00	98.95
PW-STREETS-COTTONELLE TLTPPR 60ROLL	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
<u>1116622</u>	Invoice	6/13/2023	6/13/2023	6/13/2023	6/13/2023	109.74	0.00	0.00	0.00	109.74
PW-STREETS-COTTONELLE TLTPR 60RO NA										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
PW-STREETS-COTTONELLE TLTPR 60RO	NA		0.00	0.00		98.95	0.00	0.00	0.00	98.95
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
<u>071-4454-1550</u>	Operating Supplies & Exp.					98.95	100.00%			
<u>1116733</u>	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	4.33	0.00	0.00	0.00	4.33
WATER-GLADE APPLE CIN AERO 8OZ Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
DEODORANT FOR OBISPO YARD RESTR	NA		0.00	0.00		4.33	0.00	0.00	0.00	4.33
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
<u>010-4420-1550</u>	Operating Supplies & Exp.					4.33	100.00%			
<u>1117203</u>	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	26.42	0.00	0.00	0.00	26.42
PW-STREETS-HOSE CLAMP 1/2"-29/32" R... Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
PW-STREETS-HOSE CLAMP 1/2"-29/32"	NA		0.00	0.00		26.42	0.00	0.00	0.00	26.42
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
<u>071-4454-1550</u>	Operating Supplies & Exp.					26.42	100.00%			
<u>1117217</u>	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	46.24	0.00	0.00	0.00	46.24
PW-STREETS-3" PRO SOLTNS SRT POLYEST... Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
PW-STREETS-3" PRO SOLTNS SRT POLYE	NA		0.00	0.00		46.24	0.00	0.00	0.00	46.24
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
<u>071-4454-1550</u>	Operating Supplies & Exp.					46.24	100.00%			
<u>1117278</u>	Invoice	6/19/2023	6/19/2023	6/19/2023	6/19/2023	10.85	0.00	0.00	0.00	10.85
PW-STREETS-BAR & CHN OIL CHSW 0.25GAL Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
PW-STREETS-BAR & CHN OIL CHSW 0.2	NA		0.00	0.00		10.85	0.00	0.00	0.00	10.85
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
<u>071-4454-1550</u>	Operating Supplies & Exp.					10.85	100.00%			
<u>1117457</u>	Invoice	6/20/2023	6/20/2023	6/20/2023	6/20/2023	69.56	0.00	0.00	0.00	69.56
PW-STREETS-16" CHAIN SAW REPLACEME... Warr Bank Acct - Warrants Bank Account No										
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
PW-STREETS-16" CHAIN SAW REPLACE	NA		0.00	0.00		69.56	0.00	0.00	0.00	69.56
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
<u>071-4454-1550</u>	Operating Supplies & Exp.					69.56	100.00%			

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
1117585	Invoice	7/3/2023	7/3/2023	7/3/2023	7/3/2023	113.72	0.00	0.00	0.00	113.72
PW-STREETS-3/4" DR 3/4" FEMALE X 1/2"...					Warr Bank Acct - Warrants Bank Account	No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW-STREETS-3/4" DR 3/4" FEMALE X 1/2"	NA	0.00	0.00	113.72	0.00	0.00	0.00	113.72

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
071-4454-1550	Operating Supplies & Exp.		113.72	100.00%

Vendor: HDL01 - HINDERLITER DE LLAMAS & A

Vendor Total: 752.90

SIN028956	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	152.90	0.00	0.00	0.00	152.90
FINANCE-TAX AREA CODE:42003 CONTRA...					Warr Bank Acct - Warrants Bank Account	No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
APRIL-JUNE 2023 AUDIT SERVICES-SALE	NA	0.00	0.00	152.90	0.00	0.00	0.00	152.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4120-2150	Professional services		152.90	100.00%

SIN029154	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	600.00	0.00	0.00	0.00	600.00
FINANCE-TAX AREA CODE:60896 TRANSAC...					Warr Bank Acct - Warrants Bank Account	No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
APRIL - JUNE 2023	NA	0.00	0.00	600.00	0.00	0.00	0.00	600.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4120-2150	Professional services		600.00	100.00%

Vendor: HEN01 - EAGLE ENERGY, INC

Vendor Total: 2,014.66

201208	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	900.32	0.00	0.00	0.00	900.32
FIRE-ACCT#:1197 LOCKOUT:06-30-23					Warr Bank Acct - Warrants Bank Account	No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE-ACCT#:1197 LOCKOUT:06-30-23	NA	0.00	0.00	900.32	0.00	0.00	0.00	900.32

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-1560	Fuels and Lubricants		900.32	100.00%

201211	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	98.67	0.00	0.00	0.00	98.67
WWTP-ACCT#:1207 LOCKOUT:06-30-23					Warr Bank Acct - Warrants Bank Account	No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP FUEL CHARGES	NA	0.00	0.00	98.67	0.00	0.00	0.00	98.67

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4435-1560	Fuel & lubricants		98.67	100.00%

201212	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	570.01	0.00	0.00	0.00	570.01
PW-STREETS ACCT#:1208 LOCKOUT:06/30...					Warr Bank Acct - Warrants Bank Account	No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW-STREETS ACCT#:1208 LOCKOUT:06/30...	NA	0.00	0.00	570.01	0.00	0.00	0.00	570.01

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
071-4454-1560	Fuels & Lubricants		570.01	100.00%

201218	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	445.66	0.00	0.00	0.00	445.66
P&R-ACCT#:1228 LOCKOUT:06/30/23					Warr Bank Acct - Warrants Bank Account	No				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Payable Description		Bank Code			On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-ACCT#:1228 FUEL CHARGES	NA		0.00	0.00	222.83	0.00	0.00	0.00	222.83	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4145-1560	Fuel & lubricants				222.83	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-ACCT#:1228 FUEL CHARGES	NA		0.00	0.00	222.83	0.00	0.00	0.00	222.83	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4300-1560	Fuel & lubricants				222.83	100.00%				

Vendor: IC001 - ICONIX WATERWORKS (US) IN Vendor Total: 493.63

U2316021260 Invoice 6/2/2023 6/2/2023 6/2/2023 6/2/2023 54.38 0.00 0.00 0.00 54.38
 P&R-2XL LIFT VIZ-PRO BOMBER JACKET HI... Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-2XL LIFT VIZ-PRO BOMBER JACKET	NA		0.00	0.00	54.38	0.00	0.00	0.00	54.38	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4300-1550	Operating Supplies & Exp.				54.38	100.00%				

U2316023524 Invoice 6/15/2023 6/15/2023 6/15/2023 6/15/2023 439.25 0.00 0.00 0.00 439.25
 WATER- 3/4X1 SCH80 MAKE ADAPTER Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WATER- 3/4X1 SCH80 MAKE ADAPTER	NA		0.00	0.00	439.25	0.00	0.00	0.00	439.25	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				439.25	100.00%				

Vendor: IND03 - INDEPENDENT ELECTRIC SUPP Vendor Total: 2,320.36

S105982862.003 Invoice 6/8/2023 6/8/2023 6/8/2023 6/8/2023 2,320.36 0.00 0.00 0.00 2,320.36
 PW-ITE PLC42Q4200ATST PO#:4042023: C... Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-ITE PLC42Q4200ATST PO#:4042023	NA		0.00	0.00	2,320.36	0.00	0.00	0.00	2,320.36	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
089-4444-3094	EV Bus, Chrg				2,320.36	100.00%				

Vendor: INT01 - INTEGRITY PLANNING Vendor Total: 5,500.00

66 Invoice 7/2/2023 7/2/2023 7/2/2023 7/2/2023 5,500.00 0.00 0.00 0.00 5,500.00
 ADM-GENERAL PLANNING SERVICES Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-GENERAL PLANNING SERVICES	NA		0.00	0.00	4,406.25	0.00	0.00	0.00	4,406.25	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4405-2150	Professional Services				4,406.25	100.00%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ZONING CLEARANCE	NA		0.00	0.00	968.75	0.00	0.00	0.00	968.75	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4405-2150	Professional Services				968.75	100.00%				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SNOWY PLOVER 2022-016-GPZ	NA		0.00	0.00	62.50	0.00	0.00	0.00	62.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-2078	Snowy Plover Lane				62.50	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
REED - TOGNAZZINI LOT SPLIT	NA		0.00	0.00	62.50	0.00	0.00	0.00	62.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-2082	147 Tognazzini Lot Merger				62.50	100.00%				

Vendor: <u>INT02 - INTERSPIRO, INC.</u>										Vendor Total:	1,325.00
<u>107699</u>	Invoice	6/26/2023	6/26/2023	6/26/2023	6/26/2023	1,325.00	0.00	0.00	0.00	1,325.00	
FIRE-SERVICE,INSPEC AND FLOW TEST					Warr Bank Acct - Warrants Bank Account	No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE-SERVICE,INSPEC AND FLOW TEST	NA		0.00	0.00	1,325.00	0.00	0.00	0.00	1,325.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4220-1400	Equipment Maintenance				1,325.00	100.00%				

Vendor: <u>INT09 - INTERSTATE BATTERIES OF C</u>										Vendor Total:	198.73
<u>10014073</u>	Invoice	4/24/2023	4/24/2023	4/24/2023	4/24/2023	198.73	0.00	0.00	0.00	198.73	
PW-ACCT#:669 BATTERY					Warr Bank Acct - Warrants Bank Account	No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-ACCT#:669 BATTERY	NA		0.00	0.00	198.73	0.00	0.00	0.00	198.73	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				198.73	100.00%				

Vendor: <u>ITE01 - ITECH SOLUTIONS</u>										Vendor Total:	8,239.90
<u>12071</u>	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	1,874.30	0.00	0.00	0.00	1,874.30	
ADM-INV DATE RANGE: 06/01/23 TO 08/3...					Warr Bank Acct - Warrants Bank Account	No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
MICROSOFT LICENSES - AUG 2023	NA		0.00	0.00	1,874.30	0.00	0.00	0.00	1,874.30	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4140-2151	Information Technology Svs				1,874.30	100.00%				

<u>12120</u>	Invoice	7/11/2023	7/11/2023	7/11/2023	7/11/2023	6,365.60	0.00	0.00	0.00	6,365.60
ADM-INV DATE RANGE:07/01/23 TO 08/3...					Warr Bank Acct - Warrants Bank Account	No				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
IT SERVIVES AUG 2023	NA		0.00	0.00	6,365.60	0.00	0.00	0.00	6,365.60	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4140-2151	Information Technology Svs				6,365.60	100.00%				

Vendor: <u>J&E01 - J&E CLEANING</u>										Vendor Total:	1,700.00
<u>45611</u>	Invoice	6/29/2023	6/29/2023	6/29/2023	6/29/2023	1,700.00	0.00	0.00	0.00	1,700.00	
ADM-JUNE 2023-CITY HALL CLEANING SER...					Warr Bank Acct - Warrants Bank Account	No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
JUNE CLEANING SERVICE	NA	0.00	0.00	1,700.00	0.00	0.00	0.00	1,700.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-2150	Other professional services		1,700.00	100.00%						

Vendor: LCW01 - LIEBERT CASSIDY WHITMORE Vendor Total: 996.00

242960 Invoice 5/31/2023 5/31/2023 5/31/2023 5/31/2023 415.00 0.00 0.00 0.00 415.00
ADM-NEGOTIATIONS LEGAL SERVICES Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-NEGOTIATIONS LEGAL SERVICES	NA	0.00	0.00	415.00	0.00	0.00	0.00	415.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4110-2150	Professional services		415.00	100.00%						

242961 Invoice 5/31/2023 5/31/2023 5/31/2023 5/31/2023 581.00 0.00 0.00 0.00 581.00
ADM-PERSONNEL LEGAL SERVICES Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-PERSONNEL LEGAL SERVICES	NA	0.00	0.00	581.00	0.00	0.00	0.00	581.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001 4110-2150	Professional services		581.00	100.00%						

Vendor: LMM01 - LEIBOLD MCCLENDON & MANN Vendor Total: 268.00

ADM-SUCCESSOR AGENCY LEGAL SERVICE... Invoice 6/21/2023 6/21/2023 6/21/2023 6/21/2023 268.00 0.00 0.00 0.00 268.00
Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-SUCCESSOR AGENCY LEGAL SERVI	NA	0.00	0.00	268.00	0.00	0.00	0.00	268.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
026-4500-2150	Professional Services		268.00	100.00%						

Vendor: LOS01 - LOS AMIGOS DE GUADALUPE Vendor Total: 7,822.33

13 Invoice 5/24/2023 5/24/2023 5/24/2023 5/24/2023 5,984.00 0.00 0.00 0.00 5,984.00
FINANCE-BILL TO:20CDBGV2-300015 Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE-BILL TO:20CDBGV2-300015	NA	0.00	0.00	5,984.00	0.00	0.00	0.00	5,984.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
107-4018-2166	Activity		5,984.00	100.00%						

14 Invoice 5/25/2023 5/25/2023 5/25/2023 5/25/2023 1,838.33 0.00 0.00 0.00 1,838.33
FINANCE-BILL TO:20CDBG12089 MICROEN... Warr Bank Acct - Warrants Bank Account No

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE-BILL TO:20CDBG12089 MICRO	NA	0.00	0.00	1,838.33	0.00	0.00	0.00	1,838.33		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
106-4016-2166	Activity		1,838.33	100.00%						

Vendor: NOLO1 - NO LIMIT TIRE INC. Vendor Total: 764.38

42098 Invoice 2/8/2023 2/8/2023 2/8/2023 2/8/2023 27.00 0.00 0.00 0.00 27.00
WWTP-GATOR LOOSE WHEEL 290/75-10 Warr Bank Acct - Warrants Bank Account No

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLAT REPAIR,PATCH BOOT	NA		0.00	0.00	27.00	0.00	0.00	0.00	27.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-1400	Equipment Maintenance				27.00	100.00%				
43056	Invoice	4/27/2023	4/27/2023	4/27/2023	4/27/2023	22.00	0.00	0.00	0.00	22.00
WWTP-GATOR-LOOSE WHEEL 10" TIRE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLAT REPAIR,PATCH BOOT,CT110	NA		0.00	0.00	22.00	0.00	0.00	0.00	22.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-1400	Equipment Maintenance				22.00	100.00%				
43731	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	110.08	0.00	0.00	0.00	110.08
PW-LAWN MOWER - FROONTS - 18X8.50-8		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-LAWN MOWER - FROONTS - 18X8.5	NA		0.00	0.00	110.08	0.00	0.00	0.00	110.08	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1590	Operating Supplies & Exp.				110.08	100.00%				
43732	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	605.30	0.00	0.00	0.00	605.30
PW-FORD RANGER 205/75R14 VEHICLE M...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-FORD RANGER 205/75R14 VEHICLE	NA		0.00	0.00	605.30	0.00	0.00	0.00	605.30	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1460	Vehicle Maintenance				605.30	100.00%				

Vendor: QUA01 - QUADIENT FINANCE USA, INC Vendor Total: 3,579.45

<u>GUADALUPE0000011682300</u>	Invoice	6/11/2023	6/11/2023	6/11/2023	6/11/2023	3,579.45	0.00	0.00	0.00	3,579.45
FINANCE-ACCT#:7900011057551361 POST...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE-ACCT#:7900011057551361	NA		0.00	0.00	1,789.73	0.00	0.00	0.00	1,789.73	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-1200	Office Supplies & Postage				1,789.73	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE-ACCT#:7900011057551361	NA		0.00	0.00	1,789.72	0.00	0.00	0.00	1,789.72	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-1200	Office Supplies & Postage				1,789.72	100.00%				

Vendor: ROS04 - DAVID ROSE Vendor Total: 3,555.27

<u>6</u>	Invoice	6/28/2023	6/28/2023	6/28/2023	6/28/2023	3,555.27	0.00	0.00	0.00	3,555.27
ADM-INSPECTIONS-MILEAGE FOR INSPECT...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BUILDING INSPECTIONS SERVICES - JUN	NA		0.00	0.00	3,555.27	0.00	0.00	0.00	3,555.27	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4405-2150	Professional Services				3,555.27	100.00%				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: SAN25 - SAN LUIS POWER HOUSE, INC **Vendor Total: 704.85**

49419	Invoice	6/20/2023	6/20/2023	6/20/2023	6/20/2023	704.85	0.00	0.00	0.00	704.85
WATER-HEATER,BLOCK,1000W 120V						Warr Bank Acct - Warrants Bank Account		No		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PASADERA WELL GENERATOR REPAIR	NA	0.00	0.00	704.85	0.00	0.00	0.00	704.85

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-4420-1400	Equipment Maintenance		704.85	100.00%

Vendor: SAN81 - SANTA MARIA FORD LINCOLN **Vendor Total: 1,169.00**

229794	Invoice	6/26/2023	6/26/2023	6/26/2023	6/26/2023	1,169.00	0.00	0.00	0.00	1,169.00
FIRE-AUTOMATIC TRANS FLUID EXCHANGE...						Warr Bank Acct - Warrants Bank Account		No		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE-AUTOMATIC TRANS FLUID EXCHAN	NA	0.00	0.00	1,169.00	0.00	0.00	0.00	1,169.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-1460	Vehicle Maintenance		1,169.00	100.00%

Vendor: SCH01 - PATRICK SCHMITZ **Vendor Total: 48.00**

063022	Invoice	6/30/2022	6/30/2022	6/30/2022	6/30/2022	48.00	0.00	0.00	0.00	48.00
FIRE-CHECK REQUEST-PDA						Warr Bank Acct - Warrants Bank Account		No		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PRINTING GUAD LOGO ON CUST ITEMS	NA	0.00	0.00	48.00	0.00	0.00	0.00	48.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-1550	Operating Supplies & Exp.		48.00	100.00%

Vendor: SHA01 - SHAVER SECURITY GATES **Vendor Total: 300.00**

31449	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	300.00	0.00	0.00	0.00	300.00
WATER-EXTRA REMOTES FOR SECURITY G...						Warr Bank Acct - Warrants Bank Account		No		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WATER-EXTRA REMOTES FOR SECURITY	NA	0.00	0.00	300.00	0.00	0.00	0.00	300.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-4420-1550	Operating Supplies & Exp.		300.00	100.00%

Vendor: SOU01 - SOUTHERN CALIFORNIA GAS **Vendor Total: 410.02**

06-23-23	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	410.02	0.00	0.00	0.00	410.02
FINANCE-ACCT#:13401500874 - 4545 10T...						Warr Bank Acct - Warrants Bank Account		No		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE-ACCT#:13401500874 - 4545 1	NA	0.00	0.00	410.02	0.00	0.00	0.00	410.02

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
107-4018-1000	Utilities		410.02	100.00%

Vendor: THE07 - PHILIP F. SINCO **Vendor Total: 6,597.50**

10281	Invoice	7/2/2023	7/2/2023	7/2/2023	7/2/2023	140.00	0.00	0.00	0.00	140.00
ADM-CANNABIS RELATED -TIME SPENT - J...						Warr Bank Acct - Warrants Bank Account		No		

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-CANNABIS RELATED -TIME SPENT	NA	0.00	0.00	140.00	0.00	0.00	0.00	140.00		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
001-HEMP-2150	Prof Services			140.00	100.00%					
10282	Invoice	7/2/2023	7/2/2023	7/2/2023	7/2/2023	17.50	0.00	0.00	0.00	17.50
ADM-CCWA RELATED - TIME SPENT- JUNE...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-CCWA RELATED - TIME SPENT- JU	NA	0.00	0.00	17.50	0.00	0.00	0.00	17.50		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
010-4420-2150	Professional Services			17.50	100.00%					
10283	Invoice	7/2/2023	7/2/2023	7/2/2023	7/2/2023	6,177.50	0.00	0.00	0.00	6,177.50
ADM-LEGAL SERVICES - TIME SPENT - JUN...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-LEGAL SERVICES - TIME SPENT - J	NA	0.00	0.00	6,177.50	0.00	0.00	0.00	6,177.50		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
001-4110-2150	Professional services			6,177.50	100.00%					
10284	Invoice	7/2/2023	7/2/2023	7/2/2023	7/2/2023	262.50	0.00	0.00	0.00	262.50
ADM-RDA SISSOLUTION MATTERS - TIME S...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
RDA	NA	0.00	0.00	17.50	0.00	0.00	0.00	17.50		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
026-4500-2150	Professional Services			17.50	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ROYAL THEATER PROJECT	NA	0.00	0.00	245.00	0.00	0.00	0.00	245.00		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
079-1542-3150	Improve. Other than Buildings			245.00	100.00%					

Vendor: TH001 - THOMAS BRANDEBERRY Vendor Total: 6,975.00

5	Invoice	7/2/2023	7/2/2023	7/2/2023	7/2/2023	6,975.00	0.00	0.00	0.00	6,975.00
ADM-ROYAL THEATER PROJECT-GRANT M...		Warr Bank Acct - Warrants Bank Account			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
GRANT MANAGEMENT JUNE 2023	NA	0.00	0.00	6,975.00	0.00	0.00	0.00	6,975.00		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
079-4542-3150	Improve. Other than Buildings			6,975.00	100.00%					

Vendor: TYL01 - TYLER TECHNOLOGIES INC. Vendor Total: 4,225.00

025-477795	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	2,625.00	0.00	0.00	0.00	2,625.00
FINANCE - CUST#:53962 GRAY BULLIS 06/1...		Warr Bank Acct - Warrants Bank Account			No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE - CUST#:53962 GRAY BULLIS 0	NA	0.00	0.00	2,625.00	0.00	0.00	0.00	2,625.00		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
089-4444-3044	Financial Accounting Software (089	089-105-Consulting		2,625.00	100.00%					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
025-428218	Invoice	6/20/2023	6/20/2023	6/20/2023	6/20/2023	1,600.00	0.00	0.00	0.00	1,600.00
FINANCE-INCODE ANNUAL SAAS FEES 07/...					Warr Bank Acct - Warrants Bank Account	No				

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE-INCODE ANNUAL SAAS FEES 0	NA	0.00	0.00	1,600.00	0.00	0.00	0.00	1,600.00	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
089-4444-3044	Financial Accounting Software (089	089-105-Consulting	1,600.00	100.00%					

Vendor: <u>ULT01 - ULTREX</u>										Vendor Total:	893.04
3813863	Invoice	6/30/2023	6/30/2023	6/30/2023	6/30/2023	893.04	0.00	0.00	0.00	893.04	
ADM-ACCT#:COGL - OFFICE COPIES					Warr Bank Acct - Warrants Bank Account	No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-ACCT#:COGL - OFFICE COPIES - BU	NA	0.00	0.00	76.81	0.00	0.00	0.00	76.81	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4405-1550	Operating Supplies & Exp.		76.81	100.00%					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-ACCT#:COGL - OFFICE COPIES - PO	NA	0.00	0.00	130.97	0.00	0.00	0.00	130.97	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4200-1550	Operating Supplies & Exp.		130.97	100.00%					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-ACCT#:COGL - OFFICE COPIES - FI	NA	0.00	0.00	208.23	0.00	0.00	0.00	208.23	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4120-1550	Operating Supplies & Exp.		208.23	100.00%					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-ACCT#:COGL - OFFICE COPIES - FI	NA	0.00	0.00	29.41	0.00	0.00	0.00	29.41	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4220-1550	Operating Supplies & Exp.		29.41	100.00%					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-ACCT#:COGL - OFFICE COPIES - AD	NA	0.00	0.00	430.90	0.00	0.00	0.00	430.90	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4105-1550	Operating Supplies & Exp.		430.90	100.00%					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-ACCT#:COGL - OFFICE COPIES - RE	NA	0.00	0.00	16.72	0.00	0.00	0.00	16.72	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4300-1550	Operating Supplies & Exp.		16.72	100.00%					

Vendor: <u>VER05 - VERIZON WIRELESS</u>										Vendor Total:	1,071.12
9936789797	Invoice	6/8/2023	6/8/2023	6/8/2023	6/8/2023	323.00	0.00	0.00	0.00	323.00	
FIRE-ACCT#:942045079-00001					Warr Bank Acct - Warrants Bank Account	No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE DEPARTMENT COMMUNICATIONS	NA	0.00	0.00	323.00	0.00	0.00	0.00	323.00	
Distributions									
Account Number	Account Name	Project Account Key	Amount	Percent					
001-4220-1150	Communications		323.00	100.00%					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
9937564883	Invoice	6/18/2023	6/18/2023	6/18/2023	6/18/2023	748.12	0.00	0.00	0.00	748.12
ADM-ACCT#"642087942-00001	COMMUN...	Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM-ACCT#"642087942-00001 COMM	NA	0.00	0.00	120.16	0.00	0.00	0.00	120.16

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
071-4454-1150	Communications		120.16	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM-ACCT#"642087942-00001 COMM	NA	0.00	0.00	170.97	0.00	0.00	0.00	170.97

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-1150	Communications		170.97	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM-ACCT#"642087942-00001 COMM	NA	0.00	0.00	250.99	0.00	0.00	0.00	250.99

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-4420-1150	Communications		250.99	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM-ACCT#"642087942-00001 COMM	NA	0.00	0.00	51.50	0.00	0.00	0.00	51.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1150	Communications		51.50	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM-ACCT#"642087942-00001 COMM	NA	0.00	0.00	103.00	0.00	0.00	0.00	103.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-1150	Communications		103.00	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM-ACCT#"642087942-00001 COMM	NA	0.00	0.00	51.50	0.00	0.00	0.00	51.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-1150	Communications		51.50	100.00%

Vendor: WAL01 - WALLACE GROUP A CALIFORNI

Vendor Total: 545.00

59697	Invoice	6/26/2023	6/26/2023	6/26/2023	6/26/2023	545.00	0.00	0.00	0.00	545.00
PW-PROFESSIONAL SERVICES RENDERED...	Warr Bank Acct - Warrants Bank Account				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
INSPECTION SERVICES FOR EFFLUENT P	NA	0.00	0.00	545.00	0.00	0.00	0.00	545.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
089-4444-3083	Effluent Irrigation Pump Station Re		545.00	100.00%

Vendor: WEL01 - WELLS FARGO VENDOR FINANCI

Vendor Total: 727.58

5025424045	Invoice	6/6/2023	6/6/2023	6/6/2023	6/6/2023	666.45	0.00	0.00	0.00	666.45
ADM-CUST#:3000213685 COPY MACHINE...	Warr Bank Acct - Warrants Bank Account				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PAYMENT JUNE 2023	NA	0.00	0.00	666.45	0.00	0.00	0.00	666.45

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4140-4150	Lease Purchase		666.45	100.00%

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
5025424046	Invoice	6/6/2023	6/6/2023	6/6/2023	6/6/2023	61.13	0.00	0.00	0.00	61.13
ADM-CUST#:3000213685 LEASE PAYMENT... Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE DEPT COPY MACHINE	NA	0.00	0.00	61.13	0.00	0.00	0.00	61.13		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4140-4150	Lease Purchase		61.13	100.00%						

Vendor: WHI05 - WHITTLE FIRE PROTECTION **Vendor Total: 740.00**

230612M01	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	210.00	0.00	0.00	0.00	210.00
FIRE-NFPA 10 ANNUAL FIRE EXTINGUISHE... Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE-NFPA 10 ANNUAL FIRE EXTINGUIS	NA	0.00	0.00	210.00	0.00	0.00	0.00	210.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-1220-1400	Equipment Maintenance		210.00	100.00%						

230616M14	Invoice	6/21/2023	6/21/2023	6/21/2023	6/21/2023	305.00	0.00	0.00	0.00	305.00
P&R-NFPA 96 SEMI-ANNUAL INSPECTION Warr Bank Acct - Warrants Bank Account					No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
KITCHEN HOOD SYSTEM INSPECTION - 4	NA	0.00	0.00	305.00	0.00	0.00	0.00	305.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-2150	Other professional services		305.00	100.00%						

230616M30	Invoice	6/23/2023	6/23/2023	6/23/2023	6/23/2023	225.00	0.00	0.00	0.00	225.00
P&R-NFPA 96 SEMI ANNUAL INSPECTION Warr Bank Acct - Warrants Bank Account					No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
KITCHEN HOOD SYSTEM INSPECITON - 9	NA	0.00	0.00	225.00	0.00	0.00	0.00	225.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-2150	Other professional services		225.00	100.00%						

Vendor: WIT01 - WITMER PUBLIC SAFETY GROU **Vendor Total: 185.49**

INV276015	Invoice	6/16/2023	6/16/2023	6/16/2023	6/16/2023	63.48	0.00	0.00	0.00	63.48
PD-5.11 UTILITY-T (3PACK) COLOR: DARK N... Warr Bank Acct - Warrants Bank Account					No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD-5.11 UTILITY-T (3PACK) COLOR: DAR	NA	0.00	0.00	63.48	0.00	0.00	0.00	63.48		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4220-1550	Operating Supplies & Exp.		63.48	100.00%						

INV281680	Invoice	6/28/2023	6/28/2023	6/28/2023	6/28/2023	122.01	0.00	0.00	0.00	122.01
FIRE-UNIFORM FOR P.SCHMITZ Warr Bank Acct - Warrants Bank Account					No					

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
CAP DEEP NAVY (5)	NA	0.00	0.00	122.01	0.00	0.00	0.00	122.01		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4220-1550	Operating Supplies & Exp.		122.01	100.00%						

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	113	130,732.42	0.00	0.00	0.00	130,732.42	0.00	130,732.42
Grand Total:		130,732.42	0.00	0.00	0.00	130,732.42	0.00	130,732.42

Project Summary

Project Number	Project Name	Count	Account Key	Account Name	Amount
089-105	General Plan Update	3	089-105-Consulting	Consulting Services	7,132.49
Project 089-105 Total:					7,132.49
Grand Total:					7,132.49

Account Summary

Account	Name	Amount
001-2078	Snowy Plover Lane	62.50
001-2082	147 Tognazzini Lot Merger	62.50
001-4105-1250	Advertising and Pubs	253.33
001-4105-1550	Operating Supplies & Exp.	430.90
001-4105-2150	Professional Services	21.60
001-4110-2150	Professional services	7,173.50
001-4120-1200	Office Supplies & Postage	102.97
001-4120-1300	Business Expense/Training	221.39
001-4120-1550	Operating Supplies & Exp.	256.07
001-4120-2150	Professional services	1,490.73
001-4140-2151	Information Technology Svs	8,239.90
001-4140-4150	Lease Purchase	727.58
001-4145-1150	Communications	1,864.32
001-4145-1200	Office Supplies & Postage	10.86
001-4145-1550	Operating Supplies & Exp.	1,394.24
001-4145-1560	Fuel & lubricants	222.83
001-4145-2150	Other professional services	2,304.91
001-4200-1150	Communications	51.50
001-4200-1550	Operating Supplies & Exp.	280.15
001-4220-1150	Communications	323.00
001-4220-1200	Office Supplies & Postage	103.88
001-4220-1300	Business Expense/Training	96.00
001-4220-1400	Equipment Maintenance	1,897.50
001-4220-1460	Vehicle Maintenance	1,169.00
001-4220-1550	Operating Supplies & Exp.	1,311.99
001-4220-1560	Fuels and Lubricants	900.32
001-4220-2150	Professional Services	35.00
001-4300-1150	Communications	103.00
001-4300-1550	Operating Supplies & Exp.	200.69
001-4300-1560	Fuel & lubricants	222.83
001-4300-2150	Professional services	2.40
001-4405-1550	Operating Supplies & Exp.	76.81
001-4405-2150	Professional Services	18,930.27
001-HEMP-2150	Prof Services	140.00
Total:		50,684.47

Account	Name	Amount
010-4420-1150	Communications	250.99
010-4420-1200	Office Supplies & Postage	1,789.73
010-4420-1400	Equipment Maintenance	704.85
010-4420-1535	Meters	10,677.56
010-4420-1550	Operating Supplies & Exp.	743.58
010-4420-2150	Professional Services	13,937.16
Total:		28,103.87

Account	Name	Amount
012-4425-1150	Communications	170.97
012-4425-1200	Office Supplies & Postage	1,789.72
012-4425-1400	Equipment Maintenance	49.00
012-4425-1550	Operating Supplies & Exp.	68.48
012-4425-1560	Fuel & lubricants	98.67
012-4425-2150	Professional Services	11,049.52
012-4425-2200	Equipment Rental	29.86
Total:		13,256.22

Account Summary

Account	Name	Amount
<u>023-4461-1560</u>	Fuel & lubricants	7,497.32
	Total:	7,497.32

Account	Name	Amount
<u>026-4500-2150</u>	Professional Services	285.50
	Total:	285.50

Account	Name	Amount
<u>060-4490-1250</u>	Advertising & Publication	110.88
	Total:	110.88

Account	Name	Amount
<u>063-4472-1250</u>	Advertising & Publication	112.80
	Total:	112.80

Account	Name	Amount
<u>065-4485-1250</u>	Advertising & Publication	110.88
	Total:	110.88

Account	Name	Amount
<u>071-4454-1150</u>	Communications	120.16
<u>071-4454-1460</u>	Vehicle Maintenance	605.30
<u>071-4454-1550</u>	Operating Supplies & Exp.	2,615.81
<u>071-4454-1560</u>	Fuels & Lubricants	570.01
<u>071-4454-2150</u>	Professional Services	49.00
	Total:	3,960.28

Account	Name	Amount
<u>079-4542-3150</u>	Improve. Other than Buildings	8,380.00
	Total:	8,380.00

Account	Name	Amount
<u>089-4444-3044</u>	Financial Accounting Software (089-104)	4,225.00
<u>089-4444-3045</u>	General Plan (089-105)	2,907.49
<u>089-4444-3083</u>	Effluent Irrigation Pump Station Rehab	545.00
<u>089-4444-3094</u>	EV Bus, Chrg	2,320.36
	Total:	9,997.85


Account	Name	Amount
<u>106-4016-2166</u>	Activity	1,838.33
	Total:	1,838.33

Account	Name	Amount
<u>107-4018-1000</u>	Utilities	410.02
<u>107-4018-2166</u>	Activity	5,984.00
	Total:	6,394.02

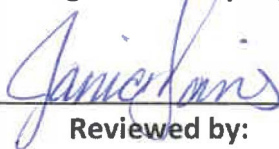


REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE


Agenda of July 11, 2023



Prepared by:
Veronica Fabian
Finance Account Clerk



Reviewed by:
Janice Davis
Finance Director



Approved by:
Todd Bodem
City Administrator

SUBJECT: Payment of warrants for the period ending June 19, 2023, to be ratified 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 ratified the listing of hand checks and warrants to be paid on June 28, 2023.

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.



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: AMA02 - AMAZON BUSINESS **Vendor Total: 44.57**

1PTC-DTF1-9MM9	Invoice	6/9/2023	6/9/2023	6/9/2023	6/9/2023	16.29	0.00	0.00	0.00	16.29
P&R-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CAR CHARGER	NA	0.00	0.00	16.29	0.00	0.00	0.00	16.29

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-1550	Operating Supplies & Exp.		16.29	100.00%

1WJW-CMLK-4MF9	Invoice	5/30/2023	5/30/2023	5/30/2023	5/30/2023	28.28	0.00	0.00	0.00	28.28
WWTP-ACCT#:A19RD4DAF93AUQ		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ELECTRODE STORAGE SOLUTION	NA	0.00	0.00	28.28	0.00	0.00	0.00	28.28

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-1550	Operating Supplies & Exp.		28.28	100.00%

Vendor: ARA01 - ARAMARK UNIFORM SERVICES **Vendor Total: 215.34**

5020309281	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	17.06	0.00	0.00	0.00	17.06
WATER-ACCT#:170454000 CUST#:792224...		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WATER UNIFORM ALLOWANCE	NA	0.00	0.00	17.06	0.00	0.00	0.00	17.06

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-4420-2150	Professional Services		17.06	100.00%

5020309283	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	73.73	0.00	0.00	0.00	73.73
P&R-UNIFORM SERVICES		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
P&R-UNIFORM SERVICES	NA	0.00	0.00	73.73	0.00	0.00	0.00	73.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-2150	Other professional services		73.73	100.00%

5020309284	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	11.88	0.00	0.00	0.00	11.88
PW-ACCT#:170454000 UNIFORM ALLOWA...		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW-STREETS-UNIFORM ALLOWANCE	NA	0.00	0.00	1.18	0.00	0.00	0.00	1.18

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-2150	Other professional services		1.18	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW-STREETS-UNIFORM ALLOWANCE	NA	0.00	0.00	1.20	0.00	0.00	0.00	1.20

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-2150	Professional services		1.20	100.00%

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: CAS07 - CASSIA LANDSCAPE										Vendor Total: 2,223.00
062336	Invoice	6/12/2023	6/12/2023	6/12/2023	6/12/2023	112.67	0.00	0.00	0.00	112.67
PD-ACCT#:792232905 CUST#:792232905					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
PW-STREETS-UNIFORM ALLOWANCE	NA	0.00	0.00	9.50	0.00	0.00	0.00	0.00	9.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-2150	Professional Services				9.50	100.00%				
Vendor: CAS07 - CASSIA LANDSCAPE										Vendor Total: 2,223.00
062336	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	2,223.00	0.00	0.00	0.00	2,223.00
P&R-LANSCAPE MAINTENANCE FOR JUNE...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
LABOR	NA	0.00	0.00	2,223.00	0.00	0.00	0.00	0.00	2,223.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-1550	Operating Supplies & Exp.				112.67	100.00%				
Vendor: CCI01 - CCI OFFICE TECHNOLOGIES										Vendor Total: 204.04
INST342951	Invoice	12/15/2022	12/15/2022	12/15/2022	12/15/2022	204.04	0.00	0.00	0.00	204.04
FINANCE-NEOPOST INK CARTRIDGE FOR L...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
FINANCE-NEOPOST INK CARTRIDGE FO	NA	0.00	0.00	204.04	0.00	0.00	0.00	0.00	204.04	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4120-1200	Office Supplies & Postage				204.04	100.00%				
Vendor: CLAO2 - CLAY'S SEPTIC & JETTING										Vendor Total: 3,892.92
77023	Invoice	5/26/2023	5/26/2023	5/26/2023	5/26/2023	1,305.11	0.00	0.00	0.00	1,305.11
WWTP-PUMPED 1300 REMOVED GREASE...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
WWTP-PUMPED 1300 REMOVED GREASE...	NA	0.00	0.00	1,305.11	0.00	0.00	0.00	0.00	1,305.11	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				1,305.11	100.00%				
Vendor: CLAO2 - CLAY'S SEPTIC & JETTING										Vendor Total: 3,892.92
77088	Invoice	6/5/2023	6/5/2023	6/5/2023	6/5/2023	1,070.43	0.00	0.00	0.00	1,070.43
WWTP-PUMP OUT 600 GALLONS FROM LI...					Warr Bank Acct - Warrants Bank Account	No				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Discount	Total	
WWTP-PUMP OUT 600 GALLONS FROM	NA	0.00	0.00	1,070.43	0.00	0.00	0.00	0.00	1,070.43	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				1,070.43	100.00%				
Vendor: CLAO2 - CLAY'S SEPTIC & JETTING										Vendor Total: 3,892.92
77114	Invoice	6/5/2023	6/5/2023	6/5/2023	6/5/2023	1,517.38	0.00	0.00	0.00	1,517.38
WWTP-EMERGENCY EMPTY OF GULARTE L...					Warr Bank Acct - Warrants Bank Account	No				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP-EMERGENCY EMPTY OF GULART	NA	0.00	0.00	1,517.38	0.00	0.00	0.00	1,517.38		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				1,517.38	100.00%				

Vendor: CLI01 - CLIN.LAB-SAN BERNADINO IN Vendor Total: 1,249.00

995424	Invoice	4/13/2023	4/13/2023	4/13/2023	4/13/2023	853.00	0.00	0.00	0.00	853.00
WATER-WATER SAMPLES	Warr Bank Acct - Warrants Bank Account			No						

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
MICROBIOLOGICAL WATER ANALYSES	NA	0.00	0.00	853.00	0.00	0.00	0.00	853.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-2150	Professional Services				853.00	100.00%				

996994	Invoice	6/13/2023	6/13/2023	6/13/2023	6/13/2023	396.00	0.00	0.00	0.00	396.00
WATER-WATER SAMPLES	Warr Bank Acct - Warrants Bank Account			No						

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
MICROBIOLOGICAL WATER ANALYSES/R	NA	0.00	0.00	396.00	0.00	0.00	0.00	396.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-2150	Professional Services				396.00	100.00%				

Vendor: CPC01 - CALIFORNIA POLICE CHIEFS Vendor Total: 365.00

050123	Invoice	5/1/2023	5/1/2023	5/1/2023	5/1/2023	365.00	0.00	0.00	0.00	365.00
PD-2023-2024 CPCA DUES FOR 13-25 PER...	Warr Bank Acct - Warrants Bank Account			No						

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD-2023-2024 CPCA DUES FOR 13-25 P	NA	0.00	0.00	365.00	0.00	0.00	0.00	365.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-1350	Memberships, dues,subscript.				365.00	100.00%				

Vendor: CUL01 - CULLIGAN/CENTRAL COAST WA Vendor Total: 35.00

81463	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	35.00	0.00	0.00	0.00	35.00
FIRE-STRONGBASE 9" TANK RENTAL	Warr Bank Acct - Warrants Bank Account			No						

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FOR SERV. FROM 06/01 TO 06/30	NA	0.00	0.00	35.00	0.00	0.00	0.00	35.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4220-1200	Office Supplies & Postage				35.00	100.00%				

Vendor: ENG02 - ENGEL & GRAY, INC. Vendor Total: 16,674.43

35X00003	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	16,674.43	0.00	0.00	0.00	16,674.43
WWTP-WATER SAMPLES	Warr Bank Acct - Warrants Bank Account			No						

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP-WATER SAMPLES-REMOVING BI	NA	0.00	0.00	16,674.43	0.00	0.00	0.00	16,674.43		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				16,674.43	100.00%				

Vendor: FIL01 - FILIPPIN ENGINEERING INC Vendor Total: 5,080.00

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
<u>224702-01</u>	Invoice	4/30/2023	4/30/2023	4/30/2023	4/30/2023	3,840.00	0.00	0.00	0.00	3,840.00
PW-INSPECTION SERVICES FRONTIER COM...					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PROFESSIONAL SERVICES THROUGH 04/	NA	0.00	0.00	3,840.00	0.00	0.00	0.00	3,840.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-2048</u>	Building Permit Deposits		3,840.00	100.00%

<u>224702-02</u>	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	1,240.00	0.00	0.00	0.00	1,240.00
PW-INSPECTION SERVICES FRONTIER COM...					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PROFESSIONAL SERVICES THROUGH 06/	NA	0.00	0.00	1,240.00	0.00	0.00	0.00	1,240.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-2048</u>	Building Permit Deposits		1,240.00	100.00%

Vendor: FUE01 - HANNAH FUENTES

Vendor Total: 176.07

<u>060123</u>	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	176.07	0.00	0.00	0.00	176.07
P&R-CHECK REQUEST- SOFTBALLS, SLOW P...					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
P&R-CHECK REQUEST- SOFTBALLS, SLO	NA	0.00	0.00	61.90	0.00	0.00	0.00	61.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-4300-1550</u>	Operating Supplies & Exp.		61.90	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
P&R-CHECK REQUEST- SOFTBALLS, SLO	NA	0.00	0.00	114.17	0.00	0.00	0.00	114.17

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-4300-1550</u>	Operating Supplies & Exp.		114.17	100.00%

Vendor: GRE01 - MARK GREEN

Vendor Total: 2,100.00

<u>37A</u>	Invoice	5/26/2023	5/26/2023	5/26/2023	5/26/2023	2,100.00	0.00	0.00	0.00	2,100.00
ADM-PLAN CHECKS SERVICES MAY 2023					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
REPLACEMENT CHECK	NA	0.00	0.00	2,100.00	0.00	0.00	0.00	2,100.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>001-4405-2150</u>	Professional Services		2,100.00	100.00%

Vendor: GUA02 - GUADALUPE HARDWARE COMPAN

Vendor Total: 14,993.24

<u>1107332</u>	Invoice	3/23/2023	3/23/2023	3/23/2023	3/23/2023	14,730.12	0.00	0.00	0.00	14,730.12
PW-STREETS-MX FUEL BREAKER KIT					No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
STREETS EQUIPMENT REPLACEMENT IS	NA	0.00	0.00	14,730.12	0.00	0.00	0.00	14,730.12

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<u>071-4454-1500</u>	Equipment Replacement		14,730.12	100.00%

<u>1110737</u>	Invoice	4/21/2023	4/21/2023	4/21/2023	4/21/2023	36.95	0.00	0.00	0.00	36.95
P&R-CARWASH ARMORALL, ROUND TRAS...					No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
NEW TRASH CAN NEEDED FOR CITY HA	NA		0.00	0.00	30.48	0.00	0.00	0.00		30.48
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				30.48	100.00%				
Payable Description										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
CAR SOAP TO WASH TRUCK	NA		0.00	0.00	6.47	0.00	0.00	0.00		6.47
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4300-1550	Operating Supplies & Exp.				6.47	100.00%				
1111223	Invoice	4/26/2023	4/26/2023	4/26/2023	4/26/2023	44.51	0.00	0.00	0.00	44.51
PW-STREETS-BLUE DEF PLAT DIESEL SYS CL...					Warr Bank Acct - Warrants Bank Account		No			
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
PW-STREETS-BLUE DEF PLAT DIESEL SYS	NA		0.00	0.00	44.51	0.00	0.00	0.00		44.51
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				44.51	100.00%				
1111224	Invoice	4/26/2023	4/26/2023	4/26/2023	4/26/2023	32.60	0.00	0.00	0.00	32.60
PW-STREETS-AIRLESS SPRAYER EXTENTION...					Warr Bank Acct - Warrants Bank Account		No			
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
PW-STREETS-AIRLESS SPRAYER EXTENTI	NA		0.00	0.00	32.60	0.00	0.00	0.00		32.60
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				32.60	100.00%				
1111326	Invoice	4/26/2023	4/26/2023	4/26/2023	4/26/2023	16.28	0.00	0.00	0.00	16.28
WATER-CLOROX BLEACH					Warr Bank Acct - Warrants Bank Account		No			
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
WATER-CLOROX BLEACH	NA		0.00	0.00	16.28	0.00	0.00	0.00		16.28
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				16.28	100.00%				
1111344	Invoice	4/26/2023	4/26/2023	4/26/2023	4/26/2023	10.43	0.00	0.00	0.00	10.43
WATER-BICYCLE SAFETY FLAG					Warr Bank Acct - Warrants Bank Account		No			
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
WATER-BICYCLE SAFETY FLAG	NA		0.00	0.00	10.43	0.00	0.00	0.00		10.43
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				10.43	100.00%				
1111394	Invoice	4/27/2023	4/27/2023	4/27/2023	4/27/2023	31.49	0.00	0.00	0.00	31.49
WATER-UT -602 3/4"X60' 7-ML ELEC TAPE					Warr Bank Acct - Warrants Bank Account		No			
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Discount	Total
WATER-UT -602 3/4"X60' 7-ML ELEC TA	NA		0.00	0.00	31.49	0.00	0.00	0.00		31.49
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				31.49	100.00%				
1111502	Invoice	4/28/2023	4/28/2023	4/28/2023	4/28/2023	56.53	0.00	0.00	0.00	56.53
P&R-BUILDING-GRIP'N GRAB PKUP-TL 32"					Warr Bank Acct - Warrants Bank Account		No			

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
P&R-BUILDING-GRIP'N GRAB PKUP-TL 3	NA		0.00	0.00		56.53	0.00	0.00	0.00	56.53
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4300-1550	Operating Supplies & Exp.					56.53	100.00%			
1115808	Invoice	6/6/2023	6/6/2023	6/6/2023	6/6/2023	4.99	0.00	0.00	0.00	4.99
P&R-BUILDING-STAPLES 5/16" T-50 1250PK	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
LARGE STAPLES NEEDED TO BIND MESH	NA		0.00	0.00		4.99	0.00	0.00	0.00	4.99
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4300-1550	Operating Supplies & Exp.					4.99	100.00%			
1115907	Invoice	6/7/2023	6/7/2023	6/7/2023	6/7/2023	29.34	0.00	0.00	0.00	29.34
P&R-BUILDING-16 MAG WIDE BLADE TAPE...	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
16 MAG WIDE BLADE TAPE 450,SQUARE	NA		0.00	0.00		29.34	0.00	0.00	0.00	29.34
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4300-1550	Operating Supplies & Exp.					29.34	100.00%			

Vendor: HDL01 - HINDERLITER DE LLAMAS & A **Vendor Total: 3,562.50**

SIN028764	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	3,562.50	0.00	0.00	0.00	3,562.50
ADM-MAY SERVICES FOR CANNABIS MAN...	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
CANNABIS MANAGEMENT - MAY 2023	NA		0.00	0.00		3,562.50	0.00	0.00	0.00	3,562.50
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-HEMP-2150	Profl Services					3,562.50	100.00%			

Vendor: HEA01 - HEALTH SANITATION SERVICE **Vendor Total: 459.06**

0400061-1082-5	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	459.06	0.00	0.00	0.00	459.06
P&R-CUST#:26-51796-93007	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
GUADALUPE WATER DEPT-LEROY PARK	NA		0.00	0.00		459.06	0.00	0.00	0.00	459.06
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4300-2150	Professional services					459.06	100.00%			

Vendor: HEN01 - EAGLE ENERGY, INC **Vendor Total: 2,028.04**

200828	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	220.61	0.00	0.00	0.00	220.61
FIRE-ACCT#:1197 LOCKOUT:06-15-23	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price		Amount	Tax	Shipping	Discount	Total
PD FUEL CHARGES	NA		0.00	0.00		220.61	0.00	0.00	0.00	220.61
Distributions										
Account Number	Account Name		Project Account Key			Amount	Percent			
001-4220-1560	Fuels and Lubricants					220.61	100.00%			

200831	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	230.58	0.00	0.00	0.00	230.58
WWTP-FUEL CHARGES	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
<u>Item Description</u>	<u>Commodity</u>		<u>Units</u>	<u>Price</u>	<u>Amount</u>	<u>Tax</u>	<u>Shipping</u>	<u>Discount</u>	<u>Total</u>	
WWTP-FUEL CHARGES	NA		0.00	0.00	230.58	0.00	0.00	0.00	230.58	
Distributions										
<u>Account Number</u>	<u>Account Name</u>		<u>Project</u>	<u>Account Key</u>	<u>Amount</u>	<u>Percent</u>				
012-4425-1560	Fuel & lubricants				230.58	100.00%				
200848	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	1,404.61	0.00	0.00	0.00	1,404.61
PD-ACCT#:1280 LOCKOUT:06-15-23		Warr Bank Acct - Warrants Bank Account			No					
Items										
<u>Item Description</u>	<u>Commodity</u>		<u>Units</u>	<u>Price</u>	<u>Amount</u>	<u>Tax</u>	<u>Shipping</u>	<u>Discount</u>	<u>Total</u>	
FUEL CHARGES	NA		0.00	0.00	1,404.61	0.00	0.00	0.00	1,404.61	
Distributions										
<u>Account Number</u>	<u>Account Name</u>		<u>Project</u>	<u>Account Key</u>	<u>Amount</u>	<u>Percent</u>				
001-4200-1560	Fuel & lubricants				1,404.61	100.00%				
201210	Invoice	6/14/2023	6/14/2023	6/14/2023	6/14/2023	172.24	0.00	0.00	0.00	172.24
WATER-ACCT#:1202 LOCKOUT:06-30-23		Warr Bank Acct - Warrants Bank Account			No					
Items										
<u>Item Description</u>	<u>Commodity</u>		<u>Units</u>	<u>Price</u>	<u>Amount</u>	<u>Tax</u>	<u>Shipping</u>	<u>Discount</u>	<u>Total</u>	
WATER FUEL CHARGES	NA		0.00	0.00	172.24	0.00	0.00	0.00	172.24	
Distributions										
<u>Account Number</u>	<u>Account Name</u>		<u>Project</u>	<u>Account Key</u>	<u>Amount</u>	<u>Percent</u>				
010-4420-1560	Fuel & lubricants				172.24	100.00%				

Vendor: ITE01 - ITECH SOLUTIONS

Vendor Total: 10,524.40

11800	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	1,931.50	0.00	0.00	0.00	1,931.50
ADM-MICROSOFT LICENSES - JUNE 2023		Warr Bank Acct - Warrants Bank Account			No					
Items										
<u>Item Description</u>	<u>Commodity</u>		<u>Units</u>	<u>Price</u>	<u>Amount</u>	<u>Tax</u>	<u>Shipping</u>	<u>Discount</u>	<u>Total</u>	
ADM-MICROSOFT LICENSES - JUNE 202	NA		0.00	0.00	1,931.50	0.00	0.00	0.00	1,931.50	
Distributions										
<u>Account Number</u>	<u>Account Name</u>		<u>Project</u>	<u>Account Key</u>	<u>Amount</u>	<u>Percent</u>				
001-4140-2151	Information Technology Svcs				1,931.50	100.00%				
11929	Invoice	6/28/2023	6/28/2023	6/28/2023	6/28/2023	1,874.30	0.00	0.00	0.00	1,874.30
ADM-MICROSOFT LICENSES - JULY 2023		Warr Bank Acct - Warrants Bank Account			No					
Items										
<u>Item Description</u>	<u>Commodity</u>		<u>Units</u>	<u>Price</u>	<u>Amount</u>	<u>Tax</u>	<u>Shipping</u>	<u>Discount</u>	<u>Total</u>	
ADM-MICROSOFT LICENSES - JULY 2023	NA		0.00	0.00	1,874.30	0.00	0.00	0.00	1,874.30	
Distributions										
<u>Account Number</u>	<u>Account Name</u>		<u>Project</u>	<u>Account Key</u>	<u>Amount</u>	<u>Percent</u>				
001-4140-2151	Information Technology Svcs				1,874.30	100.00%				
11978	Invoice	6/28/2023	6/28/2023	6/28/2023	6/28/2023	6,468.60	0.00	0.00	0.00	6,468.60
ADM - IT SERVICES - JULY 2023		Warr Bank Acct - Warrants Bank Account			No					
Items										
<u>Item Description</u>	<u>Commodity</u>		<u>Units</u>	<u>Price</u>	<u>Amount</u>	<u>Tax</u>	<u>Shipping</u>	<u>Discount</u>	<u>Total</u>	
ADM - IT SERVICES - JULY 2023	NA		0.00	0.00	6,468.60	0.00	0.00	0.00	6,468.60	
Distributions										
<u>Account Number</u>	<u>Account Name</u>		<u>Project</u>	<u>Account Key</u>	<u>Amount</u>	<u>Percent</u>				
001-4140-2151	Information Technology Svcs				6,468.60	100.00%				
12029	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	250.00	0.00	0.00	0.00	250.00
ADM - ON-BOARD NEW USER-EDWARD SC...		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - ON-BOARD NEW USER-EDWARD	NA		0.00	0.00	125.00	0.00	0.00	0.00	125.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4300-2150	Professional services				125.00	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - ON-BOARD NEW USER-EDWARD	NA		0.00	0.00	125.00	0.00	0.00	0.00	125.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4145-2150	Other professional services				125.00	100.00%				

Vendor: J&M01 - JONES & MAYER Vendor Total: 412.50

116445	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	412.50	0.00	0.00	0.00	412.50
ADM-LEGAL SERVICES - MAY 2023					Warr Bank Acct - Warrants Bank Account	No				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM-LEGAL SERVICES - MAY 2023	NA		0.00	0.00	412.50	0.00	0.00	0.00	412.50	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4110-2150	Professional services				412.50	100.00%				

Vendor: KUH01 - MICHAEL KUHBANDER Vendor Total: 29.00

061323	Invoice	6/13/2023	6/13/2023	6/13/2023	6/13/2023	29.00	0.00	0.00	0.00	29.00
PD-CHECK REQUEST-RANGE REIMBURSEM...					Warr Bank Acct - Warrants Bank Account	No				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
RANGE MASTER-REQUALIFYING & RAN	NA		0.00	0.00	29.00	0.00	0.00	0.00	29.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-1550	Operating Supplies & Exp.				29.00	100.00%				

Vendor: MSF01 - MID STATE FENCE Vendor Total: 650.00

2022-232	Invoice	6/15/2023	6/15/2023	6/15/2023	6/15/2023	650.00	0.00	0.00	0.00	650.00
P&R-PROVIDE ONE GATE BLACK WITH SPE...					Warr Bank Acct - Warrants Bank Account	No				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HINGES AND LATCH - VETERANS HALL R	NA		0.00	0.00	650.00	0.00	0.00	0.00	650.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				650.00	100.00%				

Vendor: ORO01 - CHRISTOPHER OROZCO Vendor Total: 1,318.80

060223	Invoice	6/2/2023	6/2/2023	6/2/2023	6/2/2023	1,318.80	0.00	0.00	0.00	1,318.80
PD-CHECK REQUEST-FIREARMS INSTRUCT...					Warr Bank Acct - Warrants Bank Account	No				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
10-DAY CLASS 10 DAYS OF MEALS & MIL	NA		0.00	0.00	1,318.80	0.00	0.00	0.00	1,318.80	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-1300	Business Expense/Training				1,318.80	100.00%				

Vendor: PAC01 - PACIFIC GAS & ELECTRIC Vendor Total: 6,364.38

051923	Invoice	5/19/2023	5/19/2023	5/19/2023	5/19/2023	2,252.44	0.00	0.00	0.00	2,252.44
P&R-ACCT#:5402032064-1 918 OBISPO ST					Warr Bank Acct - Warrants Bank Account	No				

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-ACCT#:5402032064-1 918 OBISPO	NA		0.00	0.00	2,252.44	0.00	0.00	0.00	2,252.44	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1000	Utilities				2,252.44	100.00%				
052623	Invoice	5/26/2023	5/26/2023	5/26/2023	5/26/2023	4,111.94	0.00	0.00	0.00	4,111.94
P&R-ACCT#:5402032064-1 918 OBISPO ST	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R-ACCT#:5402032064-1 918 OBISPO	NA		0.00	0.00	4,111.94	0.00	0.00	0.00	4,111.94	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1000	Utilities				4,111.94	100.00%				

Vendor: PCL01 - PACIFIC COAST LAND DESIGN INC										Vendor Total:	41,706.75
22-013-10	Invoice	6/8/2023	6/8/2023	6/8/2023	6/8/2023	41,706.75	0.00	0.00	0.00	41,706.75	
PW-22-013 GUADADLUPE CENTRAL PARK	Warr Bank Acct - Warrants Bank Account				No						
Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
CENTRAL PARK RENOVATION PROJECT	NA		0.00	0.00	41,706.75	0.00	0.00	0.00	41,706.75		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
089-4444-3053	Central Park (089-201)		089-105-Consulting		41,706.75	100.00%					

Vendor: REY01 - REYNA AUTO REPAIR										Vendor Total:	1,674.71
5071	Invoice	6/9/2023	6/9/2023	6/9/2023	6/9/2023	1,594.71	0.00	0.00	0.00	1,594.71	
PD- 15-02 LIC#:1329093 -CHANGED WATE...	Warr Bank Acct - Warrants Bank Account				No						
Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER PUMP,THERMOSTAT,OIL FILTER,	NA		0.00	0.00	1,594.71	0.00	0.00	0.00	1,594.71		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
001-4200-1400	Equipment Maintenance				1,594.71	100.00%					

5072	Invoice	6/9/2023	6/9/2023	6/9/2023	6/9/2023	80.00	0.00	0.00	0.00	80.00
PD-CAR#:16-01 MOTOR OIL, OIL FILTER	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD-CAR#:16-01 MOTOR OIL, OIL FILTER	NA		0.00	0.00	80.00	0.00	0.00	0.00	80.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4200-1460	Vehicle Maintenance				80.00	100.00%				

Vendor: RUI03 - OMAR RUIZ										Vendor Total:	241.27
061323	Invoice	6/13/2023	6/13/2023	6/13/2023	6/13/2023	241.27	0.00	0.00	0.00	241.27	
PD-CHECK REQUEST-UNIFORM ALLOWANCE	Warr Bank Acct - Warrants Bank Account				No						
Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
TALON INFINITY BATON, BREAWAY TIP	NA		0.00	0.00	241.27	0.00	0.00	0.00	241.27		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
001-4200-1550	Operating Supplies & Exp.				241.27	100.00%					

Vendor: SAN02 - SANTA MARIA TIRE CORP										Vendor Total:	693.82
156471	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	693.82	0.00	0.00	0.00	693.82	
PD-201010-01 CROWN VIC - LICENSE:1339...	Warr Bank Acct - Warrants Bank Account				No						

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total	
Payable Description	Bank Code				On Hold						
AS06230668	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	85.50	0.00	0.00	0.00	85.50	
FIRE-IRIDIUM SIM CARD (X2) Warr Bank Acct - Warrants Bank Account No											
Items										Vendor Total:	85.50
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
PD-201010-01 CROWN VIC - LICENSE:13	NA	0.00	0.00	693.82	0.00	0.00	0.00	693.82			
Distributions											
Account Number	Account Name	Project Account Key	Amount	Percent							
001-4200-1460	Vehicle Maintenance		693.82	100.00%							

Vendor: SAT01 - SATCOM GLOBAL FZE

AS06230668	Invoice	6/1/2023	6/1/2023	6/1/2023	6/1/2023	85.50	0.00	0.00	0.00	85.50
FIRE-IRIDIUM SIM CARD (X2) Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE-IRIDIUM SIM CARD (2)	NA	0.00	0.00	42.75	0.00	0.00	0.00	42.75		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4220-1150	Communications		42.75	100.00%						

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE-IRIDIUM SIM CARD (X2)	NA	0.00	0.00	42.75	0.00	0.00	0.00	42.75		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4200-1150	Communications		42.75	100.00%						

Vendor: SMO01 - SMOOTH INC.

17-2190	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	42,086.18	0.00	0.00	0.00	42,086.18
ADM-GUAD FLYER LOCAL & EXPRESS - MA... Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
TRANSIT SERVICES - MAY 2023	NA	0.00	0.00	46,747.36	0.00	0.00	0.00	46,747.36		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
023-4461-2354	Purchased Transportation		46,747.36	100.00%						

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
TRANSIT SERVICES - MAY 2023	NA	0.00	0.00	-5,282.95	0.00	0.00	0.00	-5,282.95		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
023-3511	Fare Revenues		-5,282.95	100.00%						

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
TRANSIT SERVICES - MAY 2023	NA	0.00	0.00	621.77	0.00	0.00	0.00	621.77		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
023-4461-2200	Equipment Rental		621.77	100.00%						

17-2191	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	12,166.92	0.00	0.00	0.00	12,166.92
ADM-GUAD FLYER LOCAL & EXPRESS - MA... Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-TRANSIT MAINTENANCE SERVICE	NA	0.00	0.00	12,166.92	0.00	0.00	0.00	12,166.92		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
023-4461-1400	Equipment Maintenance		12,166.92	100.00%						

Vendor: ULT01 - ULITREX

3789129	Invoice	5/31/2023	5/31/2023	5/31/2023	5/31/2023	913.85	0.00	0.00	0.00	913.85
ADM-OFFICE COPIES Warr Bank Acct - Warrants Bank Account No										

Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM-TRANSIT MAINTENANCE SERVICE	NA	0.00	0.00	12,166.92	0.00	0.00	0.00	12,166.92		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
023-4461-1400	Equipment Maintenance		12,166.92	100.00%						

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BUILDING	NA		0.00	0.00	76.85	0.00	0.00	0.00		76.85
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4405-1550	Operating Supplies & Exp.				76.85	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
POLICE	NA		0.00	0.00	130.77	0.00	0.00	0.00		130.77
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4200-1550	Operating Supplies & Exp.				130.77	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
FINANCE	NA		0.00	0.00	336.34	0.00	0.00	0.00		336.34
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4120-1550	Operating Supplies & Exp.				336.34	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
FIRE	NA		0.00	0.00	38.38	0.00	0.00	0.00		38.38
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4220-1550	Operating Supplies & Exp.				38.38	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
ADMIN & HR	NA		0.00	0.00	320.56	0.00	0.00	0.00		320.56
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4105-1550	Operating Supplies & Exp.				320.56	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
RECREATION	NA		0.00	0.00	10.95	0.00	0.00	0.00		10.95
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4300-1550	Operating Supplies & Exp.				10.95	100.00%				

Vendor: USB04 - U.S. BANK CORPORATE PAYME **Vendor Total:** 1,735.53

24692163137109872935709	Invoice	5/17/2023	5/17/2023	5/17/2023	5/17/2023	1,522.49	0.00	0.00	0.00	1,522.49
PD-COSTCO -PROFORM TRAINER		Warr Bank Acct - Warrants Bank Account			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
OFFICER MENTAL GRANT PROGRAM	NA		0.00	0.00	1,522.49	0.00	0.00	0.00		1,522.49
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
039-4200-1550	Operating Supplies & Exp.				1,522.49	100.00%				

24755423157261572050763	Invoice	6/5/2023	6/5/2023	6/5/2023	6/5/2023	213.04	0.00	0.00	0.00	213.04
PD-HAMPTONS INNS		Warr Bank Acct - Warrants Bank Account			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
FOR OFFICER SLOFARING IN AND CHIEF	NA		0.00	0.00	213.04	0.00	0.00	0.00		213.04
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4200-1300	Business Expense/Training				213.04	100.00%				

Vendor: VER05 - VERIZON WIRELESS **Vendor Total:** 1,373.79

9935543458	Invoice	5/22/2023	5/22/2023	5/22/2023	5/22/2023	1,373.79	0.00	0.00	0.00	1,373.79
PD-ACCT#:742070155-00001 COMMUNIC...		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description										
Payable Description		Bank Code		On Hold						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD-ACCT#:742070155-00001	COMMUN	NA	0.00	0.00	1,373.79	0.00	0.00	0.00	1,373.79	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4200-1150	Communications				1,373.79	100.00%				

Vendor: XYL01 - XYLEM WATER SOLUTIONS USA **Vendor Total:** 6,107.62

<u>3556C75159</u>	Invoice	5/22/2023	5/22/2023	5/22/2023	5/22/2023	6,107.62	0.00	0.00	0.00	6,107.62
WWTP-PUMP REPLACEMENT AT GULARTE...		Warr Bank Acct - Warrants Bank Account			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP-PUMP REPLACEMENT AT GULAR	NA		0.00	0.00	6,107.62	0.00	0.00	0.00	6,107.62	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-1500	Equipment Replacement				6,107.62	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	59	181,387.23	0.00	0.00	0.00	181,387.23	0.00	181,387.23
Grand Total:		181,387.23	0.00	0.00	0.00	181,387.23	0.00	181,387.23

Project Summary

Project Number	Project Name	Count	Account Key	Account Name	Amount
<u>089-105</u>	General Plan Update	1	089-105-Consulting	Consulting Services	41,706.75
				Project 089-105 Total:	41,706.75
				Grand Total:	41,706.75

Account Summary

Account	Name	Amount
<u>001-2048</u>	Building Permit Deposits	5,080.00
<u>001-4105-1550</u>	Operating Supplies & Exp.	320.56
<u>001-4110-2150</u>	Professional services	412.50
<u>001-4120-1200</u>	Office Supplies & Postage	204.04
<u>001-4120-1550</u>	Operating Supplies & Exp.	336.34
<u>001-4140-2151</u>	Information Technology Svs	10,274.40
<u>001-4145-1000</u>	Utilities	6,364.38
<u>001-4145-1550</u>	Operating Supplies & Exp.	680.48
<u>001-4145-2150</u>	Other professional services	199.91
<u>001-4200-1150</u>	Communications	1,416.54
<u>001-4200-1300</u>	Business Expense/Training	1,531.84
<u>001-4200-1350</u>	Memberships, dues,subscript.	365.00
<u>001-4200-1400</u>	Equipment Maintenance	1,594.71
<u>001-4200-1460</u>	Vehicle Maintenance	773.82
<u>001-4200-1550</u>	Operating Supplies & Exp.	513.71
<u>001-4200-1560</u>	Fuel & lubricants	1,404.61
<u>001-4220-1150</u>	Communications	42.75
<u>001-4220-1200</u>	Office Supplies & Postage	35.00
<u>001-4220-1550</u>	Operating Supplies & Exp.	38.38
<u>001-4220-1560</u>	Fuels and Lubricants	220.61
<u>001-4300-1550</u>	Operating Supplies & Exp.	300.64
<u>001-4300-2150</u>	Professional services	2,808.26
<u>001-4405-1550</u>	Operating Supplies & Exp.	76.85
<u>001-4405-2150</u>	Professional Services	2,100.00
<u>001-HEMP-2150</u>	Profl Services	3,562.50
Total:		40,657.83

Account	Name	Amount
<u>010-4420-1550</u>	Operating Supplies & Exp.	58.20
<u>010-4420-1560</u>	Fuel & lubricants	172.24
<u>010-4420-2150</u>	Professional Services	1,266.06
Total:		1,496.50

Account	Name	Amount
<u>012-4425-1500</u>	Equipment Replacement	6,107.62
<u>012-4425-1550</u>	Operating Supplies & Exp.	28.28
<u>012-4425-1560</u>	Fuel & lubricants	230.58
<u>012-4425-2150</u>	Professional Services	20,567.35
Total:		26,933.83

Account	Name	Amount
<u>023-3511</u>	Fare Revenues	-5,282.95
<u>023-4461-1400</u>	Equipment Maintenance	12,166.92
<u>023-4461-2200</u>	Equipment Rental	621.77
<u>023-4461-2354</u>	Purchased Transportation	46,747.36
Total:		54,253.10

Account	Name	Amount
<u>039-4200-1550</u>	Operating Supplies & Exp.	1,522.49
Total:		1,522.49

Account	Name	Amount
<u>071-4454-1500</u>	Equipment Replacement	14,730.12
<u>071-4454-1550</u>	Operating Supplies & Exp.	77.11

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
071-4454-2150	Professional Services	9.50
	Total:	14,816.73

<u>Account</u>	<u>Name</u>	<u>Amount</u>
089-4444-3053	Central Park (089-201)	41,706.75
	Total:	41,706.75



Bank: Warr Bank Acct - Warrants Bank Account

Vendor Number	Vendor Name					Total Vendor Amount
AMA02	AMAZON BUSINESS					44.57
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	44.57	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1PTC-DTF1-9MM9	P&R-ACCT#:A19RD4DAF93AUQ	06/09/2023	06/09/2023	0.00	16.29	
1WJW-CMLK-4MF9	WWTP-ACCT#:A19RD4DAF93AUQ	05/30/2023	05/30/2023	0.00	28.28	

Vendor Number	Vendor Name					Total Vendor Amount
ARA01	ARAMARK UNIFORM SERVICES					215.34
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	215.34	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5020309281	WATER-ACCT#:170454000 CUST#:792224356	06/12/2023	06/12/2023	0.00	17.06	
5020309283	P&R-UNIFORM SERVICES	06/12/2023	06/12/2023	0.00	73.73	
5020309284	PW-ACCT#:170454000 UNIFORM ALLOWANCE	06/12/2023	06/12/2023	0.00	11.88	
5020309285	PD-ACCT#:792232905 CUST#:792232905	06/12/2023	06/12/2023	0.00	112.67	

Vendor Number	Vendor Name					Total Vendor Amount
CPC01	CALIFORNIA POLICE CHIEFS					365.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	365.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
050123	PD-2023-2024 CPCA DUES FOR 13-25 PERSONNEL	05/01/2023	05/01/2023	0.00	365.00	

Vendor Number	Vendor Name					Total Vendor Amount
CAS07	CASSIA LANDSCAPE					2,223.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	2,223.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
062336	P&R-LANDSCAPE MAINTENANCE FOR JUNE 2023	06/14/2023	06/14/2023	0.00	2,223.00	

Vendor Number	Vendor Name					Total Vendor Amount
CCI01	CCI OFFICE TECHNOLOGIES					204.04
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	204.04	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INST342951	FINANCE-NEOPOST INK CARTRIDGE FOR IN SERIES	12/15/2022	12/15/2022	0.00	204.04	

Vendor Number	Vendor Name					Total Vendor Amount
OR001	CHRISTOPHER OROZCO					1,318.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	1,318.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
060223	PD-CHECK REQUEST-FIREARMS INSTRUCTOR COURSE	06/02/2023	06/02/2023	0.00	1,318.80	

Vendor Number	Vendor Name					Total Vendor Amount
CLA02	CLAY'S SEPTIC & JETTING,					3,892.92
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	3,892.92	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
77023	WWTP-PUMPED 1300 REMOVED GREASE BUILD UP LIFT:	05/26/2023	05/26/2023	0.00	1,305.11	
77088	WWTP-PUMP OUT 600 GALLONS FROM LIFT STATION	06/05/2023	06/05/2023	0.00	1,070.43	

Payment Register

APPKT00030 - 06.27.23 BIWEEKLY CHECKS PT.2

<u>77114</u>	WWTP-EMERGENCY EMPTY OF GULARTE LIFT STATION	06/05/2023	06/05/2023	0.00	1,517.38		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>CLI01</u>	CLIN.LAB-SAN BERNADINO IN					1,249.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				06/27/2023	1,249.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>995424</u>	WATER-WATER SAMPLES	04/13/2023	04/13/2023	0.00	853.00		
<u>996994</u>	WATER-WATER SAMPLES	06/13/2023	06/13/2023	0.00	396.00		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>CUL01</u>	CULLIGAN/CENTRAL COAST WA					35.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				06/27/2023	35.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>81463</u>	FIRE-STRONGBASE 9" TANK RENTAL	05/31/2023	05/31/2023	0.00	35.00		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>HEN01</u>	EAGLE ENERGY, INC					2,028.04	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				06/27/2023	2,028.04		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>200828</u>	FIRE-ACCT#:1197 LOCKOUT:06-15-23	05/31/2023	05/31/2023	0.00	220.61		
<u>200831</u>	WWTP-FUEL CHARGES	05/31/2023	05/31/2023	0.00	230.58		
<u>200848</u>	PD-ACCT#:1280 LOCKOUT:06-15-23	05/31/2023	05/31/2023	0.00	1,404.61		
<u>201210</u>	WATER-ACCT#:1202 LOCKOUT:06-30-23	06/14/2023	06/14/2023	0.00	172.24		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>ENGO2</u>	ENGEL & GRAY, INC.					16,674.43	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				06/27/2023	16,674.43		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>35XQ0003</u>	WWTP-WATER SAMPLES	05/31/2023	05/31/2023	0.00	16,674.43		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>FIL01</u>	FILIPPIN ENGINEERING INC					5,080.00	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				06/27/2023	5,080.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>224702-01</u>	PW-INSPECTION SERVICES FRONTIER COMM ENCROACH	04/30/2023	04/30/2023	0.00	3,840.00		
<u>224702-02</u>	PW-INSPECTION SERVICES FRONTIER COMM ENCHROAC	05/31/2023	05/31/2023	0.00	1,240.00		
Vendor Number	Vendor Name					Total Vendor Amount	
<u>GUA02</u>	GUADALUPE HARDWARE COMPAN					14,993.24	
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				06/27/2023	14,993.24		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>1107332</u>	PW-STREETS-MX FUEL BREAKER KIT	03/23/2023	03/23/2023	0.00	14,730.12		
<u>1110737</u>	P&R-CARWASH ARMORALL, ROUND TRASH CAN 32GAL	04/21/2023	04/21/2023	0.00	36.95		
<u>1111223</u>	PW-STREETS-BLUE DEF PLAT DIESEL SYS CLNR	04/26/2023	04/26/2023	0.00	44.51		
<u>1111224</u>	PW-STREETS-AIRLESS SPRAYER EXTENTION 20"	04/26/2023	04/26/2023	0.00	32.60		
<u>1111326</u>	WATER-CLOROX BLEACH	04/26/2023	04/26/2023	0.00	16.28		
<u>1111344</u>	WATER-BICYCLE SAFETY FLAG	04/26/2023	04/26/2023	0.00	10.43		
<u>1111394</u>	WATER-UT -602 3/4"X60' 7-ML ELEC TAPE	04/27/2023	04/27/2023	0.00	31.49		
<u>1111502</u>	P&R-BUILDING-GRIP'N GRAB PKUP-TL 32"	04/28/2023	04/28/2023	0.00	56.53		
<u>1115808</u>	P&R-BUILDING-STAPLES 5/16" T-50 1250PK	06/06/2023	06/06/2023	0.00	4.99		
<u>1115907</u>	P&R-BUILDING-16 MAG WIDE BLADE TAPE 450	06/07/2023	06/07/2023	0.00	29.34		

Payment Register

APPKT00030 - 06.27.23 BIWEEKLY CHECKS PT.2

Vendor Number	Vendor Name					Total Vendor Amount
<u>FUE01</u>	HANNAH FUENTES					176.07
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	176.07	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>060123</u>	P&R-CHECK REQUEST- SOFTBALLS, SLOW PITCH BATS	06/01/2023	06/01/2023	0.00	176.07	
Vendor Number	Vendor Name					Total Vendor Amount
<u>HEA01</u>	HEALTH SANITATION SERVICE					459.06
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	459.06	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0400061-1082-5</u>	P&R-CUST#:26-51796-93007	06/01/2023	06/01/2023	0.00	459.06	
Vendor Number	Vendor Name					Total Vendor Amount
<u>HDL01</u>	HINDERLITER DE LLAMAS & A					3,562.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	3,562.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>SIN028764</u>	ADM-MAY SERVICES FOR CANNABIS MANAGEMENT PRO	05/31/2023	05/31/2023	0.00	3,562.50	
Vendor Number	Vendor Name					Total Vendor Amount
<u>ITE01</u>	ITECH SOLUTIONS					10,524.40
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	10,524.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>11800</u>	ADM-MICROSOFT LICENSES - JUNE 2023	06/01/2023	06/01/2023	0.00	1,931.50	
<u>11929</u>	ADM-MICROSOFT LICENSES - JULY 2023	06/28/2023	06/28/2023	0.00	1,874.30	
<u>11978</u>	ADM - IT SERVICES - JULY 2023	06/28/2023	06/28/2023	0.00	6,468.60	
<u>12029</u>	ADM - ON-BOARD NEW USER-EDWARD SCHUBERT	05/31/2023	05/31/2023	0.00	250.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>J&M01</u>	JONES & MAYER					412.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	412.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>116445</u>	ADM-LEGAL SERVICES - MAY 2023	05/31/2023	05/31/2023	0.00	412.50	
Vendor Number	Vendor Name					Total Vendor Amount
<u>GRE01</u>	MARK GREEN					2,100.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	2,100.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>37A</u>	ADM-PLAN CHECKS SERVICES MAY 2023	05/26/2023	05/26/2023	0.00	2,100.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>KUHO1</u>	MICHAEL KUH BANDER					29.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	29.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>061323</u>	PD-CHECK REQUEST-RANGE REIMBURSEMENT	06/13/2023	06/13/2023	0.00	29.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>MSFO1</u>	MID STATE FENCE					650.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	650.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2022-232</u>	P&R-PROVIDE ONE GATE BLACK WITH SPEAR POINTS TOI	06/15/2023	06/15/2023	0.00	650.00	

Payment Register

Vendor Number	Vendor Name					Total Vendor Amount
<u>RUJ03</u>	OMAR RUIZ					241.27
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	241.27	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>061323</u>	PD-CHECK REQUEST-UNIFORM ALLOWANCE	06/13/2023	06/13/2023	0.00	241.27	
<u>PCL01</u>	PACIFIC COAST LAND DESIGN INC					41,706.75
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	41,706.75	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>22-013-10</u>	PW-22-013 GUADADLUPE CENTRAL PARK	06/08/2023	06/08/2023	0.00	41,706.75	
<u>PAC01</u>	PACIFIC GAS & ELECTRIC					6,364.38
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	6,364.38	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>051923</u>	P&R-ACCT#:5402032064-1 918 OBISPO ST	05/19/2023	05/19/2023	0.00	2,252.44	
<u>052623</u>	P&R-ACCT#:5402032064-1 918 OBISPO ST	05/26/2023	05/26/2023	0.00	4,111.94	
<u>REY01</u>	REYNA AUTO REPAIR					1,674.71
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	1,674.71	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>5071</u>	PD- 15-02 LIC#:1329093 -CHANGED WATER PUMP	06/09/2023	06/09/2023	0.00	1,594.71	
<u>5072</u>	PD-CAR#:16-01 MOTOR OIL, OIL FILTER	06/09/2023	06/09/2023	0.00	80.00	
<u>SAN02</u>	SANTA MARIA TIRE CORP					693.82
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	693.82	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>156471</u>	PD-201010-01 CROWN VIC - LICENSE:1339338-NEW TIRE	05/31/2023	05/31/2023	0.00	693.82	
<u>SAT01</u>	SATCOM GLOBAL FZE					85.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	85.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>AS06230668</u>	FIRE-IRIDIUM SIM CARD (X2)	06/01/2023	06/01/2023	0.00	85.50	
<u>SMO01</u>	SMOOTH INC.					54,253.10
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	54,253.10	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>17-2190</u>	ADM-GUAD FLYER LOCAL & EXPRESS - MAY 2023	05/31/2023	05/31/2023	0.00	42,086.18	
<u>17-2191</u>	ADM-GUAD FLYER LOCAL & EXPRESS - MAY 2023	05/31/2023	05/31/2023	0.00	12,166.92	
<u>USB04</u>	U.S. BANK CORPORATE PAYME					1,735.53
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	1,735.53	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>24692163137109872935705</u>	PD-COSTCO -PROFORM TRAINER	05/17/2023	05/17/2023	0.00	1,522.49	
<u>24755423157261572050765</u>	PD-HAMPTONS INNS	06/05/2023	06/05/2023	0.00	213.04	

Payment Register

APPKT00030 - 06.27.23 BIWEEKLY CHECKS PT.2

Vendor Number	Vendor Name					Total Vendor Amount
<u>ULT01</u>	ULTREX					913.85
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	913.85	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>3789129</u>	ADM-OFFICE COPIES	05/31/2023	05/31/2023	0.00	913.85	

Vendor Number	Vendor Name					Total Vendor Amount
<u>VER05</u>	VERIZON WIRELESS					1,373.79
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	1,373.79	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>9935543458</u>	PD-ACCT#:742070155-00001 COMMUNICATIONS	05/22/2023	05/22/2023	0.00	1,373.79	

Vendor Number	Vendor Name					Total Vendor Amount
<u>XYL01</u>	XYLEM WATER SOLUTIONS USA					6,107.62
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/27/2023	6,107.62	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>3556C75159</u>	WWTP-PUMP REPLACEMENT AT GULARTE LIFT STATION	05/22/2023	05/22/2023	0.00	6,107.62	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
Warr Bank Acct	Check	59	32	0.00	181,387.23
Packet Totals:		59	32	0.00	181,387.23

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-181,387.23
Packet Totals:		-181,387.23

MINUTES
City of Guadalupe
Regular Meeting of the Guadalupe City Council
Tuesday, June 27, 2023, at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

1. ROLL CALL:

Council Member Christina Hernandez
Council Member Gilbert Robles
Council Member Megan Lizalde
Mayor Pro Tempore Eugene Costa Jr.
Mayor Ariston Julian

*The meeting was called to order at 6:00 p.m. by Mayor Julian.
All Present*

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.

Mayor Julian shared his condolences to former Interim City Administrator Bob Perrault in the passing of his son.

The City Administrator said that Council Member Hernandez received an environmental award. He read from a flyer that stated Christina Hernandez is a Central Coast native and a Guadalupe City Councilmember who grew up in the small city of Guadalupe. She never thought she would work in community outreach and environmental activism, but she found a niche in the nonprofit world. Working at a natural history museum, she has inspired others to participate in improving Guadalupe by putting her own boots on the ground. Since 2014, Christina has educated herself on the importance of environmental stewardship and has made it her goal to intertwine this mentality within her own community. After completing the California Naturalist and Climate Steward Program, Christina saw new connections with governmental bodies to bring resources to Guadalupe. In Guadalupe, Christina is known to lead beach clean-ups in partnership with government agencies and other nonprofits. She knows that Guadalupe's significance and splendor lies in its unique dune ecosystem. Her goal is to bridge the gap between her community and the activism that will enhance this small coastal town's appreciation for its natural and historical integrity. She plans to continue the mission of educating the community and hopes to see her grassroots efforts spread beyond local levels.

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 business.

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. Pursuant to the 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. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Deek Segovia

Mr. Segovia mentioned that the newly installed Veterans Memorial flag and landscaping area was over planned that left extra area so there is a need to sell more infill bricks for \$50 each. Segovia will share informational materials with various city departments on where to purchase these bricks.

Jerry Kaufman

Mr. Kaufman mentioned that the Vietnam Veterans of America Chapter 982 invites the City Council to a fundraising program to be held on November 11th from 12:00 noon to 3:00 p.m. at the Veterans Memorial building.

George Alvarez

Mr. Alvarez expressed the need to hire more police officers, especially considering the recent shooting. He also said that he will let homeless people know that they can camp behind city hall alongside the bicyclists.

Tiffany Gonzales

Ms. Gonzales said that on June 28th, a LADG fundraiser will be held from 11 a.m. to 2:00 p.m. at the senior center, those over 60 year of age get in for free while all others must donate \$15 to receive a plate of food.

Sam Duarte

Mr. Duarte was present to confirm the approval for the use of the Veterans Memorial Plaza Parking lot for the sale of fireworks.

6. CONSENT CALENDAR

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

- A.** 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 19, 2023.

- C. Approve the Minutes of the City Council regular meeting of June 13, 2023.
- D. Adopt Resolution No. 2023-42 authorizing submission of corrections to a previously submitted application and conditionally approved grant for funding of wastewater collection system improvements from the State of California Community Development Block Grant Program (CDBG) and authorize the Mayor or designee to sign the corrected resolution, application, grant agreement, and supporting documents.
- E. Approve the request by Sam Duarte, Director of The Little House by the Park, to use the Veteran’s Memorial Plaza (aka Downtown Parking Lot) for a “Safe and Sane” fireworks sale fundraiser.
- F. Adopt Resolution No. 2023-51 approving the City of Guadalupe Water Shortage Contingency Plan.
- G. Adopt Resolution No. 2023-52 identifying priorities for the use of Measure A circulation funds.
- H. Adopt Resolution No. 2023-53 approving the Fats, Oils, and Grease (FOG) Control Program.

Mayor Julian pulled Items #6D and #6F. A motion was made by City Council Member Lizalde and seconded by Council Member Hernandez to approve the remainder of the Consent Calendar. 5-0. Motion passed.

Item #6D. Mayor Julian asked if the City will submit the CDBG application in its timeframe. Administrator Bodem said, “yes”

Item #6F. Mayor Julian asked if there was public involvement in the Guadalupe Water Storage Contingency Plan. Administrator Bodem said, “yes”

A motion was made by Mayor Pro Tempore Costa Jr. and seconded by Council Member Robles to approve Consent Calendar items #6D and #6F. 5-0. Motion passed.

I. MONTHLY REPORTS FROM DEPARTMENT HEADS

- 1. Public Safety Department:
 - a. Police Department report for May 2023
 - b. Fire Department report for May 2023
 - c. Code Compliance report for May 2023
- 2. Human Resources report for May 2023
- 3. City Treasurer’s report for March and April 2023

7. CITY ADMINISTRATOR REPORT: (Information Only) *No verbal provided, only written.*

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

Public Safety Director Cash provided a brief update about the recent shooting. Council Member Lizalde asked if Everbridge could be used to notify the council when these events happen. Mr. Cash said Everbridge is used for disasters and ongoing emergencies, not for these matters. Council Member Hernandez asked if the city has a council communication policy. If not, she suggested that one be created.

PUBLIC HEARING

9. Pasadera Landscaping and Lighting District (FY 2023-24) – Public Hearing.

Written report: Shannon Sweeney, Public Works Director/City Engineer

Recommendation: That the City Council conduct a public hearing to provide all present with the opportunity to speak regarding the assessment for the Pasadera Landscaping and Lighting District and adopt Resolution No. 2023-54 confirming the Engineer’s Report, Assessment Diagram, and assessments related thereto for fiscal year 2023/2024.

Council Member Lizalde recused herself from this agenda item.

Since Shannon Sweeney resigned on July 15, City Administrator Bodem provided an overview by presenting the material with the above recommendation to council.

A public hearing opened at 6:37 p.m. Public Hearing closed at 6:38 p.m.

Motion was made by Council Member Hernandez and seconded by Council Member Robles to approve the Pasadera Landscaping and Lighting District and adopted Resolution No. 2023-54 confirming the Engineer’s Report, Assessment Diagram, and assessments related thereto for fiscal year 2023/2024. 4-0. Motion Passed.

10. Guadalupe’s Food Bank COVID-19 Delivery Services Program close-out report.

Written report: Tiffany Gonzales, Community Development Director, LADG

Recommendation: That the City Council hold a final public hearing seeking community input on the Guadalupe’s Food Bank COVID-19 Delivery Services Program prior to the close-out of the grant as required by Community Development Block Grant close-out process.

Tiffany Gonzales, Community Development Director, LADG provided an update and overview of Guadalupe’s Food Bank Covid-19 Delivery Services Close-Out Report with the above recommendation.

A public hearing opened at 6:43 p.m. Public Hearing closed at 6:47 p.m.

This final Public Hearing seeking community input will close out the grant as required by the Community Development Block Grant process.

REGULAR BUSINESS

11. Fiscal Year 2023-2024 proposed budget workshop.

Written report: Janice Davis, Finance Director

Recommendation: That the City Council review and interactively discuss the proposed budget for the fiscal year 2023-2024, along with the Capital Improvements Projects Budget, Capital Facilities Program of Projects, American Rescue Plan Act (ARPA) allocation of funds.

Finance Director, Janice Davis detailed an overview of the proposed budget for fiscal year 2023-2024, along with the Capital Improvements Projects Budget, Capital Facilities Program of Projects, American Rescue Plan Act (ARPA) allocation of funds.

The preliminary draft of the budget included general fund revenues of \$6,979,313 and expenditures of \$7,022,485 for a difference of \$43,172. This information is illustrated from the June 27th written report along with the details attached to it.

Ms. Davis then proceeded to provide an overview of all other funds for which the City Council had little concerns with staff's recommendations:

- *Streets Special Funds*
- *Gas Tx Fund*
- *LTF Fund*
- *SB1 RMRA Fund*
- *SB1 SRTS Fund*
- *ASHC Pedestrian Fund*
- *Enterprise Fund: Water Operating, Water Capital, Wastewater Operating, Wastewater Capital, Solid Waste.*
- *Other funds: Transit, Misc. Special Funds, Lighting and Landscaping District Funds, Successor Agency Funds, Capital Improvement Projects, and ARPA Funds.*

The City Council reviewed the ARPA budget and determined that it be reviewed and adjusted in the coming months. Council suggested that staff order laptops from this fund for official city council business.

Here is a summary of the points that were asked to be reviewed in further detail and come back to the July 11, 2023 City Council meeting for Council consideration.

- *the additional amount to add to expenditures for the library rent.*
- *20% increase in medical benefits*
- *analyze the \$300,000 coming from the Lighting District to make sure we have it allocated properly to cover the CIP project.*
- *Cost for utilities for Leroy Park, and Vets center*
- *clarify that the \$10,000 for the booster pump replacement is for O'Connell and not Central Park.*
- *Provide the grant/expenditure balances year to date for CBDG Funds.*

The City Attorney determined that since this is a preliminary budget, and this item is at the end of this fiscal year, it is necessary to provide continuing resolution tonight for the July 11, 2023, City Council meeting. He suggested that a resolution be adopted tonight.

A motion was made by Mayor Pro Tempore Costa Jr. and seconded by Council Member Lizalde to approve Resolution No. 2023-55 to read as follows. 5-0. Motion passed.

RESOLUTION NO. 2023-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE CONTINUING EXPENDITURES AND REVENUES IN ACCORDANCE WITH THE 2022-23 CITY BUDGET IN LIEU OF TIMELY 2023-24 BUDGET ADOPTION

WHEREAS, the City Council of the City of Guadalupe previously adopted a budget for fiscal year 2022-23, which authorizes expenditures through and including June 30, 2023, and

WHEREAS, the City Council wishes to continue the existing budget beyond the end of the 2022-23 fiscal year until such time as the 2023-24 budget is approved.

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The City of Guadalupe hereby extends the 2022-2023 Budget until the earlier of July 31, 2023, or the adoption of the FY 2023-24 Budget and authorizes spending in accordance with the levels prescribed in 2022-23 budget.

SECTION 2. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting on the 27th day of June 2023 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Todd Bodem, Deputy City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. Resolution No. 2023-55, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 27, 2023, and that same was approved and adopted.

ATTEST:

Todd Bodem, Deputy City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

12. FUTURE AGENDA ITEMS

Add Council Communication Policy to a future agenda.

13. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

N/A

14. ADJOURNMENT TO CLOSED SESSION MEETING

A motion was made by Mayor Pro Tempore Costa Jr. and seconded by Council Member Lizalde to leave the regular session and enter closed session at 9:03 p.m. 5-0. Motion passed.

15. Conference with Labor Negotiators

(Subdivision (a) of Gov. Code Section 54957.6)

Agency designated representatives: City Administrator and Human Resources Manager

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

16. ADJOURNMENT TO OPEN SESSION MEETING

A motion was made by Mayor Pro Tempore Costa Jr. and seconded by Council Member Hernandez to enter regular session at 10:16 p.m. 5-0. Motion passed.

17. CLOSED SESSION ANNOUNCEMENTS

No Reportable Action.

18. ADJOURNMENT

A motion was made by Mayor Pro Tempore Costa Jr. and seconded by Council Member Hernandez to adjourn the meeting at 10:17 p.m. 5-0. Motion passed.

Prepared by:

Approved by:

Todd Bodem, Deputy City Clerk

Ariston Julian, Mayor



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023

Todd Bodem

Prepared by:
Todd Bodem, City Administrator

SUBJECT: Consider entering into an agreement with Chisam Utility Management LLC for professional Interim Public Works Director/City Engineering services

RECOMMENDATION:

It is recommended the Council adopt Resolution No. 2023-56 authorizing the City to enter into an agreement with Chisam Utility Management LLC for professional Interim Public Works Director/City Engineer services.

BACKGROUND/HISTORY:

From time-to-time in the City of Guadalupe's history, the City utilized any combination of professional engineers, public works director and city administrators to manage the oversight of water wastewater and streets divisions of the public works. From 2003 through 2017, the City utilized outside consultants for professional engineering services while the City Administrator managed the Public Works Department.

On January 26, 2016, the Council approved water and wastewater rates which included an allowance for adding staff to Water and Wastewater departments. In May 2016, the new position of Public Works & Utilities Director, Water, Wastewater and Public Works was created, but the Council tabled the item for a later date.

On November 28, 2016, a reorganization with two (2) new positions was presented and approved by the Council. The City Administrator felt that rather than recruit at the level of Public Works & Utilities Director, a reorganization would better serve the City. The position of Maintenance & Field Operations Manager was approved with all public works and utilities functions reporting to it. A new lower-level position was also approved. At the time, for FY 16/17, the cost savings with this reorganization was significant.

Subsequently, a five-year review of engineering costs determined that there would be additional cost savings to bring the city engineer function in-house, coupled with the public works functions, at a director's level. The position of Maintenance & Field Operations Manager would report to this position as would the "contracted services."

In June 2017, a job description for the Public Works Director/City Engineer was approved.

The new job description was developed with a salary range, following the seven-step progression used in Guadalupe for all represented and unrepresented employed employees.

Salary and benefits for the Public Works Director/City Engineer position are split among Water, Wastewater, Streets and Building Department funds.

DISCUSSION:

On July 15, 2019, the City hired Ms. Shannon Sweeney as the new Public Works Director/City Engineer to manage the Public Works Department. Ms. Sweeney was amply qualified for the position with multiple degrees, classifications, and certifications, in addition to having extensive relevant work experience.

After four (4) years of service, In June 2023, Ms. Sweeney accepted a position with another city and delivered a letter of resignation to the City Administrator with an effective final day of June 15, 2023.

From the time of her resignation letter, the City posted for the recruitment of Ms. Sweeney's replacement. Concurrently, the City Administrator canvassed for an Interim Public Works Director / City Engineer and discovered a well-qualified person who was willing to help the City out until a permanent replacement is hired.

Mr. Dwayne Chisam P.E., from Chisam Utility Management LLC, presented the City with a resume (**Attachment 2**) and proposal for Public Works Director/City Engineer on an interim basis. Mr. Chisam has approximately 40 years of professional civil engineering experience and even served as the Public Works Director for the City of Guadalupe from May 1989-February 1991.

The proposal/scope of work attached to the agreement would provide oversight of the water wastewater and street divisions of public works. City engineering services for capital and maintenance projects would also be managed within the city and include attending meetings as directed by the City Administrator and two (2) City Council meetings per month. The effort is anticipated to be approximately 20 hours per week, Monday Through Thursday from 1:00 to 6:00 p.m.

Attachment 3 for Council consideration is the proposed agreement with Chisam Utility Management LLC. The proposed agreement provides for a single-year term (or until a permanent person is hired) with an opportunity to extend the agreement based on the mutual written agreement of both parties. In the staff's opinion, it is in the City's best interest to approve an agreement with Mr. Chisam based on the essential need of an engineer and his experience and proven track record working for various agencies.

Until a permanent Public Works Director/ City Engineer is hired, city staff does not have the capacity to manage public works without outside assistance.

Options Available to the Council

1. The Council could approve the agreement as recommended; or
2. The Council could direct those changes to be made to the agreement; or

3. The Council could decide not to enter into the agreement.

If the City Council chooses the first option above, the new agreement will be effective retroactively as of June 27, 2023.

FISCAL IMPACT:

Mr. Chisam has agreed to provide interim Public Works Director / City Engineer services with a rate of \$150.00 for 20 hours per week and will not negatively impact the Fiscal Year 2023-2024 budget. The proposed contract will be expensed from various departmental enterprises, measures, and grants with minimal coming out of the general fund. If approved, the city gets the benefit of an interim public works director and city engineer. If the city were to contract with an engineering firm, the cost for just the engineer is estimated to be between \$230 and \$260 per hour.

ATTACHMENTS:

1. Resolution No. 2023-56.
2. Dwayne K. Chisam P.E. Resume
3. Agreement for Consultant Services between the City of Guadalupe and Chisam Utility Management LLC

RESOLUTION NO. 2023-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH CHISAM UTILITY MANAGEMENT LLC FOR PROFESSIONAL INTERIM PUBLIC WORKS DIRECTOR/ CITY ENGINEERING SERVICES

WHEREAS, the City desires to utilize a professional consultant for Public Works Director and City Engineer services for the Public Works Department until a permanent professional is hired; and

WHEREAS, City staff negotiated with Chisam Utility Management LLC (Mr. Dwayne Chisam) that incorporates a scope of work at an hourly rate of \$150.00 for 20 hours per week or approximately \$12,000 per month to serve as the Public Works Director and City Engineer for the Public Works Department; and

WHEREAS, Mr. Chisam has approximately 40 years of experience working for various agencies as a director and engineer and served as the Public Works Director for the City of Guadalupe from May 1989-February 1991; and

WHEREAS, said agreement requires that the City will reimburse Mr. Chisam for travel expenses following the Internal Revenue Service (IRS) standard mileage rates for the use of his vehicle; and

WHEREAS, the City desires to retain Chisam Utility Management LLC to provide said services with an agreement retroactively commencing on June 27, 2023 through June 27, 2024, or until a permanent position is hired.

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

SECTION 1. The Agreement for Consulting Service between the City of Guadalupe and Chisam Utility Management LLC, attached to the staff report for this item and incorporated in this resolution, is hereby approved.

SECTION 2. The Mayor is authorized to sign the Agreement with Chisam Utility Management LLC on behalf of the City.

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 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2023-56**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

DWAYNE K. CHISAM P.E.

35629 Cheseboro Road
Palmdale, CA 93552

PROFESSIONAL CIVIL ENGINEER

Mr. Chisam is a Public Works/Utilities professional with over twenty-five years of public works and utility management experience. He has extensive knowledge of the water, wastewater, and solid waste industries. He is a proven leader with exceptional communication skills and a commitment to excellent customer service. His reputation as an innovator, critical thinker, and problem solver is well documented, and he is respected by policy makers, his peers, and employees for his knowledge, fairness, and professionalism.

PROFESSIONAL EXPERIENCE

ANTELOPE VALLEY-EAST KERN WATER AGENCY

6500 West Avenue N, Palmdale, CA, 93552

Assistant General Manager

October 2012 to Present

AVEK is a wholesale water agency that imports State Project Water to the Antelope Valley for delivery to local retail water suppliers. The Agency has four water treatment plants and an expansive distribution system. In addition, the Agency operates two groundwater banking projects that provide increased reliability for imported State Water supplies. The Agency has a staff of approximately 48 employees with an operating budget and capital budget of approximately \$70 million. Major accomplishments include:

- **Preparation of first five year Strategic Plan**
- **Completed the acquisition of property to expand waterbank operations**
- **Completed the first five year financial plan**
- **Established procedures for the annual water rate study**
- **Completed the IRWMP, UWMP**
- **Developed the concepts of enterprise water banking**
- **Negotiated to acquire new non-state water supply for new development**
- **Assisted in the negotiations for water transfers and exchanges**
- **Assisted the litigation team in Antelope Valley groundwater adjudication**
- **Developed a positive working relationship with local retail water suppliers**
- **Developed comprehensive alternative energy plan for the Agency**

CITY of PISMO BEACH

760 Mattie Road, Pismo Beach, CA 93450

Director of Public Works / City Engineer

October 2008 to October 2012

Pismo Beach is a tourist community with a population of 7,500 permanent residents. Pismo Beach is a full service community with a Public Works staff of 30 full-time employees, and an operating budget of \$8 million. The capital budget averages between \$3 and \$5 million per year. Public Works provides the following public services: water, wastewater, capital master planning,

engineering, pier and beach maintenance, public facilities maintenance, and fleet services. Major accomplishments include:

- **Established the Northern Cities Technical Group for managing the regional groundwater basin**
- **Increased the reliability of the City's State Water supply with purchase of additional Table A allocation**
- **Completed the Pismo Beach Promenade and Pier Plaza improvements**
- **Completed the seismic study and maintenance plan for eight water reservoirs**
- **Completed the Urban Water Management Plan, with inclusion of recycled water**
- **Established operational and maintenance standards for Public Works**
- **Organized a regional approach to address a threat of seawater intrusion**
- **Created and implemented MS4 Stormwater Management Plan**
- **Provided staff support and expertise to Lopez Advisory Board, WRAC**

CITY of LOS BANOS

520 J Street, Los Banos, CA 93635

Director of Public Works / City Engineer

July 2006 – October 2008

The Public Works Department has 56 full-time employees and an annual budget of \$30 million, including capital improvements. The Public Works Department is comprised of three divisions: Engineering, Public Works Operations, and Parks and Recreation. Los Banos is a full-service city providing water, wastewater, storm drainage, engineering, street and facility maintenance, and fleet services. The department processes annexation and subdivision requests, prepares utility master plans and capital improvement programs. Major accomplishments include:

- **Accelerated project timeline and funding for a major highway construction project**
- **Completed master plans for wastewater, water, and storm drainage utilities**
- **Reorganized two departments into a more efficient and responsive organization**
- **Completed strategic plan for Wastewater Treatment Plant expansion**
- **Completed a detailed traffic model for anticipated future growth**
- **Developed comprehensive development plan for Community Center Project**
- **Completed the Child Development Center**
- **Established a multi-year Capital Improvement Program**
- **Planned five annexations totaling over 1500 acres**

CITY of SANTA MARIA

2065 E. Main Street, Santa Maria, CA 93454

Director of Utilities

March 1991 - July 2006

The Utilities Department is responsible for the administration and management of the three City operated utilities with a combined operating budget of \$50 million. The department contains 85 full-time employees and a capital improvement budget between \$10 and \$20 million per year. The department is organized into six divisions: water, wastewater, solid waste, flood control, regulatory compliance, and fleet services. The Director is the City's representative on the Central Coast Water Authority Operating Committee and a member of the litigation team for the adjudication of the Santa Maria groundwater basin. Major accomplishments include:

- **Securing groundwater, return flows, and surface water rights via the Santa Maria groundwater basin adjudication and physical solution**
- **Constructed major water infrastructure to import State Water**

- **Constructed Blending and Disinfection Facility for State Water**
- **Negotiated two water sales transactions with neighboring agencies**
- **Expanded Wastewater Treatment Plant**
- **Increased sewer trunk line capacity**
- **Constructed an additional 7 MG water storage reservoir**
- **Installed major water transmission mains**
- **Added flood control facilities**
- **Expanded existing regional sanitary landfill**
- **Purchased 2000 acres for regional park and new landfill**
- **Created the Non-Hazardous Impacted Soil program**
- **Constructed waste to energy programs**
- **Established the hauled waste program at the Wastewater Treatment Plant**
- **Established green waste and biosolids composting operations via public/private partnership**

CITY of GUADALUPE

918 Obispo Street, Guadalupe, CA 93454

Director of Public Works

May 1989 - February 1991

The City of Guadalupe is a small full-service City where the Director is responsible for all aspects of the public works operations including water, wastewater, solid waste, street and facility maintenance, long range planning, and creating capital improvement programs. Major accomplishments include:

- **Development of a Wastewater Master Plan and expansion plan for the Wastewater Treatment Plant**
- **Completion of a utility rate and impact fee study**
- **Implemented the Source Reduction and Recycling Element**
- **Created the first Building and Safety Department**

CITY of ARROYO GRANDE

214 E. Branch Street, Arroyo Grande, CA 93420

Special Projects Engineer

July 1985 - May 1989

Assisted the Director in all facets of the department's operations and also served as the Engineering Division Manager. Responsibilities included planning, public works design, administration of field inspections, review of development projects, plan checking, subdivision processing, preparing departmental budgets, written reports, cost estimates, and promoting a good working relationship with the building industry.

CITY of HAWTHORNE

4455 W. 126th Street, Hawthorne, CA 90250

Junior Civil Engineer

March 1983 - July 1985

Provided a variety of professional engineering and administration services within the Engineering Department, including design and preparation of plans and specifications for Public Works projects such as water mains, street reconstruction, and a major airport master plan and rehabilitation project at Hawthorne Municipal Airport.

LICENSES

Professional Civil Engineer - License No. PE 43851
Grade III Water Treatment Operator License - Certificate No. 14932 (inactive)
Water Distribution Grade II - Certificate No. 14932 (inactive)

EDUCATION

Bachelor of Science (BS) - California State University at Long Beach
Associate of Arts (AA) - El Camino Community College

**AGREEMENT FOR CONSULTANT SERVICES
BETWEEN
THE CITY OF GUADALUPE
AND
CHISAM UTILITY MANAGEMENT LLC**

THIS AGREEMENT FOR CONSULTANT SERVICES (the "Agreement") is made and entered into this 27TH day of June 2023, by and between the CITY OF GUADALUPE, a municipal corporation ("City") and CHISAM UTILITY MANAGEMENT LLC, a California ("Consultant").

In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

Section 1. Term of Agreement. Subject to the provisions of Section 19 (Termination of Agreement) of this Agreement, the term of this Agreement shall be for a period of one (1) year from the date of execution of this Agreement, as first shown above. Such term may be extended upon written agreement of both parties to this Agreement.

Section 2. Scope of Services. Consultant agrees to perform the services set forth in Exhibit A (Scope of Services) and made a part of this Agreement.

Section 3. Additional Services. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to or outside of those set forth in this Agreement or listed in Exhibit A unless such additional services are authorized in advance and in writing by the City Council or City Administrator of City. Consultant shall be compensated for any such additional services in the amounts and in the manner agreed to by the City Council or City Administrator.

Section 4. Compensation and Method of Payment.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in Exhibit A (Compensation) and made a part of this Agreement.

(b) Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by subcategory), travel, materials, equipment, supplies, subconsultant contracts, and miscellaneous expenses. City shall independently review each invoice submitted by Consultant to determine whether the work performed, and expenses incurred, are in compliance with the provisions of this

Agreement and Scope of Services. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event City disputes any charges or expenses, City shall return the original invoice to Consultant with specific items in dispute identified for correction and re-submission. All undisputed charges shall be paid in accordance with this Agreement and Scope of Services.

(c) Except as to any charges for work performed or expenses incurred by Consultant, which are disputed by City, City will cause Consultant to be paid within thirty (30) days of receipt of Consultant's invoice.

(d) Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

(e) Consultant shall have the right to suspend services if not paid in accordance with this Agreement.

Section 5. Inspection and Final Acceptance. City may inspect and accept or reject any of Consultant's work under this Agreement, either during performance or when completed, if the work is found to be defective or not in compliance with the defined Scope of Services. Acceptance of any of the Consultant's work by City shall not constitute a waiver of any of the provisions of this Agreement, including but not limited to, Sections 15 and 16, pertaining to indemnification and insurance, respectively. Consultant agrees to cooperate in any such inspection.

Section 6. Ownership of Documents. All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, paper files, and other documents prepared, developed or discovered by Consultant in the course of providing any services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Consultant. Reuse of any materials outside the scope of this Agreement shall be at the sole risk of the City.

Section 7. Consultant's Books and Records.

(a) Consultant shall maintain any and all documents and records demonstrating or relating to Consultant's performance of services pursuant to this Agreement. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance

with generally accepted accounting principles and shall be sufficiently completed and detailed so as to permit an accurate evaluation of the services provided by Consultant pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to the audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, upon reasonable notice during regular business hours, upon written request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Consultant's address indicated for receipt of notices in this Agreement. The City shall compensate the Consultant for all costs associated with providing these materials to the City.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or destroyed due to dissolution or termination of Consultant's business, City may, by written request, require that custody of such documents or records be given to the requesting party and that such documents and records be maintained by the requesting party. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

Section 8. Status of Consultant.

(a) Consultant is and shall at all times during the terms of this Agreement remain a wholly independent Consultant and not an officer, employee or agent of City. Consultant shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees or agents are in any manner officials, employees or agents of City.

(c) Neither Consultant nor any of Consultant's officers, employees or agents shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

Section 9. Standard of Performance. Consultant represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this Agreement in a thorough, competent and professional manner. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this Agreement, Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of Consultant under this Agreement.

Section 10. Compliance With Applicable Laws, Permits and Licenses. Consultant shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement applicable to Consultant. Consultant shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable at law or in equity as a result of any failure of Consultant to comply with this section.

Section 11. Nondiscrimination. Consultant shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, disability, marital status or sexual orientation in connection with or related to the performance of this Agreement.

Section 12. Unauthorized Aliens. Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. sections 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorney's fees, incurred by City.

Section 13. Conflicts of Interest. Consultant will comply with all conflict-of-interest laws and regulations including, without limitation, the City's Conflict of Interest Code (on file in the City Clerk's Office). All officers, employees and/or agents of Consultant who will be working on behalf of the City pursuant to this Agreement, may be required to

file Statements of Economic Interest with the Fair Political Practices Commission. Therefore, it is incumbent upon Consultant to notify that City of any staff changes relating to this Agreement.

- A. In accomplishing the scope of services of this Agreement, all officers, employees and/or agents of Consultant, unless as indicated in Subsection B, will be performing a very limited and closely supervised function, and, therefore, unlikely to have a conflict of interest arise. No disclosures are required for any officers, employees, and/or agents of Consultant, except as indicated in Subsection B.


Initials

- B. In accomplishing the scope of services of this Agreement, Consultant will be performing a specialized or general service for the City, and there is substantial likelihood that the Consultant's work product will be presented, either written or orally, for the purpose of influencing a governmental decision. As a result, Consultant shall be subject to Disclosure Category "1" of the City's Conflict of Interest Code.

Section 14. Confidential Information; Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Administrator, except as may be required by law.

(b) Consultant, its officers, employees, agents or subconsultants, shall not, without prior written authorization from the City Administrator or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, responses to interrogatories or other information concerning the work performed under this Agreement. A response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subconsultant of Consultant, provides any information or work product in violation of this section, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or sub consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Consultant shall be compensated for all costs associated with complying with this section.

Section 15. Indemnification.

(a) City and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "Indemnitees") shall have no liability to Consultant or any other person for, and Consultant shall indemnify, defend, protect and hold harmless Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") which Indemnitees may suffer or incur or to which Indemnitees may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of or allegedly caused by Consultant's performance of or failure to perform any services under this Agreement or by the negligent or willfully wrongful acts or omissions of Consultant, its agents, officers, directors, sub consultants or employees, committed in performing any of the services under this Agreement.

(b) If any action or proceeding is brought against Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify Indemnitees as provided above, Consultant, upon notice from City, shall defend Indemnitees at Consultant's expense by counsel acceptable to City, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to indemnification in order to be so indemnified. The

insurance required to be maintained by Consultant under Section 16 shall ensure Consultant's obligations under this section, but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

(c) The provisions of this section do not apply to Claims occurring as a result of the City's sole negligence or willfully wrongful acts or omissions.

(d) City agrees to indemnify Consultant for any such neglect or willfully wrongful acts committed by City or its officers, agents or employees.

Section 16. Insurance. Consultant agrees to obtain and maintain in full force and effect during the term of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work provided by Consultant, its agents, representatives, or employees in performance of this Agreement. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver, if so approved in writing by City Administrator. Consultant agrees to provide City with copies of required policies upon request. Prior to the beginning of and throughout the duration of the Work, Consultant and its subconsultants shall maintain insurance in conformance with the requirements set forth below. Consultant will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth herein, Consultant agrees to amend, supplement, or endorse the existing coverage to do so. Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to Consultant or its subconsultants in excess of the limits and coverage identified in this Agreement and which is applicable to a given loss, claim or demand, will be equally available to City.

Consultant shall provide the following types and amounts of insurance. Without limiting Consultant's indemnification of City, and prior to commencement of Work, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City:

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

(1) Insurance Services Office Form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Insurance Services Office Form No. CA 0001 covering Automobile Liability, including code 1"any auto" and endorsement CA 0025, or equivalent forms subject to written approval of City.

(3) Workers' Compensation insurance as required by the Labor Code of the State of California and Employers' Liability insurance and covering all persons providing services on behalf of the Consultant and all risks to such persons under this Agreement, along with a waiver of subrogation endorsement.

(4) Errors and omission liability insurance appropriate to the Consultant's profession.

B. Minimum Limits of Insurance: Consultant shall maintain limits of insurance no less than:

(1) General Liability Insurance: Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage, and a \$2,000,000 completed operations aggregate. The policy shall provide or be endorsed to provide that City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted. This insurance and any umbrella or excess liability insurance shall be maintained for a minimum of three years or as long as there is a statutory exposure to completed operations claims, with the City and its officers, officials, employees, and agents continued as additional insured.

(2) Automobile Liability: Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

(3) Workers' Compensation and Employer's Liability: Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000) for Consultant's employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, Consultant shall require each subConsultant to similarly maintain Workers' Compensation Insurance and

Employer's Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subConsultant's employees. Consultant shall submit to City.

(4) Errors and Omissions Liability: \$1,000,000 per claim as appropriate for the profession.

(5) Umbrella or excess liability insurance (if needed): Consultant shall obtain and maintain an umbrella or excess liability insurance that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop-down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;
- Policies shall "follow form" to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

(6) Pollution liability insurance. Environmental Impairment Liability Insurance shall be written on a Consultant's Pollution Liability form or other form acceptable to City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than \$1,000,000 dollars per claim and in the aggregate. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

C. Other Provisions: Insurance policies required by this Agreement shall contain the following provisions:

(1) Notice of Cancellation: Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, canceled by the insurer or other party to this Agreement, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested has been given to City.

(2) Primary/noncontributing: Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a

combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(3) **City's Rights of Enforcement:** In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(4) **Waiver of Subrogation:** All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City and shall require similar written express waivers.

(5) **Enforcement of Contract Provisions (non estoppel):** Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

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

(7) **Prohibition of Undisclosed Coverage Limitations:** None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(8) **Separation of Insureds:** A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each

insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(9) **Pass through Clause:** Consultant agrees to ensure that its subconsultants, subconsultants, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subconsultants, and others engaged in the project will be submitted to City for review.

(10) **City's Right to Revise Requirements:** The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant a ninety (90) day advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(11) **Self-insured Retentions:** Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(12) **Timely Notice of Claims:** Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(13) **Additional Insurance:** Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Work.

Section 17. **Assignment.** The expertise and experience of Consultant are material considerations for this Agreement. City has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon Consultant under the Agreement. In recognition of that interest, Consultant shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Consultant's duties or obligations under this Agreement without the prior written consent of the City Council. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement, entitling City to any and all remedies at law or

in equity, including summary termination of this Agreement. City acknowledges, however, that Consultant, in the performance of its duties pursuant to this Agreement, may utilize sub consultants.

Section 18. Continuity of Personnel. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff assigned to perform the services required under this Agreement, prior to any such performance.

Section 19. Termination of Agreement.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days' written notice of termination to Consultant. In the event such notice is given, Consultant shall cease immediately all work in progress.

(b) Consultant may terminate this Agreement at any time upon thirty (30) days' written notice of termination to City.

(c) If either Consultant or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Consultant or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Consultant or City, all property belonging exclusively to City which is in Consultant's possession shall be returned to City. Consultant shall furnish to City a final invoice for work performed and expenses incurred by Consultant, prepared as set forth in Section 4 of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 of this Agreement.

Section 20. Default. In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default and may terminate this Agreement immediately by written notice to Consultant.

Section 21. Excusable Delays. Consultant shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Consultant. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of the City, court

orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

Section 22. Cooperation by City. All public information, data, reports and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in Exhibit A, shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

Section 23. Notices. All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or United States mail, postage prepaid, addressed as follows:

To City: City Administrator
 City of Guadalupe
 918 Obispo Street
 Guadalupe, CA 93434

To Consultant: Chisam Utility Management LLC
 494 Eucalyptus Road
 Nipomo, CA 93444

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

Section 24. Authority to Execute. The person or persons executing this Agreement on behalf of the Consultant represents and warrants that they have the authority to so execute this Agreement and to bind Consultant to the performance of its obligations hereunder.

Section 25. Binding Effect. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

Section 26. Modification of Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

Section 27. Waiver. Waiver by any party to this Agreement of any term, condition or covenant of this Agreement shall not constitute a waiver of any other term, condition or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any provisions of this Agreement.

Section 28. Law to Govern; Venue. This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Santa Barbara. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Los Angeles.

Section 29. Attorney's Fees, Costs and Expenses. In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to any award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

Section 30. Entire Agreement. This Agreement, including the attached exhibits, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Consultant and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding. No amendment to this Agreement shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

Section 31. Severability. If a term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

Section 32. Preparation of Agreement. This Agreement is the product of negotiation and preparation by and among the parties and their respective attorneys. The parties, therefore, expressly acknowledge and agree that this Agreement shall not be deemed prepared or drafted by one party or another, or any party's attorney, and will be construed accordingly.

CITY:


CITY OF GUADALUPE

By: _____
Ariston Julian, Mayor

APPROVED AS TO FORM:

Phillip Sinco, City Attorney

Consultant:

By:  _____
Dwayne Chisam
Chisam Utility Management LLC

By: DWAYNE CHISAM

Title: OWNER

Proposal
Chisam Utility Management LLC
494 Eucalyptus Road
Nipomo CA 93444

Todd Bodem City Manager
City of Guadalupe

Dear Todd

I am pleased to provide the following proposal to Public Works Director and City Engineering services on an interim basis.

The services to be provided include oversight of the water wastewater and street divisions of public works. City Engineering services for capital and maintenance projects within the city. Attending meetings as directed by the City Manager and two City Council meetings per month. The work effort is anticipated to be approximately 20 hours per week.

The fee to provide outlined services is \$12,000 per month based on 80 hours and \$150 per hour. Travel expenses will be charged at the current IRS rate for meetings outside of the City limits. The services are provided as an independent contractor and are billed on a monthly basis.

If you have any questions or would like to discuss further, please do not hesitate to call

Respectfully submitted

Dwayne Chisam P E 43851



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023

Todd Bodem

Prepared by:
Todd Bodem, City Administrator

SUBJECT: Designating Interim Public Works Director Dwayne Chisam, as the Authorized Agent and Signatory for Guadalupe Transit grants, documents, and related periodic reports, effective July 12, 2023, with the departure of the current signatory, Shannon Sweeney.

RECOMMENDATION:

That the City Council adopt Resolution No. 2023-57 authorizing Interim Public Works Director Dwayne Chisam, as the Authorized Agent and Signatory for Guadalupe Transit grants, documents, and related periodic reports, effective July 12, 2023.

BACKGROUND:

The administration of Guadalupe Transit business involves working with a variety of regional, state, and federal agencies. These agencies require that participating municipalities designate, by formal resolution, the individual authorized to act on behalf of that municipality. Specifically, these agencies or activities include, but not limited to:

- * Transportation Development Act (TDA) & State Transit Assistance (STA) Claims, request for funds, and periodic reports.
- * Annual Federal Transit Administration (FTA) 5311 Operating Grant Applications, request for funds, and periodic reports.
- * Various Federal Transit Administration (FTA) operating and capital grants as needed, requests for funds, and periodic reports.
- * Various State of California transit grant applications as needed, requests for funds and related reports.
- * State of California Department of Transportation (DOT) documents and periodic reports.
- * Santa Barbara County Association of Governments (SBCAG) documents and periodic reports.

DISCUSSION:

There are a number of eminent transit related items that will require the City's attention and will require the signature of an authorized agent. The current transit signatory, Shannon Sweeney, vacated her position as Public Works Director on June 15, 2023. City staff recommends that the City Council adopt the attached resolution as presented to substitute Dwayne Chisam in place of Shannon Sweeney effective July 12, 2023, as the Authorized Agent and Signatory for Guadalupe Transit grants, documents, and related periodic reports. City staff will follow by distributing copies of the executed resolution to the appropriate agencies.

ATTACHMENTS:

1. Resolution No. 2023-57

RESOLUTION NO. 2023-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AUTHORIZING THE DESIGNATION OF AUTHORIZED AGENT AND SIGNATORY FOR GUADALUPE TRANSIT GRANTS, RELATED DOCUMENTATION, & PERIODIC REPORTS EFFECTIVE JULY 12, 2023

WHEREAS, the City of Guadalupe relies on a number of transit agencies and grants for operational and capital funding; and

WHEREAS, these programs require that the City designate and authorize by formal resolution, an individual to serve as the authorized agent and signatory on grant applications, claim forms, request for payments, and periodic reports; and

WHEREAS, with the departure of the individual currently designated as the authorized agent and signatory on grant applications, claim forms, request for payments, and periodic reports, Shannon Sweeney, who left City employment on June 16, 2023, there is no person who can serve in this capacity; and

WHEREAS, in order for the City and transit staff to continue the proper and timely administration of transit business, it is necessary to designate another individual to serve as the authorized agent and signatory on grant applications, claim forms, request for payments, and periodic reports.

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

SECTION 1. That effective July 12, 2023, Dwayne Chisam, Interim Public Works Director is authorized to execute, sign, and file related report documents on behalf of the City of Guadalupe related to the following, but not limited to, transit programs:

- Transportation Development Act (TDA) & State Transit Assistance (STA) Claims, request for funds, and periodic reports.
- Annual Federal Transit Administration (FTA) 5311 Operating Grant Applications, request for funds, and periodic reports.
- Various Federal Transit Administration (FTA) operating and capital grants as needed, requests for funds, and periodic reports.
- Various State of California transit grant applications as needed, requests for funds, and related reports.
- State of California Department of Transportation (DOT) documents and periodic reports.
- Santa Barbara County Association of Governments (SBCAG) documents and periodic reports.

SECTION 2. A copy of this resolution be transmitted to each of the agencies identified above.

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 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2023-57**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023

Janice Davis

Prepared by:
Janice Davis, Finance Director

Todd Bodem

Approved by:
Todd Bodem, City Administrator

SUBJECT: Fiscal Year 2022-23 Appropriations Limit

RECOMMENDATION:

That the City Council adopt Resolution No. 2023-58 establishing the revised appropriations limit from tax proceeds for Fiscal Year 2022-23

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 \$3,403,929.48 multiplied by the growth factor in the California Per Capita Personal Income percentage increase (1.0755) and multiplied again by the County population percentage change (1.0014) for an adjustment per factor of 1.0770. This calculation is demonstrated on Exhibit 1 to Resolution No. 2023-xx. 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.

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 2022-23, the cumulative appropriation limit has been determined to be \$3,666,051.45.

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 2022-23 have been calculated to be \$3,613,967, per the approved FY22-23 budget, which is approximately \$52,084.45 less than the appropriations limit. Therefore, the City is in compliance with Article XIII B of the California Constitution. If the City Council adopts the resolution to establish the appropriation limit for Fiscal Year 2022-23, the City will be in compliance with Propositions 4 and 111.

FISCAL IMPACT:

None for FY2023.

ATTACHMENTS:

1. Resolution No. 2023-58
2. Department of Finance Price and Population Information Letter

RESOLUTION NO. 2023-58

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, ESTABLISHING
THE CITY'S APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-23**

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, *et seq.* 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 County population change as the population adjustment factor.
2. The appropriations limit for the fiscal year 2022-23 is hereby set at \$3,666,051.45 as detailed in Exhibit 1, attached hereto, which is hereby made part of this resolution.
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 11th of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2023-58** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023 and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Phillip F. Sinco, City Attorney

FY2023 TAX APPROPRIATIONS SUBJECT TO THE GANN LIMIT

Appropriations Subject to the Gann Limit*

3130	Sales And Use Taxes	\$	549,435.00
3136	Local Sales Tax add-on	\$	691,731.00
3140	Real Property Transfer Tax	\$	30,000.00
3145	Tax Increments	\$	1,620,801.00
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		\$	3,613,967.00

Calculation of the Gann Appropriations Limit

Prior Year (FY 2022) Gann Limit Revised		\$	3,403,929.48
A.	California per Capita adj		1.0755
B.	County Population adj		1.0014
	Change Factor (A*B)		<u>1.0770</u>
Adjustment Factor			1.0770
Gann Limit for FY 2023		\$	3,666,051.45
Projected Appropriations are below the limit by:		\$	52,084.45

*Source: FY 2022-23 Adopted Budget



Gavin Newsom ■ Governor

1021 O Street, Suite 3110 ■ Sacramento CA 95814 ■ www.dof.ca.gov

May 2022

Dear Fiscal Officer:

Subject: Price Factor and Population Information**Appropriations Limit**

California Revenue and Taxation Code section 2227 requires the Department of 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, 2022, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2022-23. 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 2022-23 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, 2022.**

Please Note: The prior year's city population estimates may be revised. The per capita personal income change is based on historical data.

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

KEELY MARTIN BOSLER
Director
By:

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 2022-23 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2022-23	7.55

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2022-23 appropriation limit.

2022-23:

Per Capita Cost of Living Change = 7.55 percent
 Population Change = -0.30 percent

Per Capita Cost of Living converted to a ratio:	$\frac{7.55 + 100}{100} = 1.0755$
Population converted to a ratio:	$\frac{-0.30 + 100}{100} = 0.997$
Calculation of factor for FY 2022-23:	$1.0755 \times 0.997 = 1.0723$

Fiscal Year 2022-23

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2021 to January 1, 2022 and Total Population, January 1, 2022

County City	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>		<u>Total Population</u>
	2021-2022	1-1-21	1-1-22	1-1-2022
Santa Barbara				
Buellton	-2.51	5,185	5,055	5,055
Carpinteria	-2.29	13,267	12,963	12,963
Goleta	-2.17	33,315	32,591	32,591
Guadalupe	-0.90	8,622	8,544	8,544
Lompoc	-2.11	41,966	41,079	43,845
Santa Barbara	-2.16	88,479	86,571	86,591
Santa Maria	-0.95	110,969	109,910	109,910
Solvang	-2.54	5,858	5,709	5,709
Unincorporated	4.47	130,861	136,711	139,956
County Total	0.14	438,522	439,133	445,164

*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, 2021 to January 1, 2022

County	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>	
	2021-22	1-1-21	1-1-22
San Diego			
Incorporated	-0.04	2,745,332	2,744,337
County Total	-0.08	3,226,278	3,223,583
San Francisco			
Incorporated	-0.79	849,259	842,529
County Total	-0.79	849,259	842,529
San Joaquin			
Incorporated	0.59	619,274	622,907
County Total	0.44	778,272	781,688
San Luis Obispo			
Incorporated	-0.94	159,205	157,711
County Total	0.28	275,671	276,431
San Mateo			
Incorporated	-0.91	689,376	683,093
County Total	-0.92	751,464	744,552
Santa Barbara			
Incorporated	-1.70	307,661	302,422
County Total	0.14	438,522	439,133
Santa Clara			
Incorporated	-0.69	1,822,894	1,810,306
County Total	-0.69	1,906,879	1,893,770
Santa Cruz			
Incorporated	3.27	132,260	136,587
County Total	0.00	266,511	266,522
Shasta			
Incorporated	-0.95	115,241	114,151
County Total	-0.82	181,837	180,347

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



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023

Michael Cash

Prepared by:
Michael Cash, Director of Public Safety

Todd Bodem

Approved by:
Todd Bodem, City Administrator

SUBJECT: Donation of \$41,127.28 to the Guadalupe Police Department from the One805 Foundation towards the purchase of a generator for the public safety building.

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2023-59 accepting the donation of \$41,127.28 to the Guadalupe Police Department from the One805 Foundation towards the purchase of a generator for the public safety building.

BACKGROUND:

On May 30, 2023, the One805 Foundation delivered a check in the amount of \$41,127.28 to the Guadalupe Police Department towards the purchase of a generator for the public safety building. The group supports Santa Barbara County First Responder agencies to secure equipment and supplies these departments would normally not have funding to obtain.

FISCAL IMPACT:

The fiscal impact of this donation is positive for the General Fund and will assist the police department with the purchase of a generator for the public safety building.

ATTACHMENTS:

1. Resolution 2023-59

RESOLUTION NO. 2023-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA ACCEPTING A DONATION IN THE AMOUNT OF \$41, 127.28 FOR THE GUADALUPE POLICE DEPARTMENT TO ASSIST IN PURCHASING A GENERATOR FOR THE PUBLIC SAFETY BUILDING

WHEREAS, On May 30, 2023, the One805 Foundation delivered a check in the amount of \$41,127.28 as a donation to the Guadalupe Police Department towards the purchase of a generator for the public safety building; and

WHEREAS, Government Code 37354 provides that the City Council may accept or reject any gift, bequest, or devise made to or for the city, or to or for any of its officers in their official capacity or in trust for any public purpose.

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

SECTION 1. That the City Council accepts the \$41,127.28 donation from the One805 Foundation on behalf of the Guadalupe Police Department and hereby directs the Director of Public Safety to prepare a letter of appreciation to the One805 Foundation for this grant awarded donation.

SECTION 2. 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 held on the 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **C.C. Resolution No. 2023-59**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023

Michael Cash

Todd Bodem

Prepared by:
Michael Cash, Director of Public Safety

Approved by:
Todd Bodem, City Administrator

SUBJECT: Authorization to purchase and install a generator for the Guadalupe Police Department building utilizing grant monies from the One805 Foundation award and ARPA funding.

RECOMMENDATION:

The Guadalupe Police Department requests authorization to purchase and install a generator for the Guadalupe Police Department building utilizing grant monies from the One805 Foundation award and ARPA funding (and from Proposition 172 funds, if necessary).

BACKGROUND:

On May 30, 2023, the One805 Foundation delivered a check in the amount of \$41,127.28 to the Guadalupe Police Department towards the purchase of a generator for the public safety building. The group supports Santa Barbara County First Responder agencies to secure equipment and supplies these departments would normally not have funding to obtain.

The Guadalupe City Council approved \$50,000 from the ARPA funds to be set aside towards the purchase and installation of a generator for the Guadalupe Police Department building.

DISCUSSION:

The estimated cost to purchase and install the generator is approximately \$80,034.00. **(Attachment 1)**. The quote specifically excludes the costs of applying for and obtaining required permits such as from the Santa Barbara County Air Pollution Control Board. Staff does not currently know the cost for any required permit(s), but if the available funds left over from the One805 Foundation and APRA monies in the amount of approximately \$11,090.28 are not sufficient to cover the cost of obtaining any required permit(s), Proposition 172 funds under the control of the Public Safety Department are available to cover any remaining cost.

FISCAL IMPACT:

The fiscal impact of the generator purchase is covered by utilizing the One805 Foundation grant award of \$41,127.28 and the City Council approved \$50,000 ARPA funding. These monies will not impact the General Fund and assist the police department with the purchase of the generator. Any additional cost for permits or installation beyond this amount will utilize Proposition 172 Funding not to exceed \$50,000 without City Council approval.

ATTACHMENTS:

1. Royal Industrial Solutions Generator Contract Quote, 60 KW Generator and filter - \$80,034.00.
2. Resolution No. 2023-60



INDUSTRIAL
SOLUTIONS NETWORK

Reference Quote: 1031772

Date: 5/15/23

Guadalupe PD Emergency Generator System

Specifications and Scope of Work:

One (1) UL2200 Listed Kohler model 60REOZJK diesel powered generator set, rated for standby duty at 60 KW, 0.8 PF, 75 KVA, 120/208 volt, 3 phase, 4 wire, 60 Hertz, 1800 RPM, outdoor in weatherproof sound attenuated enclosure with 279-gallon subbase diesel fuel tank rated for 48 hours at full load.

One (1) Kohler Model KCS-ACTC-0400S Automatic Transfer Switch, rated at 400 amps, 208 volt, 3 phase, 4 wire, 3 pole, solid neutral, in Nema 3R cabinet for outdoor mounting.

System Price: See the attached quote for pricing

AQMD/APCD Permit is not included. To be provided by others. Contact ProActive Consulting Group at 714-893-7900 for Permit application processing information and pricing.

FOB Factory with freight allowed to your jobsite (or office) if accessible by a semi. All deliveries are drop-shipped. Offloading and placement of equipment is excluded. All deliveries are Monday through Friday 7:00 a.m. to 4:00 p.m. Deliveries outside the normal business hours will be invoiced as necessary.

CED Standard Terms and Conditions Apply

Jobsite inspection, initial startup, and initiation of warranty, by a Kohler Authorized field technician during normal working hours Monday through Friday 7:00 a.m. to 4:00 p.m.

Testing will utilize building load unless the specification states otherwise. Fuel for testing is excluded. Any jobsite orientation and training of operating personnel to be done at the time of startup.

Kohler limited generator warranty, effective from date of startup, for:
5 years or 3000 hours (whichever occurs first) as published in Kohler Brochure.

Kohler limited ATS warranty, effective from date of startup, for:
5 years as published in Kohler Brochure.



ADDERS:

One (1) Passive PM Filter* (DPF) installed if required by SCAQMD

Price in attached quote

This adder removes the factory silencer and REPLACES it with a PM Filter with integral silencing. The DPF will typically be installed/test fit and removed at the factory (shipping loose) and we request that the Contractor set the DPF on the roof of the generator enclosure when they set the generator. We will have 1-2 technicians on site to install it if it ships loose. For any indoor applications, the DPF will ship loose. All installation for an indoor application is by others. Seismic frame installation and assembly is by others when a frame is required to meet the specification.

*A PM Filter may be required as detailed below in "Quotation Notes." The jobsite address and generator location is not always sufficient to determine if one will be necessary. The generator needs to be further than 50 meters from the nearest "sensitive receptor" as defined below and further than 100 meters from the nearest K-12 school.

Description	Qty
80REOZJF Generator System	1
80REOZJF, 12V, 60Hz	1
Nameplate Rating, Standby 130 Degree	1
UL2200 Listing	1
Seismic Certification	1
Seismic Anchor Plates w/Skid Voltage,60Hz,120/208V,3Ph,4W,0.8P	1
Alternator, 4S13X	1
Unit Mtd. Rad. Cooling	1
Skid & Plant Mtg.	1
Air Intake, Standard Duty	1
Controller, APM603, JD, 800A	1
Software, Base, 150REOZJF	1
Control & Harness, 12V, 4SX, APM603	1
Switch, Key	1
Software, Fuel Level	1
Software, Key Switch	1
Enclosure, Aluminum Sound, Crit Sil, Cap	1
Fuel Tank 48 Hour Configurable (C LINE)	1
Tank, 48 Hour, 279 Gallon State Seismic	1
Spill Cont,OSHPPD/IBC,5Gal w/95% Kit, Containment Extension	1
Panel, Fuel, Alarm, 31 to 39 In	1
Normal Vent 12' Kit/W IBC Fill	1
Emergency Vent, Stack, 5" Npt Kit,Tank Hardware Installation	1
IBC Bracing, 12' Normal Vents	1



Block Heater, 120V, 1800W	1
Battery, 1/12V, 925CCA, Wet	1
Assy Battery Charger, 12V/24V, 10A	1
Software, Param, 10A Battery Charger	1
Generator Heater, 120/240V, 200W	1
Dry Contacts, 14 SPDT 10A&1 DPDT 2A	1
Software, Param, 15 Relay Board	1
Failure Relay / Sgl Dry Contact	1
Run Relay, 12 VDC, 10A, 3PDT, THT	1
Breaker 1 Components	1
Mtg, LCB, LG-Frame, 400A 4S	1
Covers, 4S J-Box LG-Frame w/LG LCB	1
Neutral, 600A 4S	1
Decals, Bonding & Phasing	1
LCB, 400A, LGP, EL/Micro LSI, 100%	1
Flexible Fuel Lines	1
Rodent Guard, 4SX	1
Warranty, 5 Year Comprehensive	1
Power Factor Test, 0.8, 3Ph Only	1
Air Cleaner Restriction Indicator	1
Skid, Extension	1
Coolant in Genset 6 gals.	1
Closed Crankcase Vent, Std A.C.	1
KCS-ACTC-0400S	1
KCS-ACTC-0400S	1
Programmable Input/Output Module	1
Accessory Mounting Assembly	1
User Interface Cover	1
Heater, ATS 100W, 120V	1
Seismic Cert. - Std, 260-600A	1
Warranty - ATS, 5 Year Comprehensive	1
Export Packing-ATS 600-1200A	1
Packing material - ATS	1
Door, ATS - Nema 3R	1
Enclosure, ATS 150-600A Nema 3R	1
Harness, Wiring	1
DWG, ASSY ATS LOGIC	1
Contact, OT, 400A, 3P, 208V, Solid	1
ATS Field Connection - Std & Prog Trans	1
NEC Remote, E-Stop	1
RSA III, Annunciator only	1
Engine Start Integrity Module, Generator	1
Engine Start Integrity Module, ATS	1



Quotation Notes:

1. The kW output listed on this quote letter is at **rated conditions** unless stated otherwise. Actual output may vary by site conditions including temperature and elevation. Please check with your Salesperson for any potential deration due to site conditions or specifications.
2. Air quality permit fees and compliance are excluded. Local air quality authorities may require a health risk study or environmental quality assessment. The cost for a health risk study is excluded.
3. Any additional equipment required as a result of the local Air Quality permit application will be quoted separately. Air quality requirements are ever changing and vary based on a number of factors like jobsite location and proximity to adjacent structures. BCEW is quoting the latest Tier compliant generators to meet State and Federal regulations unless otherwise noted. It is the customer or end users responsibility to obtain all permits related to the installation and operation of the equipment quoted herein. *All permits must be obtained prior to installation of the equipment.*

MANY AIR JURISDICTIONS ARE DISCUSSING CHANGING THE RULES REGARDING EMISSIONS, TIER LEVELS, AFTER TREATMENT, ETC. WE ARE QUOTING BASED ON THE SPECIFICATIONS AND OUR CURRENT UNDERSTANDING OF THE APPLICATION OF THE AIR JURISDICTION'S RULES AT THE TIME OF THE QUOTE

4. Generators installed on or after January 1st, 2013 in SCAQMD's jurisdiction will require the installation of a Particulate Matter Filter if they are within 50 meters of a sensitive receptor and over 175bhp. If the generator is within 50 meters of a sensitive receptor and there is not a price for a PM Filter on this quote please contact your salesperson immediately. A sensitive receptor is defined as, "any residence including private homes, condominiums, apartments, and living quarters, schools as defined in (5), preschools, daycare centers, and health facilities such as hospitals or retirement and nursing homes. A sensitive receptor includes long term care hospitals, hospices, prisons, and dormitories or similar live-in housing."
5. "Engines located on or near school grounds: New Stationary emergency standby diesel-fueled engines (>50 bhp) located on school grounds or 100m or less from a school which exists at the date the application for Permit to Construct or Permit to Operate is deemed complete, whichever is earlier shall emit diesel PM at a rate less than or equal to 0.01 g/bhp-hr" which means that a PM Filter will be necessary. If the generator is within 100 meters of a Kindergarten-12th grade school and there is not a price for a PM Filter on this quote please contact your salesperson immediately.
6. Some local AHJ's will require field inspections, additional testing, interconnection with a Fire Alarm system or BMS, or verifying functionality on certain components/alarms/monitoring. We are bidding to the plans and specifications provided and cannot cover any and all potential testing that may be requested by AHJ's. We do our best to be an expert on all local requirements, but we have a huge territory and requirements are



ever changing. We are bidding to a design spec for a project awarded based on pricing. It is the responsibility of the Consulting/Specifying Engineer to provide the required information to bid the project properly. Typically, the testing/inspection does not require attendance by a BCEW technician but in certain instances it does. Please contact us with the specific requirements in writing that apply to your project (from your approved fire permit, County HazMat permit or your inspection corrections) once you have them and our Service Department can quote it accordingly. Tank pressure tests are required in very few areas. These are not included and will be quoted on an as required basis unless they are listed in the specification and specifically listed on our quote.

7. All supplied fuel tanks will be certified UL142 unless specifically called out as UL2085. UL142 tanks are NOT fire rated or ballistic rated.

8. All power system studies, including short circuit analysis, protective device coordination and arc flash analysis and mitigation, are the responsibility of others-not included with this proposal.

9. Protective device calibration, testing (NETA) and setting of protective relays and CB trip units is the responsibility of others and not included with this proposal.

10. Fuel, initial fuel fill and fuel for testing is excluded.

11. No special lugs included in our quotes unless specifically identified on our proposal. You will receive the standard lugs for the provided breakers.

12. Prices quoted are not applicable for work subject to any state or federal prevailing wage requirements. We are an equipment supplier, not a subcontractor. Please contact your sales executive if prevailing wage still applies.

13. Quotation will be held firm for 30 days. This quote may be modified and/or rescinded by BCEW at its sole discretion unless the quote is accepted before the expiration date.

14. If new tariffs or fees are imposed on certain materials after the submittal of this proposal, we reserve the right to adjust pricing if this quote is affected

Lead Times:

1. Most submittals can typically be provided within 10-15 business days from receipt of your written hold for Submittal approval (HFSA) Purchase Order. Custom drawings take 15-20 business days minimum. Paralleling Switchgear Submittals are a minimum of 6-8 weeks. Third party Submittals often take a minimum of 1-2 weeks thereby delaying our complete Submittal package by the same time.

2. Current factory lead-time for the generator is 57-59 weeks from written release for production. Lead-times are estimated at time of quote and may vary at time of order.

3. Current factory lead-time for the Automatic Transfer Switch is 24-26 weeks from written release for production.

4. If the particulate matter filter adder is required/selected it will add 4-5 weeks to the lead time of the generator.



INDUSTRIAL
SOLUTIONS NETWORK

The authorized purchaser identified below accepts this proposal and agrees, upon acceptance of this contract by ROYAL INDUSTRIAL SOLUTIONS, to purchase and pay for the equipment, accessories, and service in accordance with the terms and conditions set forth above.

COMPANY NAME: _____

PURCHASER NAME AND TITLE: _____

PURCHASER SIGNATURE: _____

DATE: _____ PURCHASE ORDER NUMBER: _____

DELIVERY DATE REQUESTED BY PURCHASER: _____

If a delivery date is not provided, KOHLER will postpone the release of product orders with its respective vendors until the date is provided in writing. It is the sole responsibility of the Purchaser to provide a delivery date within the current factory lead times.

Customer Quote For: COD

ROYAL - SANTA MARIA

Quote: Q1031773 Revision #: 001

ROYAL INDUSTRIAL SOLUTIONS
 2363A THOMPSON WAY
 SANTA MARIA CA 93455
 Tel: (805)614-7842 Fax: (805)614-7849

Contact Name: JACOB LIMON

Quote Date: 05/15/23
 Updated On: 05/15/23
 Expires On: 06/14/23

Job Name: 60 KW

Attn:

Ship To: COD

4490 10TH STREET
 GUADALUPE, CA 93434

Customer PO #:

Customer PO Date:

FOB: SHIPPING POINT

Freight: PREPAID

LN	Product	Qty Avail	Lead Time	Qty	Price	Per *	Ext Price
01	MISC 60REOZJK 60 KW GENERATOR	0		1	\$60,284.00	E	\$60,284.00
02	FREIGHT IS INCLUDED						
03	MISC 60 KW PASSIVE FILTER FILTER FOR GENERATOR	0		1	\$19,750.00	E	\$19,750.00
04	FILTER REQUIRED BY SCAQMD STANDARDS						
Merchandise:							\$80,034.00
Total:							\$80,034.00

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

* Per E = Each, C = Hundred, M = Thousand

RESOLUTION NO. 2023-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA AUTHORIZATION TO PURCHASE AND INSATLL A GENERATOR FOR THE GUADALUPE POLICE DEPARTMENT BUILDING UTILIZING GRANT MONIES FROM THE ONE805 FOUNDATION AWARD AND ARPA FUNDING NOT TO EXCEED \$100,000 DOLLARS

WHEREAS, on May 30, 2023, the One805 Foundation delivered a check in the amount of \$41,127.28 to the Guadalupe Police Department towards the purchase of a generator for the Police Department building. The group supports Santa Barbara County First Responder agencies to secure equipment and supplies these departments would normally not have funding to obtain; and

WHEREAS, the Guadalupe City Council approved \$50,000 from the ARPA funds to be set aside towards the purchase and installation of a generator for the Guadalupe Police Department building; and

WHEREAS, the City has received a quote for the purchase and installation of the generator in the amount of approximately \$80,034.00, which quote excludes the cost of obtaining any required permit(s); and

WHEREAS, the amount remaining from the One805 Foundation and ARPA funds (in the amount of \$11,093.28) for the cost of purchasing and installing the generator are insufficient to cover the costs of obtaining any required permit(s), then Proposition 172 funds under the control of the Public Safety Department can be used (up to \$50,000 without City Council approval).

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

SECTION 1. That City staff is authorized to purchase and install a generator for the Guadalupe Police Department building utilizing monies from the One805 Foundation award and ARPA funding, with any additional cost for permits or installation to be covered by using Proposition 172 Funding not to exceed \$50,000 without City Council approval.

SECTION 2. 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 held on the 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. **Resolution No. 2023-60**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



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: **July 1, 2023 Planning Report Covering June 2023**

MINISTERIAL PROJECTS

Zoning Clearances Approved	2
Zoning Clearances Denied	1
Zoning Verification Letters	0
Business Licenses Approved	12
Business Licenses Denied	0
ADUs approved	4
AUP for short-term rental	0

DISCRETIONARY PROJECTS

Please refer to the next page for specific projects and their current status.

If you have any questions regarding any projects listed in this report, please contact me at smlarry@aol.com or call (805) 598-8385.

Ministerial Permit Report– June 2023

(Reported 7-1-2023)

Zoning Clearance Approvals

2023-030-ZC	Martinez rear paving and wall/fence	844 Guadalupe Street
2023-033-ZC	Baez paving	4932 Pt. Sal Circle

Zoning Clearance Denials

2023-032-ZC	Vidales RV storage	213 Pt. Sal Dune
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ADU Approvals

2023-016-ZC	Magana ADU	4845 Pagaling Drive
2023-025-ZC	Gonzalez ADU	4406 Fir Street
2023-034-ZC	Herrera ADU	4646 Seventh Street
2023-037-ZC	Corral ADU	4443 Third Street

Business License Approvals

Panchi FS Clothing	online sales	103 Las Flores
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Business License Denials

None

Guadalupe City Planning Department Planning Processing Summary for June 2023 (7-1-23 update)

Case No.	Name	Submittal Date	Comp. Date	Status	OK for Bldg. Permit Issuance
2022-088-LM - Voluntary Lot Merger \$	Trudy Brands	December 5, 2022		Under Review.	NO
2022-093-LS - Residential Lot Split \$	Lupe Alvarez	December 19, 2022		Under state SB9 Code provisions at 246 Egret Lane. Under review	NO
2022-021-LLA 151 Obispo LLC	LLA for 151 Obispo			Tentatively approved by planning staff on May 4 th . Must now be finalized by County Surveyor.	NO
2022-063-LM \$	Mahoney Lot Merger	August 11, 2022	INC 9-11-22	Incomplete Application Letter sent on September 11, 2022.	NO
2022-065-LLA - La Guardia \$	La Guardia Townhomes lot line adjustment	August 22, 2022-	COMP.	Changed from an LLA to Lot Merger per Govt. Code and approved by City Engineer December 2023.	NO
2022-016-GPZ 2022-017-DR 2022-018-VTTM \$	Snowy Plover	3-10-22	Incomplete 4-09-22	Application resubmitted on February 24, 2023. Second Incomplete letter sent 3-24-23. Owner/applicant attempting to contact neighboring property for permission to access.	NO
2023-031-CUP	Root One retail dispensary	June 1, 2023	INC June 29, 2023	Staff has reviewed application and determined that it is incomplete for processing	NO
2023-013-LS SB-9 Split	Reed Lot Split	3-7-23		Staff continues to review application to ensure that the project is consistent with the Guadalupe Municipal Code	NO
2023-022-CUP	Lopez H2A Housing	4-6-23	COMP 4-27-23	Approved by Council on 5-23-23	NO
6 th Cycle Housing Element	Mandatory Update	Fall 2022	n/a	Draft Housing Element scheduled to City Council on July 11 th .	

No\$ = unreimbursed planning work

\$ = projects where a fixed fee has been paid

7-1-23



**CITY OF GUADALUPE
BUILDING DEPARTMENT**

STATUS REPORT

MONTH: June 2023

	This Month	Last Month	Year to Date	Last Year
Visitors	30	39	192	173
Inspections	194	135	789	2594
Building Permits Issued	20	22	120	159
Certificate of Occupancy	1	1	10	72

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

BUILDING INSPECTIONS LOG - JUNE 2023

6/1/2023	AD 9	Scheduling and records update.	x				David, 4.0 hrs
6/1/2023	SC 6	4705 3rd, Wall, ceiling insulation.	x				9 inspections
6/1/2023	FR 10	4573 12th, apt 1, Gas presure test, email gas co.	x				6/1/2023
6/1/2023	FR 10	4573 12th, apt 2, Gas presure test, email gas co.	x				
6/1/2023	FR 10	4573 12th, apt 3, Gas presure test, email gas co.	x				
6/1/2023	FR 10	4573 12th, apt 4, Gas presure test, email gas co.	x				
6/1/2023	FR 10	4573 12th, apt 5, Gas presure test, email gas co.	x				
6/1/2023	FR 10	4573 12th, apt 6, Gas presure test, email gas co.	x				
	SW 3	Escalante Meadows, Site drainage, 180' 4", 6" sdr.	x				
	FN 5	Escalante Meadows, Community building, partial footings	x				
6/2/2023	AD 9	Scheduling and records update.	x				David, 3.25 hrs,
6/2/2023	FR 5	5124 Snowy Plover, Roof framing pv mounting brackets.	x				10 inspections
6/2/2023	SW 6	5124 Snowy Plover, Conduit on roof, wall.	x				6/2/2023
6/2/2023	FN 2	5124 Snowy Plover, Grounding electrode ok.	x				
6/2/2023	FR 1	5124 Snowy Plover, Rough electrical.	x				
6/2/2023	F 2	5124 Snowy Plove, Final electrical pv.	x				
6/2/2023	SC 1	4705 3rd, Drywall nailing.	x				
6/2/2023	FN 5	Escalante Meadows, Community Building, footings, partial.	x				
6/2/2023	SW 3	Escalante Meadows, Site drainage, 150' 4" sdr	x				
6/2/2023	SW 1	Escalante Meadows, Fire riser, east side.	x				
6/2/2023	FN 5	Escalante Meadows, Community Building, footings complete.					
6/5/2023		off today					
6/6/2023	AD 9	Scheduling and records update.	x				David, 4.5 hrs
	SW 3	Escalante Meadows, Site drainage, 160' 12" double wall pipe	x				2 inspections
	F 11	4733 Mary Knoll, Asphalt shingle reroof complete.	x				6/6/2023
6/7/2023	AD 9	Scheduling and records update.	x				David, 5.0 hrs
6/7/2023	SC 2	1109 Guadalupe, Etag reissued again, email PGE.....again	x				16 inspections
6/7/2023	F 2	1109 Guadalupe, Final electrical.	x				cool. Cloudy, breeze
6/7/2023	FR 2	234 Obispo, Roof nailing and framing.	x				6/7/2023
6/7/2023	FR 8	234 Obispo, DWV test ok.	x				
6/7/2023	FR 4	234 Obispo, Rough plumbing.	x				
6/7/2023	UN 1	4484 Fir, Underslab drain plumbing.	x				
6/7/2023	FR 6	4484 Fir, Exterior gas pipe, 1.25" p.e.	x				
6/7/2023	FR 10	4484 Fir, Gas pressure test for exterior line.	x				
6/7/2023	SW 8	4484 Fir, Water service line.	x				
6/7/2023	SW 3	Escalante Meadows, Site drainage, 240' 10", 6", 4" sdr	x				
6/7/2023	FR 8	Olivera, DWV test ok, apt A.	x				
6/7/2023	FR 8	Olivera, DWV test ok, apt B.	x				
6/7/2023	FR 8	Olivera, DWV test ok, apt C.	x				
6/7/2023	FR 8	Olivera, DWV test ok, apt D.	x				
6/7/2023	FR 8	Olivera, DWV test ok, ADU, E unit	x				
6/7/2023	FR 2	4735 3rd, Roof strip	X				
6/8/2023	AD 9	Scheduling and records update, office support in Alice's absence.	x				David, 4.0 hrs
6/8/2023	FR 2	954 Olivera, Partial roof strip, apt A	x				9 inspections
6/8/2023	FR 2	954 Olivera, Partial roof strip, apt B	x				cool, cloudy, breeze
6/8/2023	FR 2	954 Olivera, Partial roof strip, apt C	x				6/8/2023
6/8/2023	FR 2	954 Olivera, Partial roof strip, garage A	x				
6/8/2023	FR 2	954 Olivera, Partial roof strip, garage B	x				
6/8/2023	FR 2	954 Olivera, Partial roof strip, garage C	x				
6/8/2023	FR 2	5152 Blue Heron, Roof framing and nailing.	x				
6/8/2023	FR 9	5152 Blue Heron, Shear walls and holdowns.	x				
6/8/2023	SW 3	Escalante Meadows, Site drainage, 40' 10 sdr.	x				
6/9/2023	AD 9	Scheduling and records update, office support in Alice's absence.	x				David, 3.25 hrs
6/9/2023	SW 3	La Guardia, Grading final for the Alvarex 22 unit apartment	x				3 inspections
6/9/2023	SW 3	complex, includes extensive on-site drainage field of crushed	x				cool, cloudy, breeze
6/9/2023	SW 3	rock and large infiltrator system.	x				6/9/2023
6/9/2023	F 3	237 Pioneer, Heater final, not ready with HERS testing report.			x		
6/9/2023	F 5	Escalante Meadows, Concrete slab, partial for the 20k sf			x		
6/9/2023	F 5	community building			x		
6/12/2023	AD 9	Scheduling and records update, office support in Alice's absence.	x				David, 3.75 hrs
6/12/2023	F 11	4735 3rd, Asphalt shingle reroof complete.	x				5 inspections
6/12/2023	SC 2	968 Olivera, Unit A, etag issued, email PG+E	x				6/12/2023
6/12/2023	SC 2	968 Olivera, Unit B, etag issued, email PG+E	x				
6/12/2023	SC 2	968 Olivera, Unit C, etag issued, email PG+E	x				
6/12/2023	SC 2	968 Olivera, Unit D, etag issued, email PG+E	x				
			x				
			x				
6/13/2023	FR 5	4449 Fir, Roof framing pv mounting brackets.	x				David, 3.25 hrs
6/13/2023	SW 6	4449 Fir, Conduit on roof, wall.	x				5 inspections
6/13/2023	FN 2	4449 Fir, Grounding electrode ok.	x				6/13/2023
6/13/2023	FR 1	4449 Fir, Rough electrical.	x				
6/13/2023	F 2	4449 Fir, Final electrical pv.	x				

6/13/2023	SW 3	Escalante Meadows, 120' 4", 6", 8" sdr	x						
6/14/2023	AD 9	Scheduling, mostly records update.	x					David, 4.25 hrs	
6/14/2023	FR 1	5152 Blue Heron, Rough electrical.	x					6 inspections	
6/14/2023	FR 4	5152 Blue Heron, Rough plumbing.	x					cool, cloudy, breeze	
6/14/2023	FR 8	5152 Blue Heron, Gas piping.	x					6/14/2023	
6/14/2023	SC 1	5150 Turnstone, Drywall nailing.	x						
6/14/2023	SW 3	Escalante Meadows, Site drainage, 120' 4", 6" sdr drain pipe.	x						
6/14/2023	UN 1	La Guardia, Alvarez 20 unit apartment complex, partial	x						
6/14/2023	UN 1	underslab drain plumbing.	x						
6/15/2023	AD 9	Scheduling and records update.	x					David, 3.50 hrs	
6/15/2023	UN 1	La Guardia, Underslab drain plumbing, Bldg A, apt. A	x					9 inspections	
6/15/2023	UN 1	La Guardia, Underslab drain plumbing, Bldg A, apt. B	x					cool, cloudy, breeze	
6/15/2023	UN 1	La Guardia, Underslab drain plumbing, Bldg A, apt. C	x					6/15/2023	
6/15/2023	UN 1	La Guardia, Underslab drain plumbing, Bldg A, laundry room.	x						
6/15/2023	UN 1	Escalante Meadows, Underslab drain plumbing, Bldg 1-C, unit 101.	x						
6/15/2023	UN 1	Escalante Meadows, Underslab drain plumbing, Bldg 1-C, unit 102.	x						
6/15/2023	UN 1	Escalante Meadows, Underslab drain plumbing, Bldg 1-C, unit 103.	x						
6/15/2023	UN 1	Escalante Meadows, Underslab drain plumbing, Bldg 1-C, unit 104.	x						
6/15/2023	SW 3	Escalante Meadows, Site drainage, 500' 4", 6", 10" sdr pipe.	x						
6/16/2023	AD 9	Scheduling and mostly records update.	x					David, 5.25 hrs	
6/16/2023	SC 6	5152 Blue Heron, Wall, ceiling insulation.	x					8 inspections	
6/16/2023	FR 8	256 Tognazinni, DWV test ok for ADU.	x					6/16/2023	
6/16/2023	F 3	256 Tognazinni, Rough mechanical, ADU.	x					fog, clouds, breeze	
6/16/2023	FR 6	256 Tognazinni, Gas piping.	x					6/16/2023	
6/16/2023	FR 10	256 Tognazinni, Gas pressure.	x						
6/16/2023	SC 3	256 Tognazinni, Lath nailing, ADU.	x						
6/16/2023	SC 3	256 Tognazinni, Lath nailing, garage.	x						
6/16/2023	FN 5	La Guardia, Building A, partial rebar for footings.		x					
6/19/2023	AD 9	Scheduling and records update.	x					David, 4.25 hrs	
6/19/2023	AD 1	4735 3rd, Sign job card for customer, asphalt shingle reroof.	x					9 inspections, meeting	
6/19/2023	F 11	4733 Mary Knoll, Asphalt shingle reroof final.	x					6/19/2023	
6/19/2023	UN 1	Escalante Meadows, Underslab drain plumbing, Unit 2A, apts	x						
6/19/2023	UN 1	1,2,3,4,	x						
6/19/2023	SW 1	Escalante Meadows, Fire riser, 4", unit 2A	x						
6/19/2023	SW 1	Escalante Meadows, Fire riser, 4", unit 1C	x						
6/19/2023	FN 5	La Guardia, Building A, partial rebar for footings.	x						
6/19/2023	AD 4	Office phone meeting with Todd, JAS, Larry A. and Alice.	x						
6/20/2023	AD 9	Scheduling and records update.	x					David, 3.25 hrs	
6/20/2023	FN 5	4484 Fir, Footings, holdowns.	x					5 inspections	
6/20/2023	FN 5	4484 Fir, Capillary break, concrete slab, rebar.	x					6/20/2023	
6/20/2023	AD 4	4573 12th, Meet with owner/builder Trevor for pre-final,	x						
6/20/2023	AD 4	6 apartments	x						
6/20/2023	UN 1	Holly, Underslab drain plumbing for rear addition and jr. ADU	x						
6/20/2023	UN 1	in garage.	x						
6/20/2023	SW 3	Escalane Meadows, 340' 4", 6", 8" sdr site drainage pipe.	x						
6/21/2023		off today							
6/22/2023	AD 9	Scheduling and records update.	x					David, 6.25 hrs	
6/22/2023	AD 6	4413 Elm, Plan check 3.1 kw roof mount pv system.	x					47 inspector , 1 pv plan check	
6/22/2023	SC 1	5152 Blue Heron, Drywall nailing.	x					6/22/2023	
6/22/2023	SC 3	5152 Blue Heron, Lath nailing.	x						
6/22/2023	FR 8	256 Tognazinni, DWV test ok.							
6/22/2023	FR 4	256 Tognazinni, Rough plumbing.							
6/22/2023	FR 3	256 Tognazinni, Rough mechanical.							
6/22/2023	FR 5	256 Tognazinni, Rough framing.							
6/22/2023	FR 1	256 Tognazinni, Rough electrical, ADU only, garage not ready.	x						
6/22/2023	FR 5	366 Promesa, Roof framing pv mounting brackets.	x						
6/22/2023	SW 6	366 Promesa, Conduit on roof, wall.	x						
6/22/2023	FN 2	366 Promesa, Grounding electrode ok.	x						
6/22/2023	FR 1	366 Promesa, Rough electrical.	x						
6/22/2023	F 2	366 Promesa, Final electrical pv.	x						
6/22/2023	FR 6	1154 Olivera, gas piping, apt. A	x						
6/22/2023	FR 6	1154 Olivera, gas piping, apt. B	x						
6/22/2023	FR 6	1154 Olivera, gas piping, apt. C	x						
6/22/2023	FR 6	1154 Olivera, gas piping, apt. D	x						
6/22/2023	FR 6	1154 Olivera, gas piping, ADU	x						
6/22/2023	F 2	4573 12th, Final electrical, apt 1.	x						
6/22/2023	F 3	4573 12th, Final mechanical, apt 1.	x						
6/22/2023	F 4	4573 12th, Final plumbing, apt 1	x						
6/22/2023	F 6	4573 12th, Surfbird, Smokies, carbon monox alarms tested, apt 1	x						
6/22/2023	F 2	4573 12th, Final electrical, apt 2.	x						
6/22/2023	F 3	4573 12th, Final mechanical, apt 2.	x						
6/22/2023	F 4	4573 12th, Final plumbing, apt 2.	x						
6/22/2023	F 6	4573 12th, Surfbird, Smokies, carbon monox alarms tested, apt 2.	x						
6/22/2023	F 2	4573 12th, Final electrical, apt 3.	x						

6/22/2023	F 3	4573 12th, Final mechanical, apt 3.	x						
6/22/2023	F 4	4573 12th, Final plumbing, apt 3.	x						
6/22/2023	F 6	4573 12th, Surfbird, Smokies, carbon monox alarms tested, apt 3.	x						
6/22/2023	F 2	4573 12th, Final electrical, apt 4.	x						
6/22/2023	F 3	4573 12th, Final mechanical, apt 4.	x						
6/22/2023	F 4	4573 12th, Final plumbing, apt 4.	x						
6/22/2023	F 6	4573 12th, Surfbird, Smokies, carbon monox alarms tested, apt 4.	x						
6/22/2023	F 2	4573 12th, Final electrical, apt 5.	x						
6/22/2023	F 3	4573 12th, Final mechanical, apt 5.	x						
6/22/2023	F 4	4573 12th, Final plumbing, apt 5.	x						
6/22/2023	F 6	4573 12th, Surfbird, Smokies, carbon monox alarms tested, apt 5.	x						
6/22/2023	F 2	4573 12th, Final electrical, apt 6.	x						
6/22/2023	F 3	4573 12th, Final mechanical, apt 6.	x						
6/22/2023	F 4	4573 12th, Final plumbing, apt 6.	x						
6/22/2023	F 6	4573 12th, Surfbird, Smokies, carbon monox alarms tested, apt 6.	x						
6/22/2023	SW 3	Escalante Meaadows, 130' 12" htpe site drain pipe.	x						
6/22/2023	F 11	954 Olivera, Aphalt shingle reroof, apt B, south side only.	x						
6/22/2023	F 11	954 Olivera, Aphalt shingle reroof, apt C, south side only.	x						
		954 Olivera, Asphalt shingle reroof, apt A, south side only.							
6/22/2023	F 11	954 Olivera, Garage shingle reoof complete.	x						
6/23/2023	AD 9	Scheduling, records update, office support in Alice's absence.	x					David, 6.5 hrs	
6/23/2023	FN 5	4231 La Guardia, Footings, building A, apt A.	x					19 inspections	
6/23/2023	FN 5	4231 La Guardia, Holdowns, building A, apt A.	x					1 site visit	
6/23/2023	FN 5	4231 La Guardia, Footings, building A, apt B	x					cool, breeze, some clouds	
6/23/2023	FN 5	4231 La Guardia, Holdowns, building A, apt B.	x					6/23/2023	
6/23/2023	FN 5	4231 La Guardia, Footings, building A, apt C.	x						
6/23/2023	FN 5	4231 La Guardia, Holdowns, building A, apt C.	x						
6/23/2023	FN 2	4231 La Guardia, Grounding electrode, #4 rebar, building A,B,C.	x						
6/23/2023	FR 1	234 Obispo, Rough electric.	x						
6/23/2023	FR 3	234 Obispo, Rough mechanical.	x						
6/23/2023	FR 4	234 Obispo, Rough plumbing.	x						
6/23/2023	FR 5	234 Obispo, Rough framing.	x						
6/23/2023	FR 6	234 Obispo, Gas piping.	x						
6/23/2023	FR 8	234 Obispo, DWV topout	x						
6/23/2023	FR 9	234 Obispo, Shear wall, straps and holdowns.	x						
6/23/2023	AD 4	Main St Market, Site visit with plumber for retrofit ADA	x						
6/23/2023	AD 4	bathroom in existing empty commercial office space.	x						
6/23/2023	SW 3	Escalante Meadows, 150' 12" htpe site drain pipe	x						
6/23/2023	AD 9	Scheduling and records update.	x						
6/23/2023	FR 6	1154 Olivera, Gas piping, apt A.	x						
6/23/2023	FR 6	1154 Olivera, Gas piping, apt B.	x						
6/23/2023	FR 6	1154 Olivera, Gas piping, apt C.	x						
6/23/2023	FR 6	1154 Olivera, Gas piping, apt D.	x						
6/23/2023	FR 6	1154 Olivera, gas piping, ADU.	x						
			x						
6/26/2023	AD 9	Scheduling and records update.						David, 6.0 hrs,	
6/26/2023	FR 6	1154 Olivera, Gas pressure, apt A.	x					12 inspections. 2 site visits	
6/26/2023	FR 6	1154 Olivera, Gas pressure, apt B.	x					early overcast, breeze	
6/26/2023	FR 6	1154 Olivera, Gas pressure, apt C.	x					6/26/2023	
6/26/2023	FR 6	1154 Olivera, Gas pressure, apt D.	x						
6/26/2023	FR 6	1154 Olivera, gas pressure, ADU.	x						
6/26/2023	F 11	4403 Amber, Water heater final.	x						
6/26/2023	SW 6	1057 Gularte, Conduit on roof, wall.	x						
6/26/2023	FN 2	1057 Gularte, Grounding electrode ok.	x						
6/26/2023	FR 1	1057 Gularte, Rough electrical.	x						
6/26/2023	F 2	1057 Gularte, Final electrical pv.	x						
6/26/2023	F 5	1057 Gularte, Roof pv faming attachments.	x						
6/26/2023	MS 4	Escalante Meadows, Site visit with Tyler.	x						
6/26/2023	FN 5	4231 La Guardia, Footings, bldg B, partial	x						
6/27/2023	AD 9	Scheduling and records update.	x					David, 3.5 hrs	
6/27/2023	AD 1	4403 Amber, Job card delivery, not on site yesterday at inspection	x					7 inspections	
6/27/2023	AD 1	for water heater replacement	x					6/27/2023	
6/27/2023	SC 2	1079 Guadalupe, Etag issued, email PG+E	x						
6/27/2023	SC 2	4231 La Guardia, E-tag issued, email PG+E	x						
6/27/2023	MS 4	935 Guadalupe, Site visit with Mr. Cobb.	x						
6/27/2023	FN 5	Escalante Meadows, Bldg 2A, Footings, apt 1	x						
6/27/2023	FN 5	Escalante Meadows, Bldg 2A, Footings, apt 2	x						
6/27/2023	FN 5	Escalante Meadows, Bldg 2A, Footings, apt 3	x						
6/27/2023	FN 5	Escalante Meadows, Bldg 2A, Footings, apt 4	x						
6/27/2023	SW 3	Escalante Meadows, Site drainage, 320' 4", 8" sdr.	x						
6/28/2023	AD 9	Scheduling and records update.	x					David, 5.25 hrs	
6/28/2023	AD 6	4455 Elm, Plan check ADU, recheck, approved.	x					16 inspections, 2 ADU plan rechecks,	
6/28/2023	AD 6	4484 3rd, Plan check ADU, recheck, approved.	x					6/28/2023	
6/28/2023	FN 5	4231 La Guardia, Bldg A, Double rebar mat, concrete slab, apt 1.	x						
6/28/2023	FN 5	4231 La Guardia, Bldg A, Double rebar mat, concrete slab, apt 2.	x						



Recreation and Parks
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 Guadalupe, CA 93434
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 Fax: 805.343.5512
 Email: hsanchez@ci.guadalupe.ca.us

RECREATION AND PARKS MONTHLY REPORT
For April 2023

Summary of Rentals/Usage for City Facilities & Parks

FACILITY	THIS MONTH	THIS MONTH LAST YEAR	THIS YEAR-TO-DATE (FY 22/23)	LAST YEAR-TO-DATE (FY 21/22)
Auditorium/Gym	11	0	177	48
O’Connell Park	0	1	56	24
LeRoy Park	16	0	59	1
Senior Center	24	9	229	38
Veterans Memorial Plaza	0	0	5	8
Council Chambers	9	15	69	35
Central Park	0	0	0	0
Veterans Hall	5	0	36	2

Recreation & Parks Commission Meeting – 04.04.2023

- Central Park
 - Presentation from Pacific Coast Land Design for 50% Design Development Plan for Central Park
 - Design Team Requests of Rec & Park Commission by April 24
 - Type of surface for dog park (pea gravel or decomposed granite)
 - Whether to use the art sculptures owned by the city or hire an artist
 - Renaming of Central Park
 - Idea to name the park Las Mujeres Park as all parks are currently named after males
 - Add a female Guadalupe resident of influence each year to a plaque

Auditorium

The auditorium floor was deep cleaned and rebuffered for use.

LeRoy Park

- FEMA
 - The Recreation Services Manager is currently working with Public Safety and FEMA representatives to recover costs from damages/repairs of LeRoy Park.
- Boys and Girls Club
 - Monthly Report for April
 - Current
 - Spring Break was held on the week of April 10-14, 2023. We averaged around 80 kids daily. All expenses were paid by GUSD.
 - We had STEAM activities
 - Mtiny Robot
 - Drones
 - Cooking
 - Pottery
 - Arts & Crafts
 - Events
 - Planning Summer, which will run for 6 weeks from June 12 to the end of July. We once again are partnering once again with GUSD for student registration.
 - Facility Use
 - McKenzie Wrestling Monday, Wednesday, and Thursday from 6pm to 7:30pm
 - Bulldog sign ups Saturday, May 20, June 3 & 10
 - Woman & Infant Mobile Care last Tuesday of each month. They use bathrooms and when it rains facility

- RERC will be meeting at the club on Wednesday, April 12, 2023, in the afternoon.
- GBA will be meeting on April 19, 2023 in the afternoon.
- Next teen night will be Friday, April 14, 2023 5pm – 6pm.
- Building & Grounds
 - Overall looking good.

Upcoming Programs & Events

Drop-in Sports for ages 16+

Free Drop-in volleyball and basketball for ages 16+ are currently taking place. The location/day of drop-in basketball varies depending on the availability of the auditorium. Participants ages 16 & 17 must provide a permission slip/liability waiver signed by a parent/legal guardian in order to participate. This form can be found on the Recreation Page of the city website. Go to <https://ci.guadalupe.ca.us/recreation/>

April & May Drop In Schedule

Drop In Volleyball

- **Wednesdays: 6:00pm – 8:00pm**

Drop In Basketball

- **Friday, April 7th – 6:00pm – 8:00pm**
- **Thursday, April 13th – 6:00pm – 8:00pm**
- **Friday, April 21st – 6:00pm – 8:00pm**
- **Thursday, April 27th – 6:00pm – 8:00pm**
- **Friday, May 5th – 6:00pm – 8:00pm**
- **Friday, May 12th – 6:00pm – 8:00pm**
- **Friday, May 19th – 6:00pm – 8:00pm**
- **Thursday, May 25th – 6:00pm – 8:00pm**

2nd Annual Rec & Parks Cinco de Mayo Celebration

While admission is free, we ask that those that plan on attending the Cinco de Mayo event reserve tickets through EventBrite. This will allow the department to compare/measure attendance.



GUADALUPE REC & PARKS PRESENTS

Cinco de Mayo

MAY 07, 2023

MUSIC, DANCE, VENDORS & FOOD

1pm - 5pm | Free Admission

Reserve a spot today. Go to
<https://www.eventbrite.com/e/2nd-annual-cinco-de-mayo-celebration-tickets-569977356617>

LeRoy Park - 4689 11th Street
Guadalupe, CA 93434

Questions? Email hsanchez@ci.guadalupe.ca.us

Coed Adult Softball League

Games will be held on Thursdays at Jack O'Connell Park with a 5:00pm first game start time. Games after that are scheduled accordingly. The game schedule will be set at the Manager's Meeting. Teams must provide their own equipment (team shirts, gloves, cleats, etc.). The referee fee will be \$20 per team per game. Referee fees for championship games will be \$30 per team per game. The rulebook is being adjusted. Adjustments will be discussed at the Manager's Meeting. Two females are required to be on the field/batting line up for the entirety of the game. While the game may still be played without the two females, failure to follow this requirement will result in an automatic forfeit.



The flyer is a yellow diamond-shaped graphic with a blue border. At the top, it says 'CITY OF GUADALUPE' and 'RECREATION & PARKS DEPARTMENT'. In the center, a large red softball is shown. Below it, the text 'COED ADULT SOFTBALL LEAGUE' is written in a stylized red font. At the bottom, there is a small circular seal of the City of Guadalupe. The flyer is divided into two main sections: the left side contains registration details and a QR code, and the right side contains 'Additional League Information' and contact information.

CITY OF GUADALUPE | **RECREATION & PARKS DEPARTMENT**

COED ADULT SOFTBALL LEAGUE

TEAM ENTRY RESIDENT FEE \$535
REGISTRATION DEADLINE MAY 10TH
MANAGERS MEETING MAY 22ND
SEASON BEGINS MAY 25TH

Scan QR code to register your team online or go to the following link
<https://form.jotform.com/230855849711161>

HANNAH SANCHEZ | HSANCHEZ@CI.GUADALUPE.CA.US | 805.356.3906

Additional League Information

- Regular season is 8 weeks long (Subject to change if necessary)
- Players must be 16+ to participate.
- All players under 18 must have a parent/guardian signed liability waiver & permission slip in order to play.
- Teams must have at least 2 females.
- Rosters must have a minimum of 12 players and maximum of 18.
- To be considered a resident team you must have 7 players with proof of Guadalupe residence.
- Non-resident Team Entry Fee is \$655.
- Individuals without a team may turn in a Free Agent Form to be added to an existing team.

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CONTACT THE RECREATION SERVICES MANAGER.

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Guadalupe Color Run

Volunteers are needed to assist with running the event. If interested in helping with this event, please contact the Recreation Services Manager by phone at (805)356-3906 or by email at hsanchez@ci.guadalupe.ca.us.



GUADALUPE REC & PARKS

GUADALUPE COLOR WALK/RUN

Saturday, July 29th
Check in: 10AM
Race Start: 11AM
Registration Deadline:
Friday, June 23rd

COST PER PERSON
\$20



Register by scanning the QR code or
going to the following link:
<https://form.jotform.com/230895927108061>

Children 12 and under participate FREE! Must be accompanied by an adult.

Questions? Email hsanchez@ci.guadalupe.ca.us

Viva el Arte

2022-2023 Season
Viva el Arte de Santa Bárbara!
MÚSICA, DANZA, Y MUCHO MÁS

Mariachi Garibaldi de Jaime Cuéllar

Delighting audiences throughout Mexico and the U.S. for the past 26 years (and featured on Camila Cabello's new song, La Buena Vida!)

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L.A.'s premier folk ballet company, preserving the traditions and customs of Mexico's historic past and promising present.

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Tres Souls

Los Angeles-based modern Trío Romántico reviving the nostalgic boleros of the 1940s-1960s.

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Las Cafeteras

Chicanx band from East Los Angeles known for blending son jarocho and spoken word.

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RECREATION AND PARKS MONTHLY REPORT
For May 2023

Summary of Rentals/Usage for City Facilities & Parks

FACILITY	THIS MONTH	THIS MONTH LAST YEAR	THIS YEAR- TO-DATE (FY 22/23)	LAST YEAR- TO-DATE (FY 21/22)
Auditorium/Gym	13	4	190	48
O'Connell Park	1	21	57	24
LeRoy Park	16	0	75	1
Senior Center	27	12	256	38
Veterans Memorial Plaza	0	1	5	8
Council Chambers	12	9	81	35
Central Park	0	0	0	0
Veterans Hall	5	1	41	2

Recreation & Parks Commission Meeting – 05.02.2023

- Central Park
 - Elevated Water Tank – Ms. Sweeney gave an update on the elevated water tank as it relates to the Central Park renovation. Per the grant, the water tower must include public art. This means that public works will be working with AP Wireless, T-Mobile, AT&T, and Verizon to arrange for their cell towers to be re-located to allow time for the water tower to be wrapped. Ms. Sweeney suggested that the wrap on the water tower be the same as the wrap that will be on the new electric bus. The design depicts the Guadalupe Dunes. The Recreation and Parks Commission agreed with this idea.
- O’Connell Park Field Grant
 - Commissioner Emily Dreiling presented to the Commission and Recreation Services Manager background information on how neighboring cities have utilized grants to update their outdoor facilities. Ms. Dreiling believes that there is a grant that would be able to cover the installation of a stadium at Jack O’Connell Park that could possibly include a multi-use turf field, a track around the field, and seating. Ms. Dreiling’s idea was to have Los Amigos de Guadalupe facilitate the grant administration for this project with city council’s approval. Ms. Dreiling and Ms. Sanchez will be working together on retrieving more information about this potential project.

Central Park Renovation Meeting – 05.04.2023

- **100% Design Development**
 - Status Update
 - Plans, cutsheets and estimates to be submitted to Shannon on 5/19/23.
- **Water Tower**
 - Shannon is sending a letter to the cell companies re: removing their equipment for the water tower maintenance.
 - Brooke explored wrapping the tower in a similar design/wrap as the new city bus.
 - The wrap company declined to install a wrap and recommended painting the mural on it.
- **Skatepark fencing**
 - Concern about the aesthetics/feel of having the entire southeastern portion of the park fenced off.
 - Understand the desire to control access to the skatepark
 - Not currently in the budget
 - From kick-off meeting discussion, we were under the impression that it was going to remain open:
 - *Fencing around the skatepark was discussed. There are concerns about the adjacent border with the railroad and the ability to close off the skatepark at night may ease neighbors’ apprehensions. However, staff is small and unable to be opening and locking gates at dawn and dusk.*
 - *Jaxon stated that it’s more progressive to leave it open.*
 - *Michael stated that the SLO skatepark is open and had a Community Ambassador to help keep the skaters on board with park rules.*
- **Public Art**
 - Is a public art committee to be assembled to select an artist for the mural art on the walls, art for the water tower and any sculptures?
- **Water line from Water Tower**

- Travis from ECG is reviewing options and costing for rerouting the waterline or sleeving it in place under the skatepark.
- **Private Property ADU**
 - Are there approved plans for the ADU that we could review?

2nd Annual Cinco de Mayo Celebration

This event was held on Sunday, May 7th to allow those with a Saturday workday to still attend the event. Attendance was free but was tracked through EventBrite. EventBrite recorded that there were 48 people that attended the event, however, the rough guestimate was close to 60-70 people. The following groups attended in support of the event: Guadalupe Business Association, Kiwanis Club of Guadalupe, CAPSLO, Allan Hancock College, Boys & Girls Club of Mid Central Coast, Nena's Kitchen, Lobo Butcher Shop, Los Danzantes de Santa Maria, and Righetti High School Marimba & Ballet Folklorico. Vendors were not charged this year to allow the community to recognize this as an annual event first, however, vendors were informed that next year there will be a cost associated with being a vendor at the event.

Upcoming Programs & Events

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Free Drop-in volleyball and basketball for ages 16+ are currently taking place. The location/day of drop-in basketball varies depending on the availability of the auditorium. Participants ages 16 & 17 must provide a permission slip/liability waiver signed by a parent/legal guardian in order to participate. This form can be found on the Recreation Page of the city website. Go to <https://ci.guadalupe.ca.us/recreation/>

June Drop In Schedule

Drop In Volleyball

- **Wednesdays: 6:00pm – 8:00pm**

Drop In Basketball

- **Thursday, June 1st – No Drop In**
- **Friday, June 9th – 6:00pm – 8:00pm**
- **Friday, June 16th – 6:00pm – 8:00pm**
- **Thursday, June 22nd – 6:00pm – 8:00pm**
- **Friday, June 30th – 6:00pm – 8:00pm**

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UC SANTA BARBARA
ARTS & LECTURES



Isla Vista School

Respectfully,

Hannah Sanchez
Recreation Services Manager



CITY ADMINISTRATOR'S REPORT

July 11, 2023

(Information below may be subject to change)

1. Fiscal Year 23-24 Budget – More Time Needed

The Finance Director informed the City Administrator that she will need more time to reconcile the budget from comments made by the City Council during the June 27th City Council meeting.

Therefore, the proposed FY 23-24 budget will not be discussed at the July 11 meeting but rather at the July 25 CC meeting.

2. City Business

City staff has been working hard to divide up the various projects and tasks since Shannon Sweeney tendered her resignation on June 15. Please be patient, as the City Administrator and other city staff will have an increased workload to cover. The city staff is actively recruiting a replacement and will present an interim solution.

3. Project / Grants Management

The Mayor and City Administrator met to discuss possible ideas to develop a self-sustaining grant consultant to procure and manage grants about grant related projects on-going. The idea is that the grants will pay for the position/consultant to manage. It is felt that the city does not need to miss any opportunities and possible means to manage them.

4. Pending CDBG Contract for City of Guadalupe – Water Collection System CDBG Grant Extension

At the June 27, 2023, City Council meeting, Mayor Julian asked staff if the city has met the deadline on the CDBG grant. The City Administrator said, "yes." For more clarification, according to Shannon Burge, CDBG representative at HCD who currently manages all the active and pending contracts for the City of Guadalupe, comply. Here is some clarification.

The State assures the city that even if the city were to go over that 30-days (considering at this moment they are well over that 30-days) the city will not be penalized. Once they were verbally notified of Shannon Sweeney's upcoming departure, effective June 15th, she was verbally told by Ms. Burge that they would allow extra time for corrections. They had been meeting regularly since the corrections letter was sent on questions that she had and one of the biggest corrections was going to be the environmental (NEPA documents), which after discussions and meetings with their NEPA team, they knew that this would go over the 30-days.

At this time, the City's Engineer Technician Dayanira Cruz has been actively working with them and their NEPA team on the corrections that need to be made. They are confident that Dayanira will continue to have that open communication with all parties and get these corrections in on behalf of the City of Guadalupe as soon as possible.

5. Department of Cannabis Control Inquiry for CEQA Compliance in City of Guadalupe

The city will be tasked with several local, regional, and state cannabis regulators now that the city has a cannabis program. So far, the city approved: 1) Central Coast Processing's processing and distribution facility; 2) Planning approved an associated lot line adjustment for 151 Obispo, LLC (it still must be recorded); and 3) Element 7 retail dispensary.

The City prepared CEQA Exemptions that the CC adopted for each.

Consulting City Planner, Bill Scott submitted the adopted CEQA documents.

Community Benefit Agreements:

- Central Coast Processing LLC: Approved by council
- Element 7 Retail, city staff in negotiations, July, or August council consideration
- Root One Retail, soon to be negotiated, July/August or September council consideration.

6. Central Coast Community (3ce) - Electric Bus Press Conference

3ce is planning a press conference regarding the arrival of the new electric bus. Dayanira Engineer Technician is continuing the efforts on this project with the City Administrator and is working with the funding agencies and company who will deliver the bus and would like to do a presentation of it. News, photos, etc. They would like leadership there. City staff does not have the date/time/details yet. Just giving you a heads-up to see if you are interested in being the face of the city.

7. Japanese American Citizens league Visit Guadalupe July 8th

The Ventura County Japanese American Citizens League (JAACL) & The Guadalupe Visual and Performing Arts Center (GVPAC) with the support of the City of Guadalupe are pleased to be hosting an event with author Naomi Hirahara (American Son) about the history of Japanese Americans in Guadalupe and take a tour of the Historic Royal Theater and downtown.

Tentative Details of the event are below:

Saturday, July 8th - Schedule

10:30 am	Program: Welcome and Introduction by VC JAACL by Janice M
10:35 am	Introduction to Guadalupe by Mayor Ariston Julian
10:40 am	Introduction to Naomi Hirahara by Janice M
10:45 pm	Presentation by Naomi followed by Q & A
11:15 am	Presentation on the Royal Theater & future programming by Tom Brandeberry

11:25 am Presentation by Local Business
11:45 am Lunch
12:30 pm Tour of Royal Theater & Downtown Guadalupe

8. Royal Theatre Update/History – June 2023

Tom Brandeberry is the Project Manager for the Royal Theater. Tom works hand-in-hand with the City Administrator and utilizes our City Attorney, Planners, other staff and even the Mayor. Staff documents its time on this project so the city will get reimbursed for its time and funds come out of the grant as a transfer in.

Funding Agencies Updates:

- A. EDA—This City has a signed contract with the Federal Economic Development Administration. The award amount is \$4,889,121. The initial award required a two-phase project, with the EDA only funding the renovation of the theater. Since receiving the CAC funding, the city has been able to convince the EDA that the full scope of the project should be a one-phase project. To do this, a revised application was submitted, and the project will go back to an approval committee on April 19, 2023. It was approved and we recently received the approved Amendment 1 to the contract for the mayor to sign. It took this long as it required Legal Counsel approval.
- a) The city has several items that the EDA must review and approve before we can release the Bid Package, with some items requiring EDA Legal Counsel’s review, which can take 2-3 months to get to the front of the queue:
 - b)
 - 1) Lien, mortgage needs to be recorded (hold up due to lot merger—with the City Attorney, Philip Sinco now. Once done, will require EDA Legal review and approval.
 - 2) Evidence of Good Title (title is clear and without restrictions). Held up due to lot merger—with AGD now, then to Philip and then to the mayor. Once done, will require EDA Legal review and approval.
 - 3) Inspector RFQ (with city consultant now)
 - 4) Bid Package. Tom is finishing the Front End with some suggested changes by EDA. AGD is also working on getting the plans and spec easy to “read” for the EDA. Tom expects the Bid Package will be uploaded for EDA review by the end of this week, at the time of this writing.
 - c) While the Lot Merger is approved, it will require another 30 days for the County to finalize the legal description and map, and to record and place it online.

- c) While the city will be sending the bid package to the EDA for their review by the end of this week, it will need work to be “final” due to potential changes from the EDA, adding final dates, etc.
- B. CAC—The California Arts Council was named in the State’s budget to be the pass-through agency for administering the \$5M award. Per the CAC, there is nothing more needed until project completion.

The City received an \$8M check from CAC, with \$3M being funded for the Housing Authorities’ Escalante Meadows County Center. The city understands the check has not been issued at this time and Philip is working on a legal agreement to be signed by the HA and the city as the city on some level is “responsible for the full \$8M.

- C. RDA—These are the Successor Agency funds limited to use on the Royal Theatre. Some costs bill to this fund will be able to be reimbursed from one of the two other sources noted above. To correct the January Report, these funds are NOT limited to the Royal Theatre. Therefore, the city will work on a plan to ensure that, if possible, that all funds in A and B above are exhausted first and when appropriate, and feasible, the RDA funds will be reimbursed.
- D. HTC—Historic Tax Credits. This process requires three applications, with the first being applying for the building to be federally recognized (completed) and the last being the completion of the project. The middle application is for the State and Federal agencies to review and approve the renovation plans and spec. The State has approved, and we made some changes to satisfy the federal agency (National Park Services). The National Park Services has approved verbally, and the city is waiting on an official notice.
 - a) The city hired Brian Wishneff & Associates, a Tax Credit consultant firm, to manage the HTC process.
 - b) The city hired Robert Cowan of Bocarsly, Emden, Cowan, Esmail & Arndt to represent the city as their Tax Attorney.
- E. California HTC. The State’s new tax credit program for historic preservation is still in rule making. There is a possible timing issue (when the program gets the green light to start and if the city’s project is ready to go, or too far along to be eligible).
- F. NMTC—The Tax Credit team has been informed by the city the following is the preference of the city:
 - a) If the lowest, responsive bid comes in above the available funds (above RDA and HTC), the City will apply for NMTC-Construction.

- b) If the lowest, responsive comes in at budget, or with the comfortable amount, allowing some RDA/HTC to be used, the city will apply for NMTC-Operating. These funds will allow the City to support/supervise the nonprofit operators for the first 12 months of startup/operating.

G. Timeline for Construction:

- a) July 31, 2023: RFQ/Inspector EDA Approve
- b) August 31, 2023: EDA Approves Bid Package
- c) September 30, 2023: Inspector hired.
- d) October 31, 2023: Bid Package Released
- e) December 1, 2023: EDA approve procurement of the Construction Company
- f) December 31, 2023: Council Approves Construction Contract
- g) February 1, 2024: Notice to Proceed
- h) December 1, 2024: Construction Complete
- i) January 31, 2025: Occupancy



Supervisor Steve Lavagnino invites you to a

Community Town Hall

Wednesday, July 19

6pm

Guadalupe City Hall Auditorium

Topics to include:



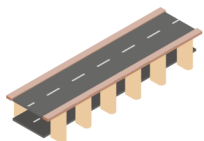
Repairing West Main Street and re-opening Guadalupe Dunes Park



Restoring the Santa Maria River channel



Developing the Santa Maria River Levee Trail



Replacing Bonita School Road bridge

Have questions?

Contact Cory Bantilan in the 5th District Supervisor's office: cbantilan@countyofsb.org or (805) 680-2226



El Supervisor Steve Lavagnino le invita a

una Reunión Comunitaria

miércoles, 19 de julio

6pm

Auditorio del Ayuntamiento de Guadalupe

Temas que se tratarán:



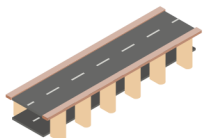
Reparación de la calle West Main y
reapertura del Parque Guadalupe Dunes



Restauración del cauce del río Santa María



Desarrollo del sendero sobre el Santa Maria River Levee



Reemplazo del puente de Bonita School Road

¿Tiene preguntas?

Comuníquese con Yesenia Cuevas en la oficina del Supervisor del Condado por el 5to Distrito:
ycuevas@countyofsb.org o (805) 346-8400



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023

Larry Appel

Todd Bodem

Prepared by
Larry Appel, Contract Planning Director

Approved by
Todd Bodem, City Administrator

SUBJECT: Review and approval of Draft Housing Element for review by Housing and Community Development (HCD) and adopting of Resolution No. 2023-61.

EXECUTIVE SUMMARY:

The California legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main goal for housing. Recognizing the important role local government planning plays to achieve this goal, the State mandates that all cities and counties prepare and adopt a housing element as part of their comprehensive General Plans. In the housing element, State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike the other mandatory elements, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). The housing element is also subject to mandatory review and certification by HCD.

RECOMMENDATION:

It is recommended that the City Council:

- 1) Receive a presentation from staff and consultant; and
- 2) Conduct a public hearing; and
- 3) Direct staff to transmit the Draft Housing Element to HCD for the required 90-day review; and
- 4) Direct consultant to prepare an appropriate draft environmental document to address any impacts created by adoption of the Draft Housing Element

BACKGROUND:

The City Council entered into a contract with Dr. Cornelius Nuworsoo of De Lapidé & Associates to prepare the 2023-2031 Housing Element. This followed the adoption of the 2042 General Plan in November 2022. On January 10, 2023, a public forum was held with the community and many interested agencies to learn what was going to be proposed for the new Housing Element. The meeting was well attended and many comments were presented to staff and the consultant. A short questionnaire was also given to the participants which were then used by the consultant to ensure that the draft document focused on issues important to the attendees. An administrative draft element was submitted to the City in April 2023 which was thoroughly reviewed by staff. Once the draft was prepared, staff made copies for Council, department heads, and distributed for public review. Notice

was included on the City's website along with a downloadable copy of the draft. The public comment period ran from May 30 – June 30. A subsequent public forum was held on June 22nd. At this time, we believe that the public has spoken and are satisfied with the draft document that is before you this evening

DISCUSSION:

The consultant will summarize the draft element using a PowerPoint presentation. There have been many new sections required through HCD and with the knowledge of the consultant, he has been able to address all the issues. Due to pre-scheduled travel plans, both Mr. Appel and Dr. Nuworsoo will be attending via Zoom.

One very time-consuming task was preparing the "Housing Element Completeness Checklist" which is a quick reference of statutory requirements for Housing Element Updates. This was a new requirement from HCD for the 6th cycle housing elements. In this 23-page section, the consultant was required to show what page(s) within the draft document that each of the mandated topics was covered. The checklist can be found within the draft document on pages xiv-xxv.

The draft element contains a number of statistics derived from many sources. One number that stands out is that from 2000 until 2020, the city has increased in population by 35% (5,653 to 7,654). This is significant for any community. To handle the increased population, housing agencies like People's Self-help Housing and the Housing Authority of Santa Barbara County have produced many new housing units primarily for low income families and farmworkers. Private developers have also provided a large number of new homes, apartments, and condos for the residents.

The city has also seen a rise in the number of H-2A employee housing projects which are contracted out for out-of-country farmworkers for around nine months each year.

One other major area discussed in the draft document is the City's ability to provide adequate land and density so as to allow developers to provide housing under various household income levels. The Regional Housing Needs Allocation (RHNA) is a program mandated by the state and implemented through regional planning agencies. Our program is implemented through Santa Barbara County Association of Governments (SBCAG). In the 5th Cycle housing element, Guadalupe was required to provide land and densities that would ultimately allow for the development of 50 residential units. These were divided into five categories: Extremely Low, Very Low, Low, Moderate, and Above Moderate. The PowerPoint slide below will provide a graphic that shows the City did extremely well as it provided 808% of what was required.

RHNA Allocations Met and Unmet						
Income Category	Quantified Objective	Completed Progress				Future
	(Allocated 5th Cycle Dwelling Units)	(Completed 2015 to 2019)	(Completed 2019 to 2022)	Total Completed in 5th Cycle	Percent of 5th Cycle RHNA Completed	(Dwelling Units Pending Construction)
	RHNA Allocation	New Construction				
Extremely low	5	2	4	6	120%	0
Very Low	7	1	26	27	386%	0
Low	8	1	7	8	100%	0
Moderate	13	23	131	154	1185%	40
Above Moderate	17	107	102	209	1229%	284
Total	50	134	270	404	808%	320

This Table has additional details of the City of Guadalupe’s compliance with the current 2015-2023 housing need allocations.

The new RHNA numbers for the 6th Cycle now require the City to provide land and densities for 431 units. The recently adopted 2042 General Plan was able to increase densities in various parts of the City so that we could ensure that at least 431 units could be built during the eight-year housing cycle. A graphic in the PowerPoint will show that it is projected that the City will exceed the new allocation by approximately fifty percent.

Effective January 1 2021, Government Code section 65583, subdivision (c)(10)(A) requires Housing Elements to include an assessment of fair housing to include discussion of four thematic areas:

- a) Integration and segregation patterns and trends
- b) Racially or ethnically concentrated areas of poverty
- c) Disparities in access to opportunity
- d) Disproportionate housing needs within the jurisdiction, including displacement risk.

While there are no development proposals in the 2042 General Plan and this housing element that would cause disproportionate housing needs within the jurisdiction or create the risk of displacing segments of the population, the City has been typically below the recommended vacancy rate of 5 percent, which would indicate that Guadalupe residents have limited housing choice and mobility and could be susceptible to displacement risks that low vacancy rates could trigger. While such risks may be greater for households in the lower-income segments from price competition, the City has

steadfastly kept the production of lower-income housing at par with its allocations over the previous two cycles. And the incidence of homelessness is relatively low in the City. The analysis points to a favorable assessment of fair housing in Guadalupe.

CONCLUSION:

This draft housing element has been prepared by a consultant that has many years' experience developing documents for agencies throughout the state. This 6th cycle document has been most challenging as the State HCD has required a number of new sections which in turn required much more research to be able to provide a document that is acceptable to the agency. If the Council agrees to direct staff to transmit the document, then we will be able to move forward with the required environmental document. Any requests for revision will be discussed between the contractor and Planning Director to decide how to best address them, then those changes will be made and the environmental document will be completed. Following that, the final document will be scheduled for hearing and we will request that the 2023-2031 Housing Element be adopted.

PUBLIC NOTICE:

Staff published the required Public Hearing Notice in a newspaper of general circulation for the draft Housing Element for comments. The Notice was also posted in three public locations in the city as required by Government Code section 65090 on June 30, 2023.

ATTACHMENTS:

1. Resolution No. 2023-61 directing staff to transmit the Draft Housing Element to Housing and Community Development for 90-day review.
2. 2023-2031 Draft Housing Element

RESOLUTION NO. 2023-61

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA,
TRANSMITTING THE DRAFT 6TH CYCLE HOUSING TO THE STATE DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT FOR 90-DAY REVIEW**

WHEREAS, pursuant to California Government Code Section 65300, each city and county in California must adopt a comprehensive, long-term general plan, including the Housing Element, addressing the physical development of the county or city, and any land outside its boundaries which in the agency's judgment bears relation to its planning; and

WHEREAS, the City of Guadalupe has prepared a 6th Cycle Draft Housing Element, conforming to all the requirements required of HCD; and

WHEREAS, on January 11, 2023, and June 22, 2023, public forums were conducted to provide information to residents and interested agencies of the changes that were planned for the draft document; and

WHEREAS, the draft Housing Element was out for public review from May 30 to June 30, 2023; and

WHEREAS, it is necessary, timely, and desirable to comprehensively update the 5th Cycle 2019 Housing Element; and

WHEREAS, through an extensive and lengthy public process, including workshops and hearings before the City Council, the City of Guadalupe has prepared a comprehensive update to the 2019 Housing Element; and

WHEREAS, the 2023-2031 Draft Housing Element includes updated Goals, Policies, and Programs reflecting the community's vision of Guadalupe; and

WHEREAS, on June 30, 2023, the City published a legal advertisement, pursuant to in the Santa Maria Times, a newspaper of local circulation in order to increase public awareness about the 6th Cycle Housing Element even though not legally required pursuant to Government Code § 65353(a) and § 65090, in addition to posting the public hearing notice in three public places in the City of Guadalupe at least ten (10) days before said public hearing; and

WHEREAS, the notice of the City Council's hearing on the 2023-2031 Draft Housing Element was posted to the City's website on June 30, 2023, at least 72-hours prior to the Council hearing as part of the City Council's meeting agenda as required by the Brown Act.

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

SECTION 1. The 6th Cycle Draft Housing Element is hereby approved, and staff is directed to transmitted it to the California Department of Housing and Community Development for its 90-day review.

SECTION 2. The City Clerk shall certify as to the adoption of this Resolution.

SECTION 3. That 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 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **CC Resolution No. 2023-61**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

CITY OF GUADALUPE



2023 – 2031 Housing Element

Public Review Draft Update

Submitted by the City of Guadalupe

5/20/2023

Prepared by:

De Lapide & Associates, Inc.

delapide@outlook.com

Acknowledgments

We are grateful to the City Council, the City Staff, and stakeholders of the City of Guadalupe for their assistance in preparation of this Housing Element. We would like to acknowledge the following officials:

City Council

Ariston Julian, Mayor

Eugene Costa Jr., Mayor Pro Tem

Christina Hernandez, Council member

Gilbert Robles, Council member

Megan Lizalde, Council member

Anna Marie Santillan Michaud, City Treasurer (Elected Official)

Amelia M Villegas, City Clerk (Elected Official)

Staff

Todd Bodem, City Administrator

Larry Appel, Planning Director

Chief Michael Cash, Public Safety Department

Shannon Sweeny, Public Works Director/City Engineer

Lorena Zarate, Finance Director

Juana Escobar, Administrative Assistant

Contents

Acknowledgments	ii
City Council	ii
Staff	ii
List of Tables	vii
List of Figures.....	x
City Council Resolution.....	xii
Housing Element Update Guidance	xiv
Attachment 2: Completeness Checklist.....	xiv
1.0 Introduction.....	1
1.1 Community Context	1
1.2 Public Participation.....	2
1.2.1 Consolidated Outreach Activities	2
1.2.2 Special 6 th Cycle Outreach Findings.....	3
1.2.3 Inclusion of Outreach Findings in Housing Element.....	4
1.3 Consistency with Other Elements of the General Plan	4
1.4 Organization of the Element	5
2.0 Housing Needs Assessment.....	6
2.1. Population Characteristics.....	6
2.1.1 Population Growth Trends	6
2.1.2 Age.....	6
2.1.3 Race and Ethnicity	7
2.1.4 Conclusion	8
2.2 Employment Trends	8
2.2.1 Current Employment	8
2.2.2 Projected Job Growth.....	10
2.2.3 Jobs-Housing Balance	10
2.2.4 Conclusion	11
2.3 Household Characteristics.....	12
2.3.1 Growth in Households.....	12
2.3.2 Household Composition and Size	12
2.3.3 Household Income.....	13

2.3.4 Conclusion	15
2.4 Characteristics of the Housing Stock	15
2.4.1 Housing Types and Growth	15
2.4.2 Housing Age and Conditions	17
2.4.3 Housing Tenure	18
2.4.4 Vacancy.....	19
2.4.5 Housing Cost.....	19
2.4.6 Affordability and Overpayment.....	21
2.4.7 Overcrowding	22
2.4.8 Conclusion	23
2.5 Special Housing Needs	23
2.5.1 Elderly.....	23
2.5.2 Large Households	25
2.5.3 Female Headed Households.....	26
2.5.4 Persons with Disabilities.....	28
2.5.5 Farmworkers.....	29
2.5.6 Unhoused	32
2.5.7 Extremely Low-Income Households	32
2.5.8 Persons with Developmental Disabilities	33
2.6 Assisted Housing At-Risk of Conversion	34
2.6.1 Inventory of Potential At-Risk Units	34
2.6.2 Risk of Conversion	35
2.7 Future Growth Needs.....	35
2.7.1 Overview of the Regional Housing Needs Allocation	35
3.0 Resources for Residential Development	38
3.1 Land Availability.....	38
3.1.1 Vacant Residential Parcels.....	39
3.1.2 Mixed Use Development	40
3.1.3 DJ Farms Specific Plan Area	41
3.2 Financial Resources	41
3.2.1 Federal and State Resources	41
3.2.2 Local Resources	45

- 4.0 Constraints47
 - 4.1 Governmental Constraints47
 - 4.1.1 Land Use Controls.....47
 - 4.1.2 Residential Development Processing Procedures.....57
 - 4.1.3 Development Fees.....59
 - 4.1.4 Regional Constraints.....60
 - 4.1.5 Accessory Dwelling Units.....61
 - 4.2 Non-Governmental Constraints63
 - 4.2.1 Fiscal Constraints.....63
 - 4.2.2 Citizen Behavior.....65
 - 4.2.3 Environmental Constraints.....65
 - 4.2.4 Infrastructure and Public Facilities68
- 5.0 Energy Conservation Opportunities71
 - 5.1 Planning and land Use71
 - 5.2 Energy Efficient Practices and Technologies72
- 6.0 Housing Action Plan.....74
 - 6.1 Affordable Housing Supply74
 - 6.2 Conservation and Rehabilitation77
 - 6.3 At-Risk Units77
 - 6.4 Special Needs.....78
 - 6.5 Energy Conservation.....80
 - 6.6 Equal Opportunity Housing81
 - 6.7 Quantified Objectives.....83
- 7.0 Appendices84
 - 7.1 Appendix A: Evaluation of 5th Cycle Housing Element84
 - 7.1.1 Program Evaluation84
 - 7.1.2 Appropriateness of Goals and Policies84
 - 7.1.3. Progress in Meeting Quantified Objectives.....84
 - 7.1.4. Progress toward Special Needs Populations85
 - 7.1.5. Shortfall of Sites from the 5th Cycle Planning Period.....85
 - 7.2 Appendix B: Residential Land Inventory.....107
 - 7.2.1 Vacant Land107

7.2.2 Mixed-Use Development.....	112
7.2.3 DJ Farms Specific Plan	117
7.2.4 People’s Self-Help Housing Project	117
7.2.5 Santa Barbara County Housing Authority	117
7.2.6 Conclusions on Inventory of Residential Opportunities.....	118
7.3 Appendix C: Affirmatively Furthering Fair Housing	119
7.3.0 Legislative Basis for Fair Housing	119
7.3.1 Fair Housing Outreach & Enforcement.....	119
7.3.2 Assessment of Fair Housing.....	124
7.3.3 Sites Inventory	163
7.3.4 Identification of Contributing Factors	165
7.3.5 Goals and Actions.....	167
7.4 Appendix D: Development Fees	169
8.0 References	178

List of Tables

Table 2-1: Population Growth Trends. Guadalupe City vs. Santa Barbara County, 2000 – 2020	6
Table 2-2: Age Distribution - Guadalupe City vs. Santa Barbara County, 2020.....	7
Table 2-3: Population by Race/Ethnicity - Guadalupe City vs. Santa Barbara County, 2020	7
Table 2-4: Labor Force and Employment Rates - Guadalupe City vs. Santa Barbara County, 2020	8
Table 2-5: Distribution of Employment by Occupation and Median Earning – Guadalupe City, 2020.....	9
Table 2-6: Protected Job Growth by Occupation from 2018 to 2028 – Santa Maria & Santa Barbara Metropolitan Statistical Area	10
Table 2-7: Jobs to Housing Ratio - Guadalupe City vs. Santa Barbara County, 2020	11
Table 2-8: Household Growth Trends - Guadalupe City, 2000 to 2020	12
Table 2-9: Household Composition - Guadalupe City vs. Santa Barbara County, 2020	13
Table 2-10: Distribution of Household Sizes - Guadalupe City vs. Santa Barbara County, 2020	13
Table 2-11: Household Income - Guadalupe City, 2020	14
Table 2-12: Comparative Median Household Incomes - Santa Barbara County and Cities, 2020	14
Table 2-13: Median Income Distribution of Household Income Groups - Guadalupe City, 2020.....	15
Table 2-14: Housing Unit Type- Guadalupe City vs. Santa Barbara County, 2020	16
Table 2-15: Age Distribution and Growth of Housing Stock - Guadalupe City, 2020	16
Table 2-16: Trends in Housing Conditions - Guadalupe 2008 to 2017	18
Table 2-17: Trends in Housing Tenure of Occupied Units - Guadalupe, 2000 to 2020	18
Table 2-18: Comparative Median Home Values - Santa Barbara County and Cities, 2000 to 2020	20
Table 2-19: Distribution of Contract Rent Payments - Guadalupe City, 2020.....	21
Table 2-20: Percent of Household Income Spent on Housing – Guadalupe City, 2020	21
Table 2-21: Overcrowding - Guadalupe City vs. Santa Barbara County, 2020	22
Table 2-22: Households by Age of Householder - Guadalupe City, 2000 to 2020	23
Table 2-23: Householder by Tenure and Age - Guadalupe City, 2020	24
Table 2-24: Number of Rooms per Occupied Housing Unit by Tenure – Guadalupe City, 2020	26
Table 2-25: Number of Persons per Occupied Housing Unit by Tenure - Guadalupe City, 2020.....	26
Table 2-26: Occupied Housing Units by Household Type by Tenure - Guadalupe City, 2020.....	27
Table 2-27: Comparative Characteristics of Householders - Guadalupe City, 2020	28
Table 2-28: Population with Disability - Guadalupe City, 2020.....	28
Table 2-29: Top 10 Agriculture Products by Rank - Santa Barbara County, 2018 and 2020.....	30
Table 2-30: Estimates of Farmworker Population - Guadalupe City vs. Santa Barbara County, 2020.....	31

Table 2-31: Distribution of Persons with Developmental Disabilities - Guadalupe City, 2021 33

Table 2-32: Inventory of Assisted Affordable Housing Developments - Guadalupe City, 2020..... 34

Table 2-33: Shares of Households vs. RHNA Allocations by Income Groups - Guadalupe City, 2020 37

Table 3-1: Capacity of Vacant Residential Land Exclusive of DJ Farms Specific Plan Area..... 40

Table 3-2: Housing Capacity of DJ Farms Specific Plan Area 41

Table 3-3: Additional Federal, State, and Private Financial Resources 42

Table 4-1: Guadalupe General Plan Residential Land Use Designations..... 48

Table 4-2: Residential & Commercial Zoning in Guadalupe 49

Table 4-3: Development Standards in Guadalupe Zoning Ordinance 50

Table 4-4: Allowed Residential Development by Zone 50

Table 4-5: Parking Space & Street Width Standards 54

Table 4-6: Typical Permit Processing Time Requirements 58

Table 4-7: Fees that Affect Housing Production..... 60

Table 4-8: Sewer Capacity and Projected Sewer Demand 69

Table 6-1: Comparison of RHNA Allocations Met and Unmet by Income Groups in Guadalupe..... 83

Table A-1: Evaluation of Programs in 5th Cycle (2015 & 2019) Housing Element - City of Guadalupe 86

Table A-2: Appropriateness of 2015 Guadalupe Housing Element Goals and Policies 95

Table A-3a. Progress in Achieving Quantified Objectives (All Incomes) 98

Table A-3b. Progress in Achieving Quantified Objectives (Lower Incomes) – Completed Apartments..... 99

Table A-3c. Progress in Achieving Quantified Objectives (Lower Incomes) – Completed ADUs 99

Table A-4a: Residential Permit Activities - City of Guadalupe, 2015 through 2021..... 99

Table A-4b: Recent Residential Permit Activities by Income - City of Guadalupe, 2019-2021 101

Table A-5: Affordability of Residential Construction - City of Guadalupe, Late 2015 to Early 2019..... 102

Table B-1: Summary of 2014-2022 RHNA Allocations to Guadalupe 107

Table B-2: Inventory of Vacant Residential Infill Sites in Guadalupe from Land Use Inventory 108

Table B-3: Other Vacant Residential Land within Built-Up Area 111

Table B-4. Mixed-Use Development Potential 113

Table B-5: Other Lots with Mixed-Use Potential..... 116

Table B-6: Housing Capacity at DJ Farms Specific Plan Area 117

Table C-1: Number of Fair Housing Enforcement Cases in Counties near Guadalupe, 2010 and 2020..... 121

Table C-2: Population by Race/Ethnicity - Guadalupe City & Region, 2021..... 125

Table C-3: Population by Race/Ethnicity - Guadalupe City & Region, 2010..... 125

Table C-4: Incidence of Disability in the Guadalupe Region, 2019.....130

Table C-5: Distribution of Household/Family Types in the Guadalupe Region, 2010133

Table C-6: Distribution of Household/Family Types in the Guadalupe Region, 2019134

Table C-7: 2010 and 2020 Median Incomes and Poverty Levels in the Guadalupe Region135

Table C-8: Comparative opportunity Indices for School Proficiency in the Guadalupe Region, 2020.....153

Table C-9: HUD Opportunity Indicators in Santa Barbara County, 2010.....154

Table C-10: Labor Force and Employment Rates - Guadalupe City vs. Santa Barbara County, 2020154

Table C-11: Distribution of Employment by Occupation (2021) and Median Earning (2020)156

Table C-12. Progress in Achieving Quantified Objectives (All Incomes) in 2015-2023 Housing Element162

Table D-1: Consolidated List of Fees in Guadalupe169

List of Figures

Figure 2-1: Age Distribution of Housing Stock - Guadalupe City, 2020.....	17
Figure 2-2: Median Household Income vs. Median Home Value – Guadalupe City, 2000-2020.....	20
Figure 4-1: Environmental Constraints Map–Prime Agricultural Lands under Williamson Act Contract	66
Figure 4-2: Environmental Constraints Map–Floodable Areas	67
Figure 4-3: Environmental Constraints Map–Wetlands and Habitat Areas	67
Figure A-1 DJ Farms Site Map.....	103
Figure A-2: Peoples’ Self-Help Housing Breaks Ground on New Affordable Housing in Guadalupe, CA.....	104
Figure A-3: Guadalupe Ranch Acres becomes Escalante Meadows Affordable Housing in Guadalupe, CA.....	105
Figure B-1: Opportunities for Housing at Vacant Infill, Mix-Use, and DJ Farms Sites	110
Figure C-1: Distribution of Fair Housing Enforcement Cases in Guadalupe & Region, 2010	122
Figure C-2: Distribution of Fair Housing Enforcement Cases in Guadalupe & Region, 2020	123
Figure C-3: 2020 Neighborhood Designations within the City of Guadalupe	126
Figure C-4: 2010 Concentrations of Hispanic Population by Census Block in Guadalupe Neighborhoods.....	128
Figure C-5: 2020 Concentrations of Hispanic Population by Census Block in Guadalupe and its Region.....	129
Figure C-6: 2014 Concentrations of Disability Populations in Guadalupe and its Region.....	131
Figure C-7: 2019 Concentrations of Disability Populations in Guadalupe and its Region.....	132
Figure C-8: Percent of Home Owners Paying >30% of Incomes on Housing, Guadalupe Region, 2014	136
Figure C-9: Percent of Home Owners Paying >30% of Incomes on Housing, Guadalupe Region, 2019	137
Figure C-10: Percent of Renters Paying >30% of Incomes on Housing, Guadalupe Region, 2014.....	138
Figure C-11: Percent of Renters Paying >30% of Incomes on Housing, Guadalupe Region, 2019.....	139
Figure C-12: Locations of Subsidized Housing Projects in the Guadalupe Region, 2021	141
Figure C-13: Locations of Subsidized Housing Projects within Guadalupe and Vicinity, 2021	142
Figure C-14: Racially and Ethnically Concentrated Areas of Poverty in Guadalupe & Region, 2000	144
Figure C-15: Racially and Ethnically Concentrated Areas of Poverty in Guadalupe & Region, 2010	145
Figure C-16: Racially and Ethnically Concentrated Areas of Poverty in Guadalupe & Region, 2013	146
Figure C-17: Composite Opportunity Areas in Guadalupe & Region, 2020	147
Figure C-18: Concentrations of Non-Hispanic Whites in Guadalupe Neighborhoods, 2010	149
Figure C-19: Concentrations of Non-Hispanic Whites in Guadalupe Neighborhoods, 2020	150
Figure C-20: Levels of Resource Availability in Guadalupe & Region, 2020.....	152
Figure C-21: Levels of Displacement Risk in Guadalupe & Region, 2019	159

Figure C-22: 2010 to 2021 Trends in Housing Vacancy in Guadalupe and Santa Barbara County161

Figure C-23: 2022 Incidence of Toxic Release by Census Tract in Guadalupe166

City Council Resolution

To be added . . .

Housing Element Update Guidance

Attachment 2: Completeness Checklist



HOUSING ELEMENT COMPLETENESS CHECKLIST

A Quick Reference of Statutory Requirements for Housing Element Updates

Updated 1/2021

The purpose of this completeness checklist is to assist local governments in the preparation of their housing element. It includes the statutory requirements of Government Code section 65580 – 65588. Completion of this checklist is not an indication of statutory compliance but is intended to provide a check to ensure that relevant requirements are included in the housing element prior to submittal to the Department of Housing and Community Development pursuant to Government Code section 65585(b). For purposes of the Checklist the term “analysis” is defined as a description and evaluation of specific needs, characteristics, and resources available to address identified needs.

For technical assistance on each section visit [California Housing and Community Development Building Blocks Technical Assistance](https://www.hcd.ca.gov/community-development/building-blocks/index.shtml)
(<https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>)

Checklist

Public Participation

Government Code section 65583, subdivision (c)(8)

Description of Requirement	Page Number
Description of the diligent efforts the jurisdiction made to include all economic segments of the community and/or their representatives in the development and update of the housing element	1.2 2
Summary of the public input received and a description of how it will be considered and incorporated into the housing element.	3-4

Review and Revise

Government Code section 65588, subdivision (a)

Description of Requirement	Page Number
<u>Progress in implementation</u> – A description of the actual results or outcomes of the previous element’s goals, objectives, policies, and programs (e.g. what happened).	Tab A-1 84-94
<u>Effectiveness of the element</u> – For each program, include an analysis comparing the differences between what was projected or planned in the element and what was achieved.	Tab A-3 84, 98
<u>Appropriateness of goals, objectives, policies, and programs</u> –A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element. (e.g. continued, modified, or deleted.)	Tab A-2 84, 95-98
<u>Special needs populations</u> – Provide a description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program pursuant to (2) if the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.	7.1.4 85, 99
<u>AB 1233 – Shortfall of sites from the 5th cycle planning period</u> – Failure to implement rezoning required due to a shortfall of adequate sites to accommodate the 5th cycle planning period RHNA for lower-income households triggers the provisions of Government Code section 65584.09.	7.1.5 85

Comments:

Besides, the key pages indicated in this checklist, there are other descriptions and analyses of these topics throughout the document.

Housing Needs Assessment – Quantification and Analysis of Need Government Code section 65583, subdivision (a)(1)(2) and section 65583.1, subdivision (d)

For information on how to credit reductions to RHNA See “Housing Element Sites Inventory Guidebook” at [HCD’s technical assistance memos](https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml) (https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml)

Description of Requirement	Page Number
Population (e.g., by age, size, ethnicity, households by tenure) and employment trends	6-11
Household characteristics including trends, tenure, overcrowdings and severe overcrowding	12-15
Overpayment by income and tenure	21
Existing housing need for extremely low-income households	32
Projected housing needs: Regional Housing Needs Allocation (RHNA) by income group, including projected extremely low-income households	35-37
Housing stock conditions, including housing type, housing costs, vacancy rate	15-23
Estimate of the number of units in need of replacement and rehabilitation	18

Identification and Analysis of the Housing Needs for Special Needs Populations Government Code section 65583, subdivision (a)(7)

Description of Requirement	Page Number
Elderly	23
Persons with Disabilities, including Developmental Disabilities	28
Large Households	25
Farmworkers (seasonal and permanent)	29
Female Headed Households	26
Homeless (seasonal and annual based on the point in time count)	32
Optional: Other (e.g. students, military) Extremely low-income	32

Comments: Commensurate with Housing Needs assessments for Special Needs Populations, there are policies and programs directed at these groups.

Affirmatively Further Fair Housing - An Assessment of Fair Housing – Required for Housing Element due after 1/1/2021.
Government Code section 65583, subdivision (c)(10)(A) Part 1 Outreach

Description of Requirement	Page Number
Does the element describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions?	7.3 2-4, 119

Part 2 Assessment of Fair Housing

Description of Requirement	Page Number
Does the element include a summary of fair housing enforcement and capacity in the jurisdiction?	119
The element must include an analysis of these four areas: Integration and segregation patterns and trends	124
Racially or ethnically concentrated areas of poverty	143
Disparities in access to opportunity	151
Disproportionate housing needs within the jurisdiction, including displacement risk	158

Each analysis should include these components:

- Local: Review and analysis of data at a local level
- Regional impact; Analysis of local data as it compares on a regional level
- Trends and patterns: Review of data to identify trends and patterns over time
- Other relevant factors, including other local data and knowledge
- Conclusion and findings with a summary of fair housing issues

Part 3 Sites Inventory

Description of Requirement	Page Number
Did the element identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing?	163
Did the element analyze and conclude whether the identified sites improve or exacerbate conditions for each of the fair housing areas (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs including displacement)?	164

Comments: Appendix B has additional details on residential land inventory. It includes table and maps of actual sites on pages 81 through 92

Part 4 Identification of Contributing Factors

Description of Requirement	Page Number
Did the element identify, evaluate, and prioritize the contributing factors to fair housing issues?	165

Part 5 Goals and Actions Page

Description of Requirement	Page Number
Did the element identify, goals and actions based on the identified and prioritized contributing factors?	81, 167
Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection and other program areas?	81, 167

Programs must include the following components:

- Actions must be significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing.
- Metrics and milestones for evaluating progress on programs/actions and fair housing results.

Affordable Housing Units At-Risk of Conversion to Market Rate Government Code section 65583, subdivision (a)(9)

See [Preserving Existing Affordable Housing](https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml)
(<https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>)

Description of Requirement	Page Number
Provide an inventory of units at-risk of conversion from affordable to market-rate rents within 10 years of the beginning of the planning period. The inventory must list each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality’s low-income housing stock in each year.	34-35
Provide an estimate and comparison of replacement costs vs. preservation costs	34
Identify qualified entities to acquire and manage affordable housing	34
Identify potential funding sources to preserve affordable housing	41

Comments: According to the Santa Barbara County Housing Authority and City data, 7 percent or 18 of the 272 assisted units in the City could be at risk of converting to market rate in 2030, near the end of the 2023-2031 time period.

**Analysis of Actual and Potential Governmental Constraints
Government Code section, 65583, subdivisions (a)(5), (a)(4), (c)(1), and
section 65583.2, subdivision (c)**

See “Accessory Dwelling Unit Handbook” at [HCD’s Accessory Dwelling Unit Assistance page](https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml) (https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml)

Description of Requirement	Page Number
Land use controls (e.g. parking, lot coverage, heights, unit size requirements, open space requirements, Accessory Dwelling Unit (ADU) requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements, conformance with the requirements of SB 330), inclusionary requirements, consistency with State Density Bonus Law and Housing Accountability Act, and consistency with zoning and development standard website publication and transparency requirements pursuant to Gov. Code § 65940.1 subd. (a)(1)(B)).	47
Local processing and permit procedures (e.g., typical processing times, permit types/requirements by housing type and zone, decision making criteria/findings, design/site/architectural review process and findings, description of standards [objective/subjective], planned development process). Element should also describe whether the jurisdiction has a process to accommodate SB 35 streamline applications and by-right applications for permanent supportive housing and navigation centers.	57
Building codes and their enforcement (e.g., current application of the California Building Code, any local amendments, and local code enforcement process and programs)	55
On and Off-Site improvement requirements (e.g., street widths, curbing requirements)	60
Fees and other exactions (e.g., list all fees regardless of entity collecting the fee, analyze all planning and impact fees for both single family and multifamily development, provided typical totals and proration to total development costs per square foot, and consistency with fee website publication and transparency requirements pursuant to Gov. Code § 65940.1 subd. (a)(1)(A)).	59
Housing for persons with disabilities (e.g. definition of family, concentrating/siting requirements for group homes, reasonable accommodation procedures, application of building codes and ADA requirements, zoning for group homes and community care facilities)	83, 133
Analysis of locally-adopted ordinances that directly impact the cost and supply of housing (e.g. inclusionary ordinance, short-term rental ordinance)	49

Comments:

An Analysis of Potential and Actual Nongovernmental Constraints
Government Code section, 65583, subdivision (a)(6)

Description of Requirement	Page Number
Availability of financing	63
Price of land	64
Cost of Construction	64
Requests to develop housing below identified densities in the sites inventory and analysis	NA
Typical timeframes between approval for a housing development project and application for building permits	57, 58

- Does the analysis demonstrate the jurisdiction’s action(s) to mitigate nongovernmental constraints that create a gap between planning for housing to accommodate all income levels and the construction of housing to accommodate all income levels?

Zoning for a Variety of Housing Types
Government Code section, 65583, subdivisions (a)(4), (c)(1), and subdivision 65583.2 subdivision (c)

Provide an analysis of zoning and availability of sites for a variety of housing types including the following:

Description of Requirement	Page Number
Multifamily Rental Housing	51
Housing for Agricultural Employees (permanent and seasonal) (compliance with Health and Safety Code sections 17021.5, 17021.6, and 17021.8	52
Emergency Shelters (including compliance with new development/parking standards pursuant to AB 139/Gov. Code § 65583 subd. (a)(4)(A)).	51
Low Barrier Navigation Centers	52
Transitional Housing	51
Supportive Housing (including compliance with AB 2162, statutes of 2019)	51
Single-Room Occupancy Units	53
Manufactured homes, including compliance with Gov. Code § 65852.3	53
Mobile Home Parks	53
Accessory Dwelling Units	61

Comments:

Site Inventory and Analysis

Government Code, section 65583, subdivision (a)(3), section 65583.1, subdivision

See “Housing Element Sites Inventory Guidebook” and “Default Density Standard Option” at [HCD’s technical assistance memos](https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml) (https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml)

See [Site Inventory Form](https://www.hcd.ca.gov/community-development/housing-element/docs/Site_inventory_template09022020.xlsm) (https://www.hcd.ca.gov/community-development/housing-element/docs/Site_inventory_template09022020.xlsm) and [Site Inventory Form Instructions](https://www.hcd.ca.gov/community-development/housing-element/docs/Site_inventory_instructions.pdf) (https://www.hcd.ca.gov/community-development/housing-element/docs/Site_inventory_instructions.pdf)

Site Inventory – The site inventory must be prepared using the form adopted by HCD. An electronic copy of the site inventory is due at the time the adopted housing element is submitted to HCD for review and can be sent to siteinventory@hcd.ca.gov.

Site Inventory

Description of Requirement	Page Number
<i>Sites Inventory Form Listing:</i> Parcel listing by parcel number, size, general plan and zoning, existing uses on non-vacant sites, realistic capacity, level of affordability by income group, publicly owned sites (optional).	108
<i>Prior Identified Sites:</i> Address whether sites are adequate to accommodate lower income needs based on identification in the prior planning period for non-vacant sites or two or more for vacant sites.	113
Map of sites	110

Did the jurisdiction use the sites inventory form adopted by HCD?

Site Inventory Analysis and Methodology

Description of Requirement	Page Number
<i>RHNA Progress:</i> List the number of pending, approved or permitted units by income group based on actual or anticipated sales prices and rents since the beginning of the projection period	84, 100-101
<i>Environmental Constraints:</i> Address any known environmental or other constraints, conditions or circumstances, including mitigation measures, which impede development in the planning period	65-67
<i>Appropriate density:</i> Identification of zoning to accommodate RHNA for lower-income households: <ul style="list-style-type: none"> Identify zones meeting the “default” density (Gov. Code § 65583.2 subd. (c)(3)(B)) or; Identify and analyze zones with densities less than the “deemed appropriate” (default) density that are appropriate to accommodate lower RHNA. 	

Comments:

Description of Requirement	Page Number
<p><i>Capacity:</i> Describe the methodology used in quantifying the number of units that can be accommodated on each APN:</p> <ul style="list-style-type: none"> • If development is required to meet a minimum density, identify the minimum density, or; • Describe the methodology used to determine realistic capacity accounting for land use controls and site improvement requirements, typical density trends for projects of similar affordability, and current or planned infrastructure. • For sites with zones allowing non-residential uses, demonstrate the likelihood of residential development 	108
<p><i>Infrastructure:</i> Existing or planned infrastructure to accommodate the regional housing need, including water, sewer and dry utilities</p>	68
<p><i>Small and large sites:</i> Sites identified to accommodate lower RHNA that are less than one-half acre or larger than 10 acres require analysis to establish they are adequate to accommodate the development of affordable units.</p>	116
<p><i>Affirmatively Furthering Fair Housing:</i> Identified sites throughout the community that affirmatively furthers fair housing (see page 5 of checklist)</p>	163
<p><i>Nonvacant Sites Analysis:</i> For nonvacant sites, demonstrate the potential and likelihood of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites</p>	163
<p>If nonvacant sites accommodate 50 percent or more of the lower-income RHNA, demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period, including adopted findings based on substantial evidence.</p>	NA
<p>Nonvacant sites that include residential units (either existing or demolished) that are/were occupied by, or subject to, affordability agreements for lower-income households within 5 years are subject to a housing replacement program. (Gov. Code § 65583.2 subd. (g)(3))</p>	NA

Please note: This checklist does not include new requirements related to zoning for sites accommodating the moderate and above moderate income pursuant to AB 725, statutes of 2020 as this requirement is not enacted until 2022.

Comments:

Alternative Methods to Accommodate the RHNA: Optional

Description of Requirement	Page Number
Accessory Dwelling Units: Analyze the number and affordability level of ADU units projected to be built within the planning period, including resources and incentives and other relevant factors such as potential constraints, and the likelihood of availability for rent	NA
Existing Residential Units: number and affordability level of units rehabilitated, converted or preserved that meet the provisions of alternative adequate sites. In addition, this includes units in a motel, hotel, or hostel that are converted to residential units and made available to persons experiencing homelessness as part of a COVID-19 response and acquisition of mobile home park. If using this option, the adequate site alternative checklist must be provided.	NA
Other: Jurisdictions are encouraged to consult with HCD regarding other alternative methods options including new manufactured housing park hook-ups, floating homes/live aboard berths, conversion of military housing, adaptive reuse of commercial uses, or other housing opportunities unique to the community to ensure their adequacy to accommodate RHNA.	NA

Other Miscellaneous Requirements

Also see Technical Advisories issued by the Governor’s Office of Planning and Research at: [New state legislation related to General Plans Appendix C](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) (http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [Fire Hazard Planning General Plan Technical Advice Series](http://opr.ca.gov/docs/Final_6.26.15.pdf) (http://opr.ca.gov/docs/Final_6.26.15.pdf)

Description of Requirement	Page Number
Description of the means by which consistency with the general plan will be achieved and maintained. (Gov. Code § 65583 subd. (c)(8))	4
Description of construction, demolition, and conversion of housing for lower- and moderate-income households within the Coastal Zone (if applicable). (Gov. Code § 65588 subds. (c) and (d))	NA
Description of opportunities for energy conservation in residential development. (Gov. Code § 65583 subd. (a)(8))	72
Description of consistency with water and sewer priority requirements pursuant to SB 1087 (Gov. Code § 65589.7)	68
Other elements of the general plan triggered by housing element adoption: <ul style="list-style-type: none"> • Disadvantaged Communities (Gov. Code § 65302.10) • Flood Hazard and Management (Gov. Code § 65302 subds. (d)(3) and (g)(2)(B)) • Fire Hazard (Gov. Code § 65302 and 65302.5) • Environmental Justice (Gov. Code § 65302 subd. (h)) • Climate Adaptation 	4

Comments: Environmental Justice

Schedule of Actions/Programs

Government Code, section 65583, subdivisions (c)(1 – 7), and (10)

For adequate site programs See “Housing Element Sites Inventory Guidebook” at [HCD’s technical assistance memos](https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml) (https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml)

Program Description	Program numbers	Page number
<i>Program(s) to provide adequate sites (large/small sites, incentives for mixed use/nonvacant sites, publicly owned sites, annexation, etc.)</i>	Pol 1.1	74
If required: Program to accommodate a shortfall of adequate sites to accommodate the lower RHNA. This program must meet the specific criteria identified in Gov. Code § 65583.2 subd. (h) and (i).	NA	
If required: Program to accommodate an unaccommodated need from the previous planning period pursuant to Gov code § 65584.09	Prg-1.3	75
If required: Program when vacant/nonvacant sites to accommodate lower RHNA have been identified in multiple housing elements, if needed. (Gov. Code § 65583.2 subd. (c))	NA	
If required: Program to provide replacement units when occupied by, or deed restricted to lower-income households within the last 5 years, if needed. (Gov. Code § 65583.2 subd. (g)(3))	NA	
<i>Program(s) to assist in the development of housing to accommodate extremely-low, very-low, low or moderate-income households, including special needs populations</i>	Goal 1	74
<i>Program to address governmental and nongovernmental constraints to the maintenance, improvement, and development of housing</i>	Goal 2, Pol 2.1 – Pol 2.6	77
<i>Program(s) to conserve and improve the condition of the existing affordable housing stock</i>	Prg-3.1	78

Comments:

Program Description	Program numbers	Page number
<i>Program(s) to promote and affirmative further fair housing opportunities</i>	Prg-6.1 - Prg-6.4	81
<i>Program(s) to preserve units at-risk of conversion from affordable to market-rate rents.</i>	Goal 3	77
<i>Program(s) to incentivize and promote the creation of accessory dwelling units that can be offered at an affordable rent.</i>	Prg-1.3	75

- Do programs specify specific clear commitment, meaningful actions, which will have beneficial impact within the planning period?
- Do programs identify timing, objectives (quantified where appropriate), and responsible parties, if appropriate for implementation?

Quantified Objectives

Government Code, section 65583, subdivisions (b)

For an example table addressing this requirement visit [California Housing and Community Development Building Blocks](https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml) (https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml)

Description of Requirement	Page Number
Estimate the number of units likely to be constructed, rehabilitated and conserved or preserved by income level, including extremely low-income, during the planning period	83

Comments:

1.0 Introduction

The California legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main goal for housing. Recognizing the important role local government planning plays to achieve this goal, the State mandates that all cities and counties prepare and adopt a housing element as part of their comprehensive General Plans. In the housing element, State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike the other mandatory elements, the housing element is subject to detailed statutory requirements regarding its content and must be updated every, five or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). The housing element is also subject to mandatory review and certification by HCD. The City of Guadalupe is on a 4-year review cycle.

This 2023-2031 update of Guadalupe's Housing Element includes policies and programs to address the City's housing needs through 2031. It serves as the short-term version of the long-term vision encapsulated in the Guadalupe 2042 General Plan which addresses comprehensive housing needs for residents of all income levels within the City through 2042 and serves as one of the bastions for allocation of land use in the future. This 2023-2031 update provides a comprehensive analysis of Guadalupe's demographic, economic, and housing characteristics as required by State law. The Element also contains an evaluation of the City's progress in implementing the 2019 Housing Element. Based on the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2023-2031 update of the Housing Element establishes a strategy of goals, measurable objectives, and related policies and programs to address present and future housing needs of the City.

1.1 Community Context

The City of Guadalupe is located within the rich agricultural region of the Santa Maria Valley, in the northwest portion of Santa Barbara County. It was incorporated in 1946. Surrounded by farmlands, the City serves as an agricultural service center for processing and shipping of many of the crops from the productive farms in the valley. The predominant land use within City limits is residential as the City provides homes for persons employed in the production, processing, and shipping of agricultural products, among others. Compared to other cities in the County, Guadalupe has been a relatively stable community, experiencing modest population growth over the past three decades.

The City occupies approximately 1.31 square miles including the sphere of influence. According to the American Community Survey of the United States Census Bureau, Guadalupe had a population of 6,770 in 2010, 7,218 in 2015, and 7,654 in 2020. Between 2010 and 2020, the population of Guadalupe grew at a rate of 1.3 percent a year, while Santa Barbara County grew at 0.7 percent a year. Approximately 88 percent of the population claims Hispanic origin with the majority (79 percent) of Mexican descent. With much of the workforce involved in agriculture, median household income is below State and County medians triggering the need for affordable workforce housing. Household incomes are in general among

the lowest in Santa Barbara County and as a result, many Guadalupe residents fall in the income ranges that need affordable housing.

Between 2000 and 2009, Guadalupe's median home value more than doubled to \$313,500, significantly outpacing the area's income growth; since then, however, Guadalupe's median home price decreased by 35 percent to a 2015 median home value of \$203,100 and rebounded to \$337,100 in 2021 (US Census, ACS, DP04, 2009, 2015, 2021). Historically, in part because of increases in housing prices, overcrowding has been a major issue in Guadalupe, putting emphasis on the need for more affordable housing.

The construction of projects identified as affordable housing in Guadalupe started in the 1980s. The first were Treasure Park and Bonita Pacifica, which helped with home ownership. People's Self-Help Housing, Habitat for Humanity, Santa Barbara County Housing Authority, and Community Development Block Grants have provided financing and administration of affordable housing programs in Guadalupe.

In 2021, Guadalupe's housing stock consisted of approximately 2,180 residential units. Of these, 77 percent were single-family houses or condominiums, 23 percent were multi-family units including 1 percent mobile homes and trailers (US Census, ACS, DP04, 2021). Most of the residential growth (85 percent) occurred over 30 years old, the age when most homes begin to require major repairs. Nearly two-thirds of the housing stock in Guadalupe was built before 1990 and another third was built between 1990 and 2010. The last decade saw the construction of 3.5 percent of the housing stock.

1.2 Public Participation

1.2.1 Consolidated Outreach Activities

During the General Plan process, cities and counties in California must provide opportunities to involve residents in the community planning process to ensure that policies reflect the aspirations of the community. This housing element is a product of broad community participation by residents and stakeholders of Guadalupe, including City Staff, the School District, and City Council jointly with the preparation of the Guadalupe General Plan. Input from all segments of the community is to help assure that appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. During preparation of the update to the Housing Element, citizen and stakeholder participation was actively sought in the following ways:

- Four community workshops (10/12/2017, 11/7/2017, 3/7/2018, and 3/21/2018), a hearing held jointly with Council Meeting (10/23/2018), and a public meeting to kick off preparation of the 6th Cycle Housing Element (1/10/2023) to gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns;
- Public notices of the community workshops were posted on the City's website, in the local newspaper, and at City Hall.
- Notices were in both English and Spanish; they were also mailed out in addition to postings.
- The following other activities are anticipated:

- Public Review of the draft and a public hearing with City Council prior to submittal to state for review
- The Draft Housing Element to be reviewed by the State Department of Housing and Community Development (HCD). Comments provided by HCD would be addressed
- A public hearing jointly with Council Meeting to discuss the Housing Element following revisions due to comments on this draft from HCD.

1.2.2 Special 6th Cycle Outreach Findings

The special outreach effort for the 6th Cycle Housing Element culminated in a workshop on January 10, 2023. The effort included both a survey and the workshop. The survey recapped the issues and aspirations the Guadalupe Community expressed in previous public meetings that related to housing, asked for confirmation of the issues and preferences and offered respondents an opportunity to update them or add new ones.

From previous meetings, participants identified several **strengths** of Guadalupe in terms of housing as: the presence of strong residential neighborhoods; and the relatively affordable housing in the City when compared to other communities nearby. They also expressed such aspirations for the future of housing as: the development of **affordable** workforce housing; expanding the stock of low-income housing; and also expanding the availability of shelters.

Participants expressed similar levels of preference for three **types of housing development** that included small apartments in the lead followed by duplexes and single family detached homes. These preferences reflected an intrinsic aspiration for affordability.

When asked about preferences for **types of affordable housing**, participants expressed preference for secondary dwelling units in the lead followed by apartments. There was comparatively low aspiration for mobile homes.

When asked specifically about preferences for **special needs housing**, participants expressed preference for all types but at varying degrees as follows:

- Topping the list are farm worker housing and senior housing
- Followed by single-parent and linguistically challenged (or new migrant worker) housing
- With a comparatively lower desire for disability housing.
- Four years ago, participants did not give much weight to homeless shelters.

The survey for the 6th Cycle Plan sought to find out whether priorities for housing have remained the same or have changed. The survey, which was in both English and Spanish, was disseminated widely to many stakeholders including residents, housing agencies, and providers about a week before the workshop and at the workshop. Returns were collected before, during, and after the workshop. Approximately forty participants attended the workshop and engaged in the meeting.

Survey results largely confirmed the issues that were most important for members of the community and the priorities with preferences and aspirations of residents. Nevertheless, a few new issues have arisen and some items gained higher priority.

On issues with housing, The three top priorities in order of importance are cost and affordability, homelessness, and options or choices with housing. Notably, homelessness has become an issue of grave concern among respondents. The other new issues mentioned concern subletting in the new Pasadera development leading to crowding and shortage of parking as well as lack of trash receptacles and maintenance at the new parks in the development.

On priorities for general housing types, single family units and duplexes jumped ahead to first and second places respectively, followed closely by small apartment complexes. These confirm the aspirations for units that are large enough for families but remain affordable.

Specifically on affordable housing types, apartments and other multi-family units jumped ahead of accessory dwelling units. Mobile homes remained a distant third.

Respondents continue to recognize and express the importance of all forms of special needs housing. Topping the list are farmworker and senior housing in first and second place, respectively. Single-parent housing is in a not-too-distant third place. Rounding off the list are housing to suit those with disability and recent migrants.

Finally, respondents are partial to the development of future new housing in the neighborhoods designated from the General Plan development process as future growth areas. With little difference in the numbers of respondents, the priorities are as follows:

- a. The northeast residential area east of Mary Buren Elementary School (Gularte Tract).
- b. The downtown mixed-use corridor and surrounding residential neighborhood
- c. DJ Farms Specific Plan Area now popularly known as Pasadera.

1.2.3 Inclusion of Outreach Findings in Housing Element

Discussions and findings from all public outreach efforts serve as the basis of space allocation for types of housing in the new Housing Element. Findings indicate that concerns related to housing for families, seniors, and farmworkers. Housing types include multi-family, single-family, and single-room occupancy units. Residents of Guadalupe also support infill development that is affordable by design in the downtown core of Guadalupe and other growth centers in the northeast (Gularte Tract), Obispo and Pasadera neighborhoods. This update of the Housing Element captures these community aspirations for housing.

1.3 Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Guadalupe's adopted 2042 General Plan consists of thirteen subject areas consolidated into various elements. These include the original mandated subjects on land use, circulation, housing, conservation, open space, noise, and safety. The Plan also covers Environmental Justice and Air Quality subjects as mandated by

Senate Bill 100 for disadvantaged communities. For further depth, the General Plan covers four optional subjects including economic development, public services and facilities, community design, and health. This Housing Element builds upon the other elements and is consistent with the policies in the General Plan. For example, the Housing Element incorporates residential development capacities established in the land Use Element and discussion of infrastructure and public services based upon information from the land Use and Public Facilities Elements. As the Housing Element is updated through time, it should maintain internal consistency with the General Plan.

Senate Bill 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The City of Guadalupe is its own water and sewer provider; there is no separate water or sewer district. Staff members from the City Public Works Department were consulted during the preparation of the Housing Element, in compliance with this requirement, and key water and sewer service staff will be provided with a copy of the Housing Element upon adoption.

The Department of Housing and Community Development (HCD) set a due date of February 15, 2023 for this 2023-2031 revision of the Housing Element and required updates to the Safety and Conservation Elements (pursuant to GC Section 65302(g)), and an Environmental Justice Element (pursuant to GC Section 56430) of the General Plan on or before this update of the Housing Element. These elements have been appropriately updated during the development of the Guadalupe 2042 General Plan.

1.4 Organization of the Element

The Housing Element is organized into six chapters. This first chapter is introductory, touching on the statutory requirements of a Housing Element. Chapter 2 provides assessment of housing needs in terms of subject matters outlined by State law. It discusses characteristics of the population, employment, household, and housing stock; special housing needs; assisted housing at-risk of conversion; and future growth according to the Santa Barbara County Association of Governments. Chapter 3 describes the resources available in Guadalupe to achieve the City's allocation of regional housing needs, including land resources, financial and administrative resources, and energy conservation opportunities. Chapter 4 provides a discussion of both governmental and nongovernmental constraints. Chapter 5 discusses opportunities for conserving energy in residential development. Finally, Chapter 6 contains goals, measurable objectives, policies, and programs for housing in Guadalupe based on community input and background research. Appendices include additional details as follows:

- Appendix A provides a review of the 2015 and mid-cycle 2019 Housing Elements;
- Appendix B has detailed analysis of sites suitable for residential development;
- Appendix C covers the all new detailed discussion on Affirmatively Furthering Fair Housing; and
- Appendix D includes a schedule of fees.

2.0 Housing Needs Assessment

State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs. This chapter provides an assessment of housing needs based on analyses of general characteristics and trends in the population, employment, households, and housing stock. The chapter looks at characteristics of disadvantaged groups with special housing needs and whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the chapter examines the City's projected housing needs based on the Santa Barbara County Association of Governments' 2023-2031 Regional Housing Needs Allocation (RHNA).

This Housing Needs Assessment relies on the most recent data from the US Census of Population and Housing, US Economic Census, California Department of Finance, California Employment Development Department (EDD), Santa Barbara County Association of Governments (SBCAG), and other relevant sources. The discussion includes implications of findings for the City's housing policies and programs.

2.1. Population Characteristics

2.1.1 Population Growth Trends

Population growth is a primary determinant of housing need. The City of Guadalupe has experienced a steady population growth since 2000. Table 2-1 shows that between 2000 and 2020, the City's population increased by 35 percent to 7,654 people, which represents 1.7 percent of the total County population. Guadalupe's growth equates to an annual increase of 1.8 percent. By comparison, Santa Barbara County's total 2020 population of 444,895 represents an annual growth of 0.6 percent over the same period. Although a relatively small city, Guadalupe has been growing approximately three times as fast as the County over the last two decades.

Table 2-1: Population Growth Trends. Guadalupe City vs. Santa Barbara County, 2000 – 2020

Year	Guadalupe City	Santa Barbara County
2000	5,653	399,347
2010	6,770	416,051
2015	7,218	435,850
2020	7,654	444,895
Percent change	35%	11%
Annual percent change	1.8%	0.6%

Source: U.S. Census Bureau, DEC SF4, Table DP1, 2000; U.S. Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP05; U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates, Table DP05; U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP05.

2.1.2 Age

Age characteristics of the population influence housing needs as different age groups have different housing needs based on lifestyles, family types, income levels, and housing preferences. Table 2-2 compares the age distributions of the population in the City and the County in 2020. The table depicts a

more youthful population in Guadalupe than Santa Barbara County while the County has a higher share of the senior population. For instance, in 2020, 48 percent of City residents were under the age of 25 compared to 37 percent in the County. Consistent with this distribution the median age in the City was 28 compared to 34 years in the County in 2020.

Table 2-2: Age Distribution - Guadalupe City vs. Santa Barbara County, 2020

Age Group	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
Under 18 years	2,802	37%	113,259	25%
18 to 24 years	854	11%	55,531	12%
25 to 44 years	1,919	25%	110,272	25%
45 to 64 years	1,464	19%	97,813	22%
65 to 74 years	323	4%	37,416	8%
75 to 84 years	225	3%	20,110	5%
85 years and over	67	1%	10,494	2%
Total Population	7,654	100%	444,895	100%
Median age (years)	28		34	

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP05.

2.1.3 Race and Ethnicity

Table 2-3 reveals that the City of Guadalupe depicts slightly more racial diversity than Santa Barbara County. While approximately two thirds (62 percent) of the City’s population is white, nearly three quarters (72 percent) of the County population is white. There are hardly any stark differences in the composition of other races between the City and the County. Where the difference is most noticeable is in Hispanic origin. While 46 percent of County residents claimed Hispanic origin in 2020, two times the share or 92 percent of City residents claimed Hispanic origin.

Table 2-3: Population by Race/Ethnicity - Guadalupe City vs. Santa Barbara County, 2020

[Table 2-3] Race and Ethnicity	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
<i>Racial Distribution</i>				
White alone	4,719	62%	319,547	72%
Black or African American alone	33	0%	8,474	2%
American Indian and Alaska Native alone	141	2%	4,941	1%
Asian alone	274	4%	24,678	6%
Native Hawaiian and Other Pacific Islander alone	79	1%	528	0%
Some other race alone	1492	20%	43,441	10%
Two or more races	916	12%	43,286	10%
Total Population	7,654	100%	444,895	100%

[Table 2-3] Race and Ethnicity	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
<i>Hispanic Origin</i>				
Hispanic or Latino (of any race)	7,035	92%	203,207	46%
Not Hispanic or Latino	619	8%	241,688	54%
All Origins	7,654	100%	444,895	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP05.

2.1.4 Conclusion

Population data indicates steady growth which would suggest the need for a steady supply of housing. The youthful population could indicate either the need for housing to suit large families with youthful dependents or housing for households of young adults. A subsequent section of this chapter on household characteristics further explores these potential needs.

2.2 Employment Trends

2.2.1 Current Employment

Different types of employment opportunities determine household incomes which in turn determine the types and sizes of housing that households could afford. According to the American Community Survey, both Guadalupe and Santa Barbara County depicted similar levels of employment with approximately three out of five of those residents in the labor force employed in 2020. Approximately 5 percent of those in the labor force were unemployed in 2020, reflecting statewide and national trends. The next subsection and the section on household characteristics further explore the distribution of incomes by employment type and households respectively and implications for housing affordability.

Table 2-4: Labor Force and Employment Rates - Guadalupe City vs. Santa Barbara County, 2020

	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
In Labor Force*	5,198	68%	356,699	64%
Employed	-	65%	-	60%
Unemployed	-	4%	-	6%
Not in Labor Force	2,841	32%	129,950	36%
All ages 16 and over	8,039		486,649	

*Ages 16 and over in labor force.

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S2301.

Table 2-5 shows the distribution of employment by occupation and median earnings. In 2020, the largest employment sector for Guadalupe residents was farming, fishing, forestry with approximately one out of every four employed residents. With a median earning of just over \$23,000, agriculture provided nearly \$15,000 more in annual salary than the lowest-paying sector (Building and Grounds

Cleaning and Maintenance), but it provided \$45,000 lower annual salary than the highest-paying sector (Art, Design, Entertainment, Sports, and Media). Close examination of the distribution suggests that working residents of Guadalupe fall predominantly into occupations that pay low to mid-level salaries that are below \$40,000 a year. Housing affordability would depend on the number of income earners in households and families.

Table 2-5: Distribution of Employment by Occupation and Median Earning – Guadalupe City, 2020

Industry	Persons	Percent	Median Earning
Farming, fishing, and forestry occupations	825	24%	23,171
Office and administrative support occupations	394	12%	52,237
Sales and related occupations	326	10%	23,750
Material moving occupations	311	9%	25,898
Healthcare support occupations	255	8%	18,450
Building and grounds cleaning and maintenance occupations	191	6%	7,165
Construction and extraction occupations	162	5%	32,027
Management occupations	153	5%	32,014
Installation, maintenance, and repair occupations	142	4%	36,023
Production occupations	117	3%	26,902
Transportation occupations	91	3%	30,865
Personal care and service occupations	77	2%	15,709
Protective service occupations	76	2%	43,333
Food preparation and serving related occupations	71	2%	14,777
Arts, design, entertainment, sports, and media occupations	61	2%	67,882
Educational instruction, and library occupations	46	1%	30,278
Business and financial operations occupations	37	1%	45,795
Healthcare practitioners and technical occupations	36	1%	43,125
Life, physical, and social science occupations	11	0%	-
Architecture and engineering occupations	8	0%	-
Legal occupations	3	0%	-
Community and social service occupations	0	0%	-
Computer and mathematical occupations	0	0%	-
All Employed	3,393	100%	26,646

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S2401; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B24011.

2.2.2 Projected Job Growth

The numbers and types of new future jobs affect future housing affordability. Table 2-6 shows projected job growth by occupation for the Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area (Santa Barbara MSA) over the decade from 2018 to 2028. Total employment is projected to grow by 9 percent during this period for an increase of 19,000 new jobs. This would bring the employment of Santa Barbara MSA to approximately 222,100 by 2028 (California Employment Development Department, 2020). Close examination reveals that economic sectors with the most growth are a mixture of typically well-paying occupations such as Information, as well as the typically low-paying occupations such as Construction, Leisure and Hospitality, and Educational Services. Table 2-6 shows, however, that low paying occupations would dominate in job growth. This would not bode well in terms of housing affordability for Guadalupe residents who are concentrated in the low-paying job sectors. Without multiple income-earning persons in households, difficulties with housing affordability could remain.

Table 2-6: Protected Job Growth by Occupation from 2018 to 2028 – Santa Maria & Santa Barbara Metropolitan Statistical Area

Occupation Title	Annual Average Employment		Employment Change	
	2018	2028	Jobs	Percent
Information	4,000	4,700	700	18%
Educational Services (Private), Health Care, and Social Assistance	27,400	31,600	4,200	15%
Construction	8,800	10,000	1,200	14%
Leisure and Hospitality	28,200	31,400	3,200	11%
Professional and Business Services	22,700	25,200	2,500	11%
Self-Employment	14,400	15,700	1,300	9%
Total Farm	22,900	24,800	1,900	8%
Government	39,000	42,200	3,200	8%
Transportation, Warehousing, and Utilities	3,400	3,600	200	6%
Wholesale Trade	5,100	5,400	300	6%
Manufacturing	12,900	13,600	700	5%
Trade, Transportation, and Utilities	27,200	27,400	200	1%
Retail Trade	18,700	18,300	-400	-2%
Financial Activities	6,700	6,500	-200	-3%
Mining and Logging	1,000	800	-200	-20%
Private Household Workers	700	500	-200	-29%
Total Employment	222,100	241,000	18,900	9%

Source: California Employment Development Department, 2022.

2.2.3 Jobs-Housing Balance

A regional balance of jobs to housing is necessary for housing demand to match with supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may

become saturated, requiring households to pay much larger shares of their incomes for housing than would otherwise be necessary. A tight housing market can also result in overcrowding as households double up in available units or in longer commute times as workers seek more affordable housing outside the region. According to the *Regional Growth Forecast 2050 (2019)* for the Santa Barbara County Association of Governments (SBCAG), the relationship between jobs and housing keeps gaining increasing importance. The problem of jobs to housing imbalance intensified in recent years and workers have increasingly crowded into the limited available housing in Santa Barbara County or sought less-expensive housing outside of Santa Barbara County.

Conventional wisdom dictates that reasonable jobs to housing ratios should be within the range of 1.0 to 1.5 jobs to one housing unit (SBCAG, 2007). A ratio above 1.5 could indicate that there may be an insufficient supply of housing to meet the needs of the local workforce. A ratio below 1.0 could denote an insufficient supply of jobs to support the local population. Table 2-7 shows that the City of Guadalupe had jobs to housing ratio of approximately 0.72 compared to the County ratio of 1.2.

In 2020, Guadalupe had 1,436 jobs for 3,394 employed workers within the City. This already shows insufficiency of jobs for the labor force. It also means that large numbers of the labor force likely commuted to outlying areas for work. U.S. Census data reveals that Guadalupe had very little “In-Area Employment Efficiency” for all Jobs in 2020. Only 18 percent of the jobs within the City are held by residents while 82 percent are held by those who lived outside the City. Similarly, 91 percent of employed residents worked outside the City. This indicates that workers from other parts of the County continue to move to Guadalupe for its relative affordability, but this external demand can cause increase in the cost of housing in the City. The 2042 General Plan recommends that the City should monitor housing costs for affordability and take steps to create new jobs that suit the skills of residents to reduce commute times and improve the quality of life for residents.

Table 2-7: Jobs to Housing Ratio - Guadalupe City vs. Santa Barbara County, 2020

	Guadalupe City	Santa Barbara County
Total Housing Units	1,993	159,317
Total Jobs	1,436	190,550
Jobs to Housing Ratio	0.72	1.20

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP05; US Census, On-The-Map Tool of the Longitudinal Employer Household Dynamics, 2019.

2.2.4 Conclusion

The employment characteristics and trends indicate a strong need for moderate-income and lower-income housing to support the housing needs of residents employed by the farming and services sectors. The demand for affordable homes and apartments is likely to remain very high as many of the new jobs created are not likely to provide the incomes needed to buy market-rate homes in the region. It is therefore important to provide adequate affordable housing, particularly for farm and service

workers. The City should also monitor housing prices as new units are built and continue to cultivate local job growth in order to reduce the imbalance between jobs and housing.

2.3 Household Characteristics

2.3.1 Growth in Households

Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census Bureau defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share a single unit. Under this definition, the number of households in a community has the most direct effect on the quantity of housing units needed irrespective of the sizes of or amenities within the units. Table 2-8 shows trends in the growth of households in Guadalupe from 2000 to 2020. The City experienced a large growth spurt of 132 percent between 2000 and 2010 followed by a slight decline in growth from 2010 to 2015. In 2020, there were 1,993 households in Guadalupe reflecting the latest period of growth and an average annual rate of 1 percent between 2015 and 2020. This result is consistent with the previous finding that many people in the region choose to live in Guadalupe for the relative affordability of its housing even if they do not have employment within the City.

Table 2-8: Household Growth Trends - Guadalupe City, 2000 to 2020

Year	Households	Inter-Census Change	Annual Inter-Census Growth Rate
2000	264	-	-
2010	2,007	1,743	132%
2015	1,896	-111	-1%
2020	1,993	97	1%
Average Annual Growth (2000-2020)			33%

Source: U.S Census Bureau, DEC SF4, Table DP1, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP05; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table DP05; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP05.

2.3.2 Household Composition and Size

Table 2-9 provides a snapshot of family orientation among households in Guadalupe compared to Santa Barbara County. Households in the City are much more family-oriented than in the County. Family households comprised approximately 85 percent of all households in the City while the County had 66 percent of family households. Similarly, family composition is more youthful in the City with 40 percent of all households having minor children under 18 years old compared to just 28 percent of all households in the County. Consistent with these data therefore, the City has larger average household and family sizes than the County. This suggests that housing in the City should cater mostly to relatively larger family households.

Table 2-9: Household Composition - Guadalupe City vs. Santa Barbara County, 2020

Type	Guadalupe City		Santa Barbara County	
	Households	Percent	Households	Percent
Total Households	1,912	100%	148,309	100%
Family Households	1,624	85%	97,397	66%
Households w/ children under 18 years	876	46%	42,187	28%
Non-Family Households	288	15%	50,912	34%
Average Household Size	4.00		2.86	
Average Family Size	4.25		3.37	

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1101.

Further scrutiny of the distribution of household sizes reveals in Table 2-10 that almost half of all households in Guadalupe had four or more persons in 2020. On the contrary, more than half of all households in the County had two or fewer persons per household. The data suggest that Guadalupe has a higher need for large housing units than some of the other communities in Santa Barbara County.

Table 2-10: Distribution of Household Sizes - Guadalupe City vs. Santa Barbara County, 2020

Persons per Household	Guadalupe City		Santa Barbara County	
	Households	Percent	Households	Percent
1-Person Household	266	14%	35,383	24%
2-Person Household	293	15%	48,122	32%
3-Person Household	309	16%	22,106	15%
4-Person Household	330	17%	20,442	14%
5-Person Household	340	18%	11,472	8%
6-Person Household	205	11%	5,472	4%
7-Person Household	169	9%	5,312	4%
Total Households	1,912	100%	148,309	100%
Average Household Size	4.00		2.86	

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B11016.

2.3.3 Household Income

Household income is a primary factor in housing affordability. Table 2-11 shows the breakdown of the City's households by income in 2020. It reveals a concentration of households in the low to lower middle-income categories with two out of five households earning less than \$50,000. This reinforces the need for affordable housing units in the City.

Table 2-11: Household Income - Guadalupe City, 2020

Income Range	Households	Percent	Cumulative Percent
Less than \$10,000	94	5%	5%
\$10,000 to \$14,999	71	4%	9%
\$15,000 to \$24,999	193	10%	19%
\$25,000 to \$34,999	254	13%	32%
\$35,000 to \$49,999	258	14%	46%
\$50,000 to \$74,999	369	19%	65%
\$75,000 to \$99,999	229	12%	77%
\$100,000 to \$149,999	325	17%	94%
\$150,000 or more	120	6%	100%
All Households	1,912		

Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1901.

Comparative median income data in Table 2-12 for 2020 further confirms the need for more affordable housing in Guadalupe than some other communities in the region. Guadalupe had one of the three lowest median incomes among cities in Santa Barbara County in 2020 at \$68,000. Previously, Guadalupe had lower than 80 percent of the Area Median Income (AMI), which placed it under the classification of a “disadvantaged community” under the criteria of the State of California. In 2020, Guadalupe barely broke above the threshold. This provides further justification for relatively more affordable housing to adequately accommodate the lower incomes of the City’s residents.

Table 2-12: Comparative Median Household Incomes - Santa Barbara County and Cities, 2020

Jurisdiction	Median Household Income	Percent of County Median Income
State of California	78,672	93%
Santa Barbara County	84,846	100%
Goleta City	98,035	116%
Buellton City	105,694	125%
Carpinteria City	74,868	88%
Santa Maria City	67,634	80%
Lompoc City	57,071	67%
Guadalupe City	68,781	81%

Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1901.

State law established household income categories for purposes of housing programs based on area median income (AMI). State law also requires quantification and analysis of housing needs for various-income groups. The criteria for the categories are as follows:

- Extremely low-income households earn up to 30 percent of AMI

- Very low-income households earn 31 percent to 50 percent of AMI
- Low income households earn 51 percent to 80 percent of AMI
- Moderate income households earn 81 percent to 120 percent of AMI
- Above moderate-income households earn 121 percent and above of AMI.

Table 2-13 reveals that households in Guadalupe fall predominantly in the lower income categories with 60 percent in those “lower” categories compared to 40 percent in the “upper” categories. The table reflects the equivalent re-allocation (hypothetical) of Guadalupe’s share of 2023 to 2031 RHNA units according to the proportional distribution of households in the 2020 income groups.

Table 2-13: Median Income Distribution of Household Income Groups - Guadalupe City, 2020

Income Group	Definition (Percent AMI*)	2020 Income Range	2020 Households	Percent of Households	Equivalent 2023-2031 RHNA Units
Extremely Low	< 31%	< \$23,678	347	18%	78
Very low	31% - 50%	\$24,467 - \$39,463	468	24%	106
Low	51% - 80%	\$40,252 - \$63,140	365	19%	82
Moderate	81% - 120%	\$63,929 - \$94,710	276	14%	62
Above Moderate	> 121%	> \$95,499	456	24%	103
Total	-	-	1,912	100%	431

Notes:

*For a four person household.

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1901; Santa Barbara County Association of Governments, Regional Housing Needs Allocation Plan, 2023-2031.

2.3.4 Conclusion

Guadalupe has experienced steady household growth. This trend is anticipated to continue under the 2042 General Plan. To adequately accommodate residents, it is essential to provide adequately sized and reasonably priced housing for all types of households, but especially for large-family households. The demand for affordable homes including apartments is likely to remain high given the distribution of households by income groups.

2.4 Characteristics of the Housing Stock

2.4.1 Housing Types and Growth

The City of Guadalupe had 1,993 housing units in 2020. Table 2-14 reveals that the housing stock was predominantly single-family detached, which made up approximately two-thirds of the total stock. The next highest category with just over a quarter of the total stock is multi-family units. Compared to the County as a whole, Guadalupe had a much higher percentage of single-family detached units, a slightly lower percentage of multi-family units, and no mobile homes. Since City residents depict higher shares

of large family households than the County, it is likely mobile homes would tend to be too small to suit the housing needs of many Guadalupe residents although mobile homes provide an avenue for affordable units.

Table 2-14: Housing Unit Type- Guadalupe City vs. Santa Barbara County, 2020

Housing Type	Guadalupe City		Santa Barbara County	
	Number	Percent	Number	Percent
1-Unit Detached	1,337	67%	91,448	57%
1-Unit Attached	108	5%	11,256	7%
2+ Units	548	28%	49,703	31%
Mobile Home	0	0%	6,841	4%
Total Units	1,993	100%	159,248	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP04.

Table 2-15 shows growth in the occupied housing stock over the past 30 years. The City began to experience relatively high growth in its housing stock and related occupancy in 2000 and the growth sustained through 2020. During its boom period, the City produced an average of 78 housing units per year although annual average over the 30 year period was only 37 units per year. The data in Table 2-15 is from 2020 for housing units through the end of 2019. Additionally, records of the City’s Building Department indicate that the Pasadera housing development kept building strongly through 2021, and only slowed after that because of temporary difficulties in gaining approval to build the two bridges over to the second half of the project.

Table 2-15: Age Distribution and Growth of Housing Stock - Guadalupe City, 2020

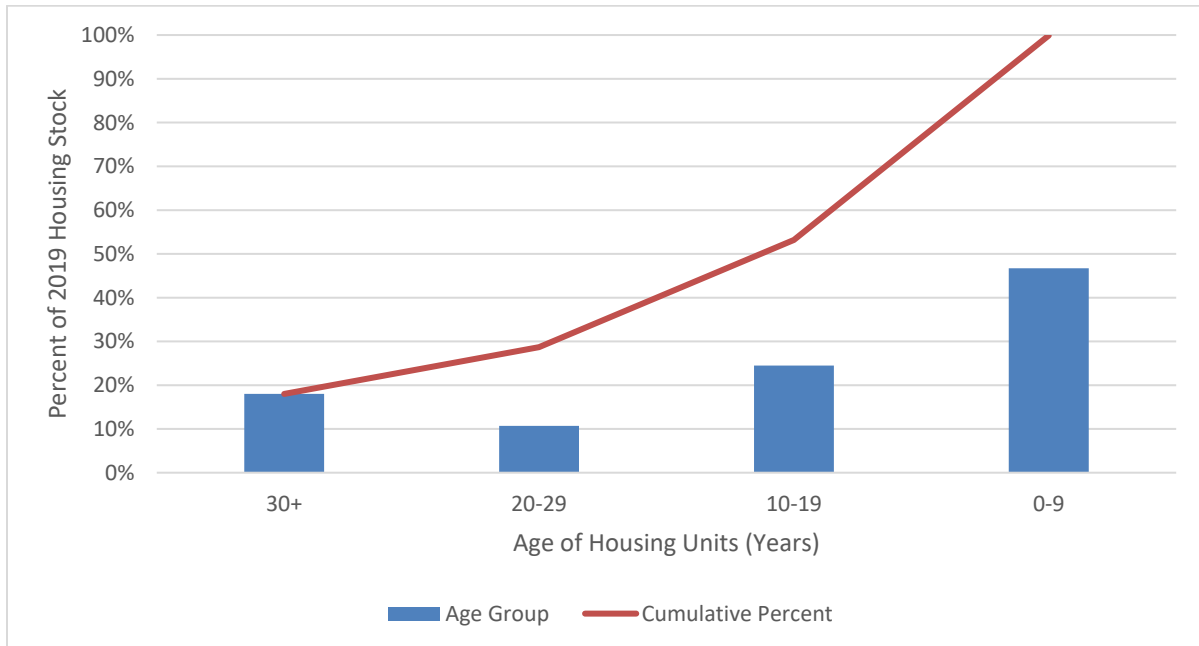
Year Built/Occupied	Housing Units	Percent of 2019 Housing Stock	Cumulative Percent	Average Annual Increase
Moved in 1989 and earlier	345	18%	18%	
Moved in 1990 to 1999	205	11%	29%	21
Moved in 2000 to 2009	468	25%	53%	47
Moved in 2010 to 2014	461	24%	77%	92
Moved in 2015 to 2018	400	21%	98%	100
Moved in 2019 or later	33	2%	100%	33
Total Occupied	1,912	100%	-	-
Built 2015-2019	433	23%	-	43
Built 1989 to 2019	1,479	77%	-	37
Total housing units	1993			
Occupied housing units	1912			
Vacant housing units	81	4%		
Homeowner vacancy rate	0.0			
Rental vacancy rate	4.9			

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP04.

2.4.2 Housing Age and Conditions

Housing age may be an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have exterior or interior building components coated with lead-based paint. It is most likely that housing units of that era would also have lead-based paint in deteriorating conditions that can be hazardous and would require rehabilitation. Figure 2-1 shows the age distribution of the housing stock. In combination with Table 2-15, the data indicates that approximately one third of the housing stock was constructed before 2000 or are more than 20 years old. These findings suggest that there may be a strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large portion of the City's housing stock. The lead-based Paint Hazard Control (LHC) and the lead Hazard Reduction (LHRD) grant programs provide opportunities to identify and control lead-based paint hazards in eligible privately-owned housing for renter or owner-occupants.

Figure 2-1: Age Distribution of Housing Stock - Guadalupe City, 2020



Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP04

In October 2017, graduate students from the City and Regional Planning Department of the California Polytechnic State University, San Luis Obispo, conducted a citywide walking survey to identify the general structural conditions of homes in Guadalupe. Table 2-16 summarizes the results of this survey and others before it. The surveys categorized the conditions of the housing units as follows:

- **Good** – dwelling units in sound condition, required no repairs, or would only need minor maintenance (such as painting or patching of roof, etc.).
- **Fair** – dwelling units in moderate condition and required rehabilitation in the form of one or more structural repairs.

- **Poor** – dwelling units in dilapidated condition required the replacement of all exterior elements and were generally considered not feasible for repairs, but rather for reconstruction.

The 2017 housing survey revealed that most of the housing stock (81 percent) was in good condition. A very small proportion was considered dilapidated and in need of replacement. The general trend depicts increase in overall quality of housing. This increase in quality could be partially due to rehabilitation grant programs funded by the now defunct Guadalupe Redevelopment Agency and partially due to newly constructed housing.

Table 2-16: Trends in Housing Conditions - Guadalupe 2008 to 2017

Condition	Cal Poly Land Use Inventory 2008		Cal Poly Land Use Inventory 2017	
	Number	Percent	Number	Percent
Good	1,654	90%	1,248	81%
Fair	171	9%	275	18%
Poor	11	1%	13	1%
Total Housing Units	1,836	100%	1,536	100%

Source: City of Guadalupe, 2019 - 2027 Housing Element; City of Guadalupe, 2017 Background Report, Figure 6-1.

2.4.3 Housing Tenure

Housing tenure, or the split between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units for both rental and purchase in order to accommodate a range of households with varying incomes, family sizes and composition, needs, and lifestyles. Table 2-17 shows that the share of owner-occupied housing units in Guadalupe has hovered consistently near 50 percent of the total housing stock since 2000 with an ever so slight a downward trend in recent years. The share of renter-occupied units depicted a consistent upward trend from 43 percent to 50 percent over the previous two decades. Vacancy rates remained very low throughout the period, with an all-time low of no vacancies in 2010, reflecting a tight housing market in the region.

Table 2-17: Trends in Housing Tenure of Occupied Units - Guadalupe, 2000 to 2020

Housing Type	2000		2010		2015		2017		2020	
Occupied housing units	1,432	98%	1,888	100%	1,837	97%	1,944	98%	1,912	96%
Owner-occupied	803	55%	955	51%	920	49%	975	49%	909	46%
Renter-occupied	629	43%	933	49%	917	48%	969	49%	1,003	50%
Vacant housing units	36	2%	0	0%	59	3%	39	2%	81	4%
Total Units	1,468	100%	1,888	100%	1,896	100%	1,983	100%	1,993	100%

Source: U.S Census Bureau, DEC SF2, Table DP1, 2000; U.S Census Bureau, DEC SF1, Table H003, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP04.

2.4.4 Vacancy

Housing vacancy rate depicts the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate would be very low, and the price of housing could most likely increase. A low overall vacancy rate that indicates high demand and short supply of housing may result in overcrowding and ultimately unsafe, unsanitary, or otherwise unsuitable accommodations. When low vacancy results in high prices of homes and rentals, the effect is most severe on lower income households, people on fixed incomes, families with children, and other special-need groups. Housing discrimination could occur when the rental vacancy rate is low.

The vacancy rate also indicates whether a community has an adequate housing supply to provide choice and mobility. The US Department of Housing and Urban Development (HUD) indicates that a vacancy rate of 5 percent is enough to provide choice and mobility. Table 2-17 shows that the highest vacancy rate in Guadalupe over the previous two decades was 4 percent in 2020. During the housing market crash in the 2000s, the vacancy rate dropped to 0 percent in 2010. The data reveal that the City has been typically below the recommended vacancy rate of 5 percent, which would indicate that Guadalupe residents have limited housing choice and mobility and could be susceptible to the adverse conditions associated with low vacancy rates.

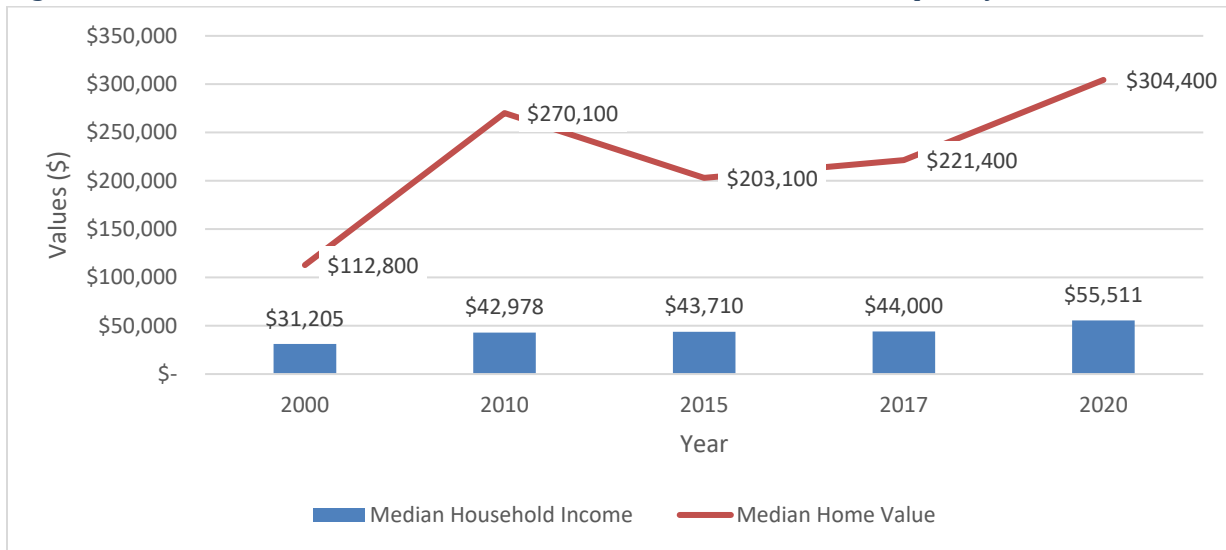
2.4.5 Housing Cost

A major barrier to housing availability is the cost of housing. That is why State Law expressly requires cities to plan for a variety of housing opportunities at various prices that are suitable and affordable to various income groups in the community. Figure 2-2 shows that the median home value in Guadalupe more than doubled from \$112,800 in 2000 to \$270,100 in 2010 but retreated to \$203,100 in 2015. Since 2015, the median home price has increased drastically to \$304,400 in 2020. Over two decades, home values increased at an average annual rate of 8 percent compared to 4 percent for household incomes. This implies increasing pressure from housing expenditure on households over time.

While home prices over the period increased overall, historically the median sale price in Guadalupe has been substantially lower than the median sales prices for the neighboring areas. Table 2-18 compares home values in Guadalupe with neighboring communities, the County and the State from 2000 to 2020. The data confirms that Guadalupe traditionally had lower housing cost than its neighbors.

The median rent in Guadalupe was \$1,212 per month for all types of rental housing in 2020. Table 2-19 shows the distribution of rental units by contract rent payments in 2020. This compares favorably to 30 percent of the City's median income at \$1,720. The fact remains that approximately half of all households in Guadalupe who earn below the median income would be hard pressed to afford the median rent in the City. Comparably, 30 percent of median income in the County of Santa Barbara was \$2,121 per month, but rents are much higher in the region outside Guadalupe.

Figure 2-2: Median Household Income vs. Median Home Value – Guadalupe City, 2000-2020



Sources: Median Home Values –U.S Census Bureau, DEC SF3, Table DP3, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP03; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table DP03; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table DP03; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP03.

Median Household Incomes –U.S Census Bureau, DEC SF3, Table DP4, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25109.

Table 2-18: Comparative Median Home Values - Santa Barbara County and Cities, 2000 to 2020

Jurisdiction	2000	2010	2015	2017	2020
State of California	211,500	458,500	385,500	443,400	538,500
Santa Barbara County	293,000	576,500	465,300	509,400	610,300
Goleta	425,700	-	-	-	813,000
Buellton	269,500	561,100	574,600	458,600	580,100
Carpinteria City	382,400	669,200	203,100	617,000	711,100
Santa Maria City	145,600	338,800		297,200	359,700
Lompoc City	148,300	330,600	262,200	269,100	337,100
Guadalupe City	112,800	270,100	230,500	221,400	304,400

Source: U.S Census Bureau, DEC SF3, Table DP4, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25109

Table 2-19: Distribution of Contract Rent Payments - Guadalupe City, 2020

Value	Number	Percent	Cumulative Percent
Less than \$500	44	4%	4%
\$500 to \$999	231	23%	27%
\$1,000 to \$1,499	530	53%	80%
\$1,500 to \$1,999	149	15%	95%
\$2,000 to \$2,499	41	4%	99%
\$2,500 to \$2,999	0	0%	99%
\$3,000 or more	0	0%	99%
No rent paid	8	1%	100%
Total	1,003	100%	
Total Median Gross Rent		1,212	
Total Median Contract Rent		1,049	
2-bedroom Apartment		1,163	
30% City's Median Income		1,720	

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25058; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25031.

2.4.6 Affordability and Overpayment

Housing is typically the largest single item of recurrent expenditure for California families. According to HCD criteria, housing is affordable when a household spends less than 30 percent of its gross income on rental or ownership. When a household spends 30 percent or more of its gross income on housing, it is classified as cost-burdened or “overpaying”.

Table 2-20 shows the distributions of households by income range, expenditure, and tenure. The data reveals that over half of all renters in Guadalupe overpaid for housing while nearly one fifth of owners overpaid in 2020. In absolute numbers, more than three times as many renters as owners were cost-burdened. It is also noteworthy that the population of renters fell disproportionately in the lower income categories compared to the population of owners.

Table 2-20: Percent of Household Income Spent on Housing – Guadalupe City, 2020

Tenure	Household Income Range					Total	
	Less than \$10,000	\$10,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more	Count	Percent of Households
<i>Owner – Occupied Units</i>							
Less than 30 percent	12	107	51	70	502	742	82%
30 percent or more	16	59	16	76	0	167	18%
Not computed	0	0	0	0	0	0	0%
Total	28	166	67	146	502	909	100%
<i>Renter – Occupied Units</i>							
Less than 30 percent	0	0	81	159	172	412	41%

Tenure	Household Income Range					Total	
	Less than \$10,000	\$10,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more	Count	Percent of Households
30 percent or more	58	352	102	64	0	576	57%
Not computed	7	0	8	0	0	15	1%
Total	65	352	191	223	172	1,003	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25074; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25095.

2.4.7 Overcrowding

Limited household incomes, high housing prices, and inadequate sizes of units within a community trigger overcrowding. The U.S Census Bureau considers a housing unit to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when a unit has more than 1.5 occupants per room. Overcrowding can result when there are not enough adequately sized housing units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Table 2-21 shows that overcrowding is more prevalent in Guadalupe than in Santa Barbara County as a whole. In 2020, 8 percent of owner households in the City lived under overcrowded conditions compared to three percent of owner residents in the County. There were more than double the levels of overcrowding among renters with 19 percent and 8 percent in the City and County, respectively. Therefore by tenure, renter units were more crowded than owner units. This suggests the need for larger and more affordable rental units in the City.

Table 2-21: Overcrowding - Guadalupe City vs. Santa Barbara County, 2020

Household Type	Guadalupe City		Santa Barbara County	
	Households	Percent	Households	Percent
<i>Owner Occupied</i>	909	48%	77,504	52%
Overcrowded	102	5%	2,631	2%
Severely Overcrowded	49	3%	1,199	1%
<i>Renter Occupied</i>	1,003	52%	70,805	48%
Overcrowded	252	13%	6,979	5%
Severely Overcrowded	112	6%	4,525	3%
Total Households	1,912	100%	148,309	100%

Note:

1. Overcrowded is when there is more than 1 person per room
2. Severely overcrowded is when there are more than 1.5 persons per room

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25014.

2.4.8 Conclusion

The City's housing stock is largely in good condition; however, one third of the housing stock is more than 20 years old, which might require more regular maintenance and repair. Since 2000, housing prices in the City have increased at a faster pace than household incomes. As a result, nearly half of all households in the City spent approximately a third or more of their incomes on housing with the cost burden more common among renters than owners. The numbers of households that can comfortably afford the median priced home in the City and the numbers that can afford the median priced apartment have declined since 2000. All these findings point to the need for more affordable housing in the future. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap. Chapter 3 includes a list of potential funding sources and programs.

2.5 Special Housing Needs

Special circumstances make it difficult for certain groups to find decent, affordable housing. The circumstances may relate to type of employment and income, family characteristics, disability, or other limiting conditions. Those who fall into these circumstances would have a “special need” for housing. Those with such specific demographic characteristics such as large families with low incomes, for instance, might need housing units with three or more bedrooms that they can afford. Those in such special occupational groups as seasonal farm workers might need single-room occupancy units. Analysis of special needs housing can help a municipality identify groups with the most serious housing needs in order to develop and prioritize programs to respond to those needs. State law specifically requires analysis of the special housing needs of the elderly, large families, female-headed households, persons with disabilities, farmworkers, homeless persons and families, and extremely low-income households. Chapters 3 and 4 further discuss housing resources and constraints to housing provision.

2.5.1 Elderly

Fixed incomes, high health care costs, and physical disabilities are three typical circumstances that categorize some senior households for special housing need. Table 2-22 shows the trend in senior-headed households in Guadalupe from 2000 to 2020. Senior households have kept pace with other households growing from 302 in 2000 to 329 in 2020 thereby maintaining a similar, but slightly declining share from 21 percent of all households in 2000 to 17 percent in 2020. The share of senior-headed households in Guadalupe was lower than Santa Barbara County, which had 41,284 senior-headed households, (or 28 percent of all households) in 2020.

Table 2-22: Households by Age of Householder - Guadalupe City, 2000 to 2020

Age of Householder	2000		2010		2015		2020	
	Households	%	Households	%	Households	%	Households	%
Up to 64 years	1,130	79%	1,615	86%	1,522	83%	1,583	83%
65 years+	302	21%	273	14%	315	17%	329	17%
Total	1,432	100%	1,888	100%	1,837	100%	1,912	100%

Source: U.S Census Bureau, DEC SF3, Table H014, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table B25007; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table B25007; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25007.

Table 2-23 shows the distribution of householders by tenure in Guadalupe in 2020. At 11 percent, senior-headed households make up one of the smallest shares among renters and with 36 percent senior-headed households make up the single largest share among home owners. Because senior citizens are on fixed incomes, they particularly tend to need affordable housing, especially if homes become too costly to maintain or if rents increase. Some senior citizens who do not rent or own housing can share housing with other family members. For instance, some elderly parents could live with their adult children or in other shared arrangements which could result in overcrowding.

Table 2-23: Householder by Tenure and Age - Guadalupe City, 2020

Age of Householder	Renter Occupied		Owner Occupied		All Tenure	
	Households	Percent	Households	Percent	Households	Percent
15 to 24	16	2%	0	0%	16	1%
25 to 34	295	28%	38	4%	333	16%
35 to 44	325	31%	130	13%	455	22%
45 to 54	211	20%	147	14%	358	17%
55 to 64	77	7%	344	34%	421	20%
65 and over	119	11%	363	36%	482	23%
Total	1,043	100%	1,022	100%	2,065	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25007.

Elderly persons may also have additional physical and social needs particularly if: (a) they have no immediate family; (b) lack mobility through physical impairment; (c) or lack access to transportation alternatives. Such needs may include transportation, social service referrals, financial assistance employment, long-term care for the home-bound, and day care.

It behooves long-range planning to recognize elderly persons' needs and design programs to address them. Various organizations and programs that can assist seniors with their housing needs in Guadalupe include supportive services, rental subsidies, senior housing, and housing rehabilitation assistance. The Guadalupe Senior Citizens Center offers many programs for senior residents. The nutrition program serves lunch at the community center every day and delivers meals to homebound seniors who are unable to walk or drive to the center. The Club provides transportation for doctors' visits and shopping. A health nurse comes in regularly to check blood pressure and general health. Bread and perishable staples are available weekly while commodities are distributed once a month free of charge to seniors who want them.

The Central Coast Commission for Senior Citizens has compiled a directory of services available for elderly persons in Santa Barbara County. Some of the services include adult education, financial planning services, health facilities such as home nursing and mental health care, and recreation and community interaction programs.

To address elderly housing needs, the City could require developers to design housing units that are accessible to all persons, regardless of physical ability. Units should also be affordable for seniors who are on fixed incomes.

2.5.2 Large Households

The U.S Census Bureau defines large households as those comprising five or more persons. These households may have special housing needs because there is often a limited supply of adequately sized, affordable housing units in communities. Large units generally cost more than smaller units pushing them out of the affordability range. To cover expenditure on such necessities as food and health care, it is common for large lower-income households to reside in smaller (more affordable) units, which frequently results in overcrowding. It is important, therefore, that there is both adequate supply and affordability of large units for large households in Guadalupe.

Table 2-24 shows the distribution of occupied housing units by number of rooms and tenure in 2020. It reveals that approximately 80 percent of renter units and 80 percent of owner units have four to six rooms, which would seem to be predominantly family-friendly. However, large families need at least as many rooms as there are persons in the household to prevent living in overcrowded conditions. In 2020, large units of five or more rooms made up approximately 40 percent of renter units and 85 percent of owner units. The large units were not necessarily affordable as there were two times as many large owner units as renter units. This would explain the overcrowding noted in Table 2-21.

Table 2-25 shows the distribution of occupied housing units by number of persons and tenure for 2020 which provides further insight into the potential for overcrowding. Households with five or more persons occupied 40 percent of renter units and 35 percent of owner units. While the share of large renter units matched the share of large households, the share of large owner units far outstrips the share of large households suggesting affordability issues with owner units for large families.

To address overcrowding and adequately supply large households with suitable housing, the City can offer incentives to facilitate the development of large housing units with four or more bedrooms. A shortage of large units can be alleviated through inclusionary zoning and community partnerships with entities such as People's Self-Help Housing, Habitat for Humanity, and other affordable housing developers that offer opportunities for affordable housing ownership. Funding sources such as the first-time homebuyer program and Community Development Block Grant program can help move renters to home ownership. Chapter 3 discusses resources for general financial assistance which may be available to large households.

Table 2-24: Number of Rooms per Occupied Housing Unit by Tenure – Guadalupe City, 2020

Number of Rooms	Renter Occupied		Owner Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1 Room	41	4%	13	1%	54	3%
2 Rooms	28	3%	0	0%	28	1%
3 Rooms	94	9%	12	1%	106	6%
4 Rooms	406	40%	104	11%	510	27%
5 Rooms	241	24%	412	45%	653	34%
6 Rooms	143	14%	199	22%	342	18%
7 Rooms	19	2%	93	10%	112	6%
8 Rooms	0	0%	22	2%	22	1%
9 Rooms or more	31	3%	54	6%	85	4%
Total	1,003	100%	909	100%	1,912	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25020.

Table 2-25: Number of Persons per Occupied Housing Unit by Tenure - Guadalupe City, 2020

Number of Rooms	Renter Occupied		Owner Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1 Person	109	11%	157	17%	266	14%
2 Persons	153	15%	140	15%	293	15%
3 Persons	171	17%	138	15%	309	16%
4 Persons	171	17%	159	17%	330	17%
5 Persons	203	20%	137	15%	340	18%
6 Persons	98	10%	107	12%	205	11%
7 Persons or more	98	10%	71	8%	169	9%
Total	1,003	100%	909	100%	1,912	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B25009.

2.5.3 Female Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance with affordable housing, accessible day care, health care, and other supportive services. Because of relatively lower incomes and higher living expenses, female-headed households tend to have limited opportunities for affordable, decent, and safe housing. These households become particularly vulnerable as they try to balance the needs of their children with responsibilities of work.

Table 2-26 shows the distribution of household types in Guadalupe by tenure in 2020. In comparing unmarried households, there were nearly twice as many female-headed households as male-headed households in the City. Table 2-27 reveals that the burden of single-parenting fell disproportionately on women with 76 percent of these households looking after one or more persons under age 18 years. A

third of unmarried female householders also had care-taking responsibilities for persons aged 60 years and over.

From the perspective of tenure, there were three times as many female-headed households in renter units as in owner units. This has implications for the incomes of female-headed households and the availability of affordable units to suit their needs. In 2020, 25 percent of female-headed households lived below the poverty level.

Table 2-26: Occupied Housing Units by Household Type by Tenure - Guadalupe City, 2020

Number of Rooms	Renter Occupied		Owner Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Married Couple Family	448	45%	601	66%	1,049	55%
Male Householder, no spouse present	152	15%	73	8%	225	12%
Female Householder, no spouse present	272	27%	78	9%	350	18%
Nonfamily Householders	131	13%	157	17%	288	15%
Total	1,003	100%	909	100%	1,912	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S2501.

The Boys and Girls Club is a resource for female-headed households with children. This organization has a branch in Guadalupe where it offers many programs and opportunities for children and young adults. The River View townhomes also provide low-income housing and includes a community center, health clinic, learning center, and education assistance to children and adults.

In addition, the federal Aid for Dependent Children program (AFDC) provides support for the children in single-parent families. Depending on household income, single-parent family households may also qualify for other federal housing assistance programs, such as Section 8 vouchers (also called housing choice vouchers), which subsidize the balance of the rental cost in excess of 30 percent of the renter's gross income. The program enables the prospective tenant to use the subsidy in the private market place in search of rental housing. To further address the housing needs of female-headed households, the City should promote the development of additional multifamily housing.

Table 2-27: Comparative Characteristics of Householders - Guadalupe City, 2020

Household Type	One or more people under 18 years		One or more people aged 60 years and over		Income in the past 12 months below poverty level	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Married Couple Family	732	70%	283	27%	149	14%
Male Householder, no spouse present	112	50%	62	28%	75	33%
Female Householder, no spouse present	267	76%	110	31%	88	25%
Nonfamily Householders	14	5%	150	52%	-	-
All Household Types	1,125	-	605	-	312	-

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1101; U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B17013.

2.5.4 Persons with Disabilities

A disability is a physical or mental impairment that substantially limits major life activities. Persons with disabilities tend to have special housing needs in the form of affordable housing because of low or fixed incomes, higher health costs associated with their disabilities, and special requirements for mobility. Table 2-28 shows the distribution of the disability population in Guadalupe among the six groups that the U.S Census identifies. Census data for 2020 revealed that the incidence of disability in Guadalupe cuts across gender, age, and race. City-wide, 8 percent of the population had one or more of the six disability types. The two most prevalent forms of disability in 2020 were: (a) ambulatory and (b) an independent living disability, which both occurred disproportionately among seniors.

The living arrangements for persons with disabilities depend on the type and severity of the disability. Many disabled persons can live at home in an independent environment with or without the help of other family members. To maintain independent living, disabled persons may require assistance, which may include special design features for the physically disabled, income support for those who are unable to work, and in-home care for persons with medical conditions. These services are available through public or private agencies.

Table 2-28: Population with Disability - Guadalupe City, 2020

Type of Disability	Disability Population	Percentage of Total Civilian Population
With hearing difficulty	127	1.7%
With vision difficult	93	1.2%
With a cognitive difficulty	166	2.2%
With an ambulatory difficulty	334	4.4%
With a self-care difficulty	89	1.2%
With an independent living difficulty	189	2.5%
Subtotal Disability Population	610	8.0%
Total Civilian Noninstitutionalized Population	7,654	100%

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1810.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential projects containing more than five units and constructed after September 15, 1985 conform to specific disabled, adaptability, and accessibility regulations. In 1988, the Federal government enacted the U.S Fair Housing Amendment Act with the intent to increase the number of rental units being built that would be accessible to disabled individuals. In July 1993, the State of California issued the "California Multifamily Access Requirements" based upon the Act. However, despite these regulatory changes, the actual increase in the number of accessible units available in the rental market has remained small. Even though Federal and State housing laws require certain design features or adaptation of housing design for physical accessibility in multifamily residential buildings, many dwelling units built before March 1991 are not subject to these accessibility requirements. There is a need therefore to adapt houses or apartments for wheelchairs and other special requirements for individuals with physical disabilities. Requiring adaptive design features in new construction, for example, does not assist such individuals as seniors who may choose to remain in older housing rather than move to assisted living facilities or other newly constructed housing. A good planning consideration to suit persons with physical disabilities is to locate new housing units in proximity to services and public transportation.

The Tri-Counties Regional Center provides support and services for individuals with developmental disabilities living in the counties of San Luis Obispo, Santa Barbara and Ventura. The agency documents individuals who receive services from the Tri-Counties Regional Center including those from Guadalupe.

Persons with mental disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate intellectually disabled persons, but they generally require more services and more monetary support. The mentally disabled tend to have limited opportunities for jobs and incomes making affordable housing important for them. Many intellectually disabled persons would prefer to live independently, but because of monetary circumstances, they are compelled to live with other family members or in group homes. This may cause additional stress and problems. In some cases, the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demand. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. However, Guadalupe may be too small for such apartments, which are typically found in large cities. Because many intellectually disabled persons are unable to drive, access to public transportation for these residents is also important. There are a limited number of day treatment facilities and programs in Guadalupe, which include drop-in socialization centers to serve persons with mental disabilities. These individuals do not have regional centers as do the persons with physical disabilities and there is no respite care for families who provide round-the-clock care for relatives with mental disabilities.

2.5.5 Farmworkers

The definition of "farmworker" is a person who earns primary income through permanent or seasonal agricultural labor. Permanent farm laborers work year-round in the fields, processing plants, or supporting activities. When workload increases during harvest periods, employers of seasonal workers supplement the labor force often through a labor contractor. For some crops, farms may hire migrant

workers, that is, those whose travels prevent them from returning to their primary residence every evening.

It has been problematic estimating the size of the agricultural labor force as the U.S Census and other data sources undercounted or mis-classified farmworkers. For instance, the government agencies that track farm labor are not consistent in the definitions of related terms. *Farm labor* sometimes includes only field laborers and other times includes workers in plants that process farm produce. Length of employment sometimes includes only permanent workers and other times includes seasonal workers. *Place of work* sometimes refers to the location of the business, but other times refers to the field.

The 2011 Census reported that there were approximately 12,094 farmworkers in Santa Barbara County and 590 in the City of Guadalupe. The 2020 Census reported approximately 18,824 in Santa Barbara County and 1,186 in the City of Guadalupe. This equals 35 percent of all employed persons in the City. In addition, The U.S. Census of Agriculture (Ag Census) estimates that farms and ranches across Santa Barbara County hired 22,985 laborers in 2007, a 6 percent increase over a 10-year period. According to the Ag Census, while the number of hired farm laborers increased, the number of farms decreased by 8 percent since 2012. Table 2-29 shows the top ten agricultural products in Santa Barbara County and listed by rank of annual revenue in 2020.

Table 2-29: Top 10 Agriculture Products by Rank - Santa Barbara County, 2018 and 2020

Crop	Value	2018 Rank	2020 Rank
Strawberries	\$1,643,241,000	1	1
Cauliflower	\$109,282,000	6	2
Broccoli	\$104,654,000	5	3
Nursery Products	\$98,567,000	3	4
Wine Grapes	\$93,836,000	2	5
Avocado	\$80,161,000	9	6
Lettuce, leaf	\$78,084,000	8	7
Lettuce, head	\$74,298,000	7	8
Celery	\$61,688,000	-	9
Blackberries	\$46,560,000	-	10

Source: Santa Barbara County, Agricultural Production Report, 2020; <https://www.countyofsb.org/469/Crop-Reports>.

Table 2-30 shows the distributions of the total employed populations in Guadalupe and Santa Barbara County in 2020. The Agriculture Industry was the single largest employer of Guadalupe residents making up 35 percent of the employed in the City and 9 percent of the employed in the County. In 2020, the concentration of agricultural workers in Guadalupe (35 percent of all jobs) was three times the concentration of such workers in the County (9 percent of all jobs). This reflects the importance of farmworkers in the City. Using the 2017 U.S Census of Agriculture for the County and applying the share of those employed in Agriculture would yield an upper estimate of 1,448 farmworkers in Guadalupe. This would include both permanent and temporary workers in agriculture within the year. Since

historically farmworkers are among the lowest earning categories of workers, many farmworkers are likely to fall into the lower income groupings for housing affordability.

The scale and type of agricultural production in the County and the sector's importance to both the local and State economies suggest the need for decent and sanitary housing options for farmworkers. Seasonal and migrant farmworkers tend to save as much of their earnings as possible for repatriation to their countries of origin to support families. This often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay. This further exacerbates the need for housing that is affordable to farmworkers. Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for Guadalupe as many of these workers are believed to live in poor housing conditions and face the problems of overpayment or overcrowding.

An effective means to address the housing needs of the City's farmworker population is to facilitate development of new rental housing that is affordable to low and very low-income households. This should include both single and multiple room units. The City previously approved the Guadalupe Court affordable housing project, which included 38 extremely low, very low, and low-income rental housing units. The City also has several programs in place to increase affordable housing. Examples of such programs include density bonuses for subdivisions that include an affordable housing component and ongoing pursuit of state and federal funds to assist in the development of affordable housing.

Table 2-30: Estimates of Farmworker Population - Guadalupe City vs. Santa Barbara County, 2020

Industry	Guadalupe City		Santa Barbara County	
	Guadalupe City	Percent of City	Santa Barbara County	Percent of County
Agriculture, forestry, fishing and hunting, and mining	1,186	35%	18,824	9%
Construction	110	3%	11,534	5%
Manufacturing	178	5%	14,778	7%
Wholesale trade	183	5%	4,291	2%
Retail trade	333	10%	20,694	10%
Transportation and warehousing, and utilities	40	1%	6,430	3%
Information	36	1%	4,161	2%
Finance and insurance, and real estate and rental and leasing	163	5%	9,998	5%
Professional, scientific, and management, and administrative and waste management services	226	7%	25,068	12%
Educational services, and health care and social assistance	590	17%	49,005	23%
Arts, entertainment, and recreation, and accommodation and food services	136	4%	26,135	12%
Other services, except public administration	139	4%	11,684	6%
Public administration	73	2%	9,149	4%

Civilian Employed Population 16 Years and Over	3,393	100%	211,751	100%
2017 U.S Census of Agriculture Farm Workers	1,448 ¹		22,985	
Percent of County Employed in Agriculture	6%		100%	
Agriculture as Share of Ag. Forestry ... Mining	122%		122%	

Note:

1. *Guadalupe City estimate = Santa Barbara County 2017 Farmworkers total of 22,985 * 0.06*

Sources: U.S Census Bureau, 2017 & 2020 American Community Survey 5-Year Estimates, Table DP03; U.S Census of Agriculture, 2017 Census Volume 1, Chapter 2: County Level Data, Table 7.

2.5.6 Unhoused

Unhoused persons are individuals who lack regular nighttime residence possibly due to limited or lack of regular income. Some of them need short-term, temporary, or emergency shelter probably due to immediate crisis while others have long-term or chronic needs. The unhoused population represents a broad spectrum of the population including single men and women, couples, families, displaced youth without parents, and seniors. They can include individuals who are victims of economic dislocation, the physically disabled, teen parents with children, veterans, those discharged from hospital or jail, alcohol and drug abusers, survivors of domestic violence, persons with HIV AIDS, immigrants, refugees, and farmworkers.

According to the Guadalupe Police Department, there were rarely any unhoused persons in the City. The County of Santa Barbara conducted a count of unhoused people in the County in 2022. While the survey counted 1,962 people in the County, less than one percent lived in Montecito, Guadalupe, Orcutt, and the Santa Ynez Valley combined. In the past, unhoused persons have been transient farmworkers who had not yet found a place to live, but they did not remain unsheltered over extended periods of time. Most transient workers were able to afford some form of shelter when they gained employment, but often under overcrowded or otherwise inadequate conditions.

The rare occurrence of homelessness in Guadalupe does not call for an emergency shelter or transitional housing facility, however, such a facility is permitted by right in areas zoned R-3 for residential uses. Chapter 4 further discusses this issue under constraints to housing development. There are social services and year-round shelters for the unhoused at locations in Santa Maria and Santa Barbara. The Santa Barbara County Housing Authority has an office location in Guadalupe (at 1050 Escalante St, Guadalupe, CA 93434) to provide public housing assistance. The City also meets and coordinates with other government agencies and community groups to address homelessness.

2.5.7 Extremely Low-Income Households

The California Department of Housing and Community Development (HCD) defines “extremely low-income” households as those earning up to 30 percent of area median income (AMI). In 2020, Santa Barbara County had a median income of 84,846. Households earning up to \$25,453 would therefore fall into the classification of extremely low-income households. Table 2-13 reveals that households in Guadalupe fall predominantly in the lower income categories with 60 percent in those “lower-income” categories compared to 40 percent in the “upper-income” categories. About 18 percent of total households in Guadalupe fell into the extremely low-income category. These households (among others)

depict a variety of housing situations and needs when they face overpayment, overcrowding, and substandard housing conditions. Other families and individuals receiving public assistance in the form of social security insurance (SSI) or disability insurance tend to fall into the category of extremely low-income households.

One way to address the housing needs of those in the extremely low-income category is to facilitate development of single and multiple room rental housing, as well as supportive rental housing linked to a range of support services. Supportive housing can help residents to maintain stable housing and lead productive lives. Services may include childcare, after-school tutoring, and career counseling, among others. The River View and the Guadalupe Court affordable housing developments in Guadalupe offer supportive services to their residents.

2.5.8 Persons with Developmental Disabilities

The presence of developmental disability is mild, but nevertheless present among the population of Guadalupe. As of December 2021, the Department of Developmental Services recorded 95 cases in Guadalupe, which equated to a rate of 11.7 per thousand population. Among the cases, 5.5 out of every ten were minors under age 18 while the remainder were adults of 18 years old or above. Table 3-31 has details. As far as type of care, persons with developmental disability receive care overwhelmingly (95%) from the homes of parents, family, or guardians. Therefore, issues of housing availability and choice relate primarily to care-givers rather than the subjects.

Table 2-31: Distribution of Persons with Developmental Disabilities - Guadalupe City, 2021

Developmental Disability by Type of Care	Count	Percent of Cases	Percent of Population
Home of Parent /Family /Guardian	90	95%	1.11%
Independent /Supported Living	<11	5%	0.06%
Community Care Facility	0	0%	0.00%
Intermediate Care Facility	0	0%	0.00%
Foster /Family Home	0	0%	0.00%
Total Residents	>90	100%	1.17%
Developmental Disability by Age Group			
Minors (00-17 years old)	52	55%	0.64%
Adults (18+ years old)	43	45%	0.53%
Total All Ages	95	100%	1.17%
Rate of developmental Disability (per 1000 population)	11.7		
Total Population of McFarland, 2021	8,138		

Source: Department of Developmental Services. (December, 2021).

<https://www.dds.ca.gov/transparency/facts-stats/>.

2.6 Assisted Housing At-Risk of Conversion

This section identifies all residential projects in Guadalupe that are under an affordability covenant, along with those housing projects that are at-risk of losing their low-income affordability restrictions within the eight-year period from 2023 to 2031. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory includes all units assisted under any federal, state, or local program.

2.6.1 Inventory of Potential At-Risk Units

Table 2-32 is an inventory of developments within Guadalupe which participate in federal, state, or local programs that provide some form of assistance either through financial subsidy or control.

Table 2-32: Inventory of Assisted Affordable Housing Developments - Guadalupe City, 2020

Project Name	Address	Year	Number of Units	Authority	Program	Covenant Expires
Escalante Tract (Guadalupe Ranch Acres)	1050 Escalante Drive	late 1950s to early 1960s	80	Housing Authority of the County of Santa Barbara	Apartment complex rents to low-income families. Rent is based on a percentage of the family's income.	Permanent
Guadalupe Ranch Senior Apartments	4561 Tenth Street	1975	56	Housing Authority of the County of Santa Barbara	Apartment for elderly low-income residents.	Permanent
Riverview Townhomes	230 Calle Cesar Chavez	2003	80	People's Self Help Housing	80 affordable rental units, 39 of which are for farmworkers; includes a community center, health, clinic, and learning center.	Permanent
Point Sal Dunes	Point Sal Dunes Way	2000	18	-	Provides 18 mortgage subsidies for the low-income residents. Units have a 30-year deed restriction that limits the resale price of	2030

Project Name	Address	Year	Number of Units	Authority	Program	Covenant Expires
					these units to the average increase in median income in the County.	
Guadalupe Court	11th Street	2014	38	People's Self Help Housing	38 affordable rental units for farmworkers	2070

Source: Housing Authority of the County of Santa Barbara, 2022; Affordable Housing Online, 2022.

2.6.2 Risk of Conversion

According to the Santa Barbara County Housing Authority and City data, 7 percent or 18 of the 272 assisted units in the City would be at risk of converting to market rate in 2030, near the end of the 2023-2031 time period. Guadalupe could consider reinstating the covenant for Point Sal Dunes units at the end of its term in 2030 and modifying it to become permanent as most of the other assisted units are in the City.

2.7 Future Growth Needs

In accordance with State law, this section provides a quantification of Guadalupe's share of the regional housing need as established in the Regional Housing Needs Allocation (RHNA) prepared by the Santa Barbara County Association of Governments (SBCAG).

2.7.1 Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) process is a key planning tool for local governments to anticipate and prepare for future housing need. RHNA quantifies the anticipated need for housing within each jurisdiction based on regional population forecasts of the California Department of Finance. Communities within specific regions determine collaboratively how to share the need and address it in updates to the housing elements of general plans.

SBCAG has the responsibility of preparing the RHNA for the incorporated and unincorporated communities within Santa Barbara County, which includes the City of Guadalupe. The most current RHNA was adopted in July 2021 and covers a period from February 2023 through February 2031. SBCAG applied the following methodology to allocate housing units to each jurisdiction:

- SBCAG estimated the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to Santa Barbara County.
- SBCAG converted the change in population into housing units necessary to accommodate increases in population. The estimate included a vacancy rate that reflects a "healthy" housing market that would enable movement among units and replacement of existing units that may become demolished.

- SBCAG divided the estimate of housing needs into four groups based on income categories labelled as very low, low, moderate, and above moderate income. This step is to target enough quantity of housing for all income groups in the community.
- The “very low” category is subdivided in this document to show the “extremely low” (ELI) as a fifth category. HCD recommends that the projected housing need for ELI households be calculated either by using available census data to determine the number of very low-income households that qualify as ELI households or by presuming that 50 percent of the regional housing need allocation (RHNA) for very low-income households qualify as ELI households.
- The process first allocates housing needs for each jurisdiction based on the percentage of households that falls into each category. For instance, if 15 percent of households fall under the low-income category then 15 percent of future housing needs should be affordable to households within that income category.
- The process then adjusted allocations according to such factors that may be particular to each jurisdiction as disproportionate housing types, number of renters, number of persons receiving public assistance, employment patterns, commuting patterns, and avoidance of over-impaction of low-income households.

Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009) affect the RHNA process and this 6th Housing Element cycles in several ways. The main changes since the 5th Cycle include: (a) the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS); (b) requirement for coordination and consistency of the housing element with the RTP and SCS; and (c) the length of the housing element cycle. The sixth cycle for the Santa Barbara County region covers an eight-year planning horizon (February, 2023 to February, 2031). The City of Guadalupe is on a 4-year update cycle due to a late submittal of a previous update to the Housing Element although each update continues to plan for an eight-year horizon.

Table 2-33 compares the shares of households in five income categories in 2020 with the adjusted shares of SBCAG's RHNA allocations for the 2023-2031 period. While the RHNA allocation indicates a split of 6 percent to the lower income categories and 94 percent to the upper income categories, in 2020, a more substantial 60 percent of households fell into the lower-income and 40 percent of households fell into in the upper-income categories. Table 2-33 shows what would be equivalent allocations based solely on shares of households in various income categories as is the practice with many RHNA processes. SBCAG adjusts the percentages to account for special circumstances. At any rate, Guadalupe needs to plan for a substantial proportion of affordable housing to meet the needs of lower income households.

Table 2-33: Shares of Households vs. RHNA Allocations by Income Groups - Guadalupe City, 2020

Income Group	2020 Shares of Households by Income Group			Allocations	
	Income Range	Households	Percent of Households	Hypothetical Equivalent Units	2023-2031 RHNA Units
Extremely Low	< \$23,678	347	18%	78	1
Very low	\$24,467 - \$39,463	468	24%	106	2
Low	\$40,252 - \$63,140	365	19%	82	24
Moderate	\$63,929 - \$94,710	276	14%	62	77
Above Moderate	> \$95,499	456	24%	103	327
Civilian Employed Population 16 Years and Over	-	1,912	100%	431	431

Sources: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S1901;

Santa Barbara County Association of Governments, Regional Housing Needs Allocation Plan, 2023-2031.

SBCAG projects a total need of 431 new housing units in Guadalupe across various income categories over the eight-year planning period. Comparing the hypothetical units of 103 to the allocation of 327 in Table 2-33, one can infer that the RHNA allocations indicate that Guadalupe is to focus its future supply of housing units in the above moderate income category to contribute to the needs of the region in that income bracket.

3.0 Resources for Residential Development

3.1 Land Availability

Government Code Section 65583(a)(3) requires the Housing Element to contain "an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." Appendix B contains a detailed analysis of vacant land and potential development opportunities. The following paragraphs summarize the results of this analysis.

The most recent Regional Housing Needs Allocation (RHNA) for Santa Barbara County covers the eight-year planning horizon from 2023 to 2031. Consistent with this length of planning horizon, this 2023-2031 housing element for Guadalupe adopts the City's share of the regional housing need of 431 units. Consistent with the City's 2042 General Plan, the housing element focuses on the development potential of vacant land zoned for residential uses (infill sites), underdeveloped General-Commercial sites that could accommodate mixed use development in the City's Downtown Mixed Use District, and the DJ Farms Specific Plan area. Sites that are zoned R-3, Multiple Dwelling Residential (high density), would allow a density of up to 26 dwelling units per acre and are most appropriate for new housing for lower income households. R-3 zoned parcels are located on both sides of State Highway 1 to the north, east, and west of Guadalupe's downtown commercial core. Downtown extends from Sixth Street to Twelfth Street. There are many parcels within this area that are either vacant or could be redeveloped with projects that would exceed 26 to 30 units/acre to accommodate 50 or more units. Additionally, the Pasadera residential development can accommodate up to 322 additional dwelling units.

Development potential depends on the residential density standards of the City. Consideration of whether site constraints and land use controls can achieve the permitted densities help in refining the estimates of housing capacities. In general, the acreage of the parcel was multiplied by the allowable density, unlike the more restrictive minimum lot area per unit set forth in the Zoning Ordinance. Any fractional component on the number of units allowed under the density standards was dropped. The application of density bonuses was not included in the calculation of allowable units; rather, the allowable base land use density was used. The conduct of a parcel by parcel evaluation of any unusual site characteristics or land use controls led to further downward adjustments to the allowable number of residential units if additional constraints to development existed. Constraints that in some cases resulted in lower residential development potential included right-of-way for road access, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Such constraints had enough of an effect to result in reduced residential capacity on some of the available lots. Adherence to this methodology provided a conservative residential capacity that took into consideration any special or unusual circumstances.

Although in many cases, lot consolidation could result in a larger percentage of buildable area and a higher number of housing units, this methodology to calculate development potential did not take this possibility into account. It should be noted, however, that there are opportunities for lot consolidation, particularly in the City's Downtown Mixed Use District. For example, development of multiple contiguous parcels has occurred in Guadalupe with the Ruiz Apartments project on Olivera Street and

the Dune Villas project on Eleventh Street. The following paragraph further illustrates other examples of land consolidation.

In the past, development projects on lots zoned for multi-family residential (R-3) uses have been approved or developed at a density of 20-units per acre in Guadalupe. Examples of this include residential projects such as the 74-unit La Plaza Villas at 736-754 Olivera Street (built in 2006), the 7-unit Dune Villas project at 4623 Eleventh Street (approved in May 2006, with an extension of the tract map granted until 2010), the 38-unit Guadalupe Court (approved October 14, 2014), and the 34-unit Pioneer Street Apartments project. Other multi-family projects approved in the last few years include the La Guardia Townhomes (20 units + 2 ADUs) approved in 2022 and now under construction; and Escalante Meadows (80 units + community center) approved in 2020 also under construction (replacing 50-unit Guadalupe Ranch Acres). Approximately 20 units of other multi-family units have been approved in three projects in 2021-2022.

3.1.1 Vacant Residential Parcels

The California Polytechnic State University in San Luis Obispo conducted a Land Use Inventory in 2017 as part of the update to the General Plan and Land Use Element. As of September 30, 2017, the City had one hundred and thirty vacant parcels. The largest parcel was the DJ Farms Specific Plan Area, now known as Pasadera Homes. Besides the DJ Farms Specific Plan Area, there were 10.12 acres of other vacant residential lands within City limits. Based on the residential densities in the Zoning Ordinance and Land Use Element, and as further evaluated for site and planning constraints in Table B-1 in Appendix B, Table 3-1 indicates that the 10.12 acres of vacant residential land can conservatively accommodate approximately **102 units**, which would satisfy the 27 very low and low income housing units RHNA allocated to Guadalupe. Additionally, there is residential development potential at the DJ Farms Specific Plan area and residential/commercial mixed-use in the downtown area.

As stated in the 2042 General Plan, DJ Farms has 363 existing dwelling units according to the Guadalupe Building Department. A total of 740 dwelling units were authorized for the site as of 2022. The difference of **377 units** are to be developed on approximately 31.5 acres of land at an average density of 12.0 dwelling units per acre.

Development potential for the mixed-use designation assumed that all new development would accommodate commercial activities on the ground-floor and residential uses on the second floor. Residential potential applied 25.5 dwelling units per acre (which is the midpoint of the allowable density for the High-Density Residential designation to the single-story square footage to estimate the potential for **35 additional dwelling units**.

Together, these potentials for additional housing would exceed the short-term RHNA allocations for the 2023-2031 cycle. Besides, the 2042 General Plan has also identified additional acreage for residential development in the long term to a grand total of 874 units.

Table 3-1: Capacity of Vacant Residential Land Exclusive of DJ Farms Specific Plan Area

Zoning	Vacant Land (acres)	Allowable Density (units per acre)	Realistic Capacity (housing units)
R-1, R-1-5P	4.56	6	23
R-1-M, R-1-M-SP	0.37	10	0
R-2, R-2-5P	1.03	10	10
R-3	4.16	20	69
Total	10.12	-	102

Source: Cal Poly land Use Inventory, 2017; City of Guadalupe 2042 General Plan; City of Guadalupe Zoning Ordinance

Appendix B includes an analysis of the suitability of vacant parcels for residential development. All high-density vacant sites were less than half an acre in size except one and all except four sites were less than one-third of an acre in size. It is also notable that the City's updated General Plan has policies and programs that promote the consolidation of small lots, which would be expected to result in larger unit production potentials for consolidated properties. In addition, the Planned Residential Development Overlay provides for flexibility in design and allows modifications to base zoning district development standards to provide for more efficient utilization of housing sites to generate additional housing units.

The City has been active in facilitating development of smaller lots to produce affordable housing projects. City support for such affordable housing projects is primarily through the application of the Planned Development overlay district, which provides for flexibility with respect to density, on-site parking requirements, and other design standards. Historically, the City has utilized reductions in water meter connection fees and the negotiation of development agreements as additional tools to promote affordable housing. For instance, the City worked directly with Cabrillo Economic Development Corporation to approve in October 2014 a 38-unit multi-family affordable housing project on 3.12 acres located at 4202 11th Street.

3.1.2 Mixed Use Development

Parcels zoned "General Commercial" in the City's downtown have been amended to Downtown Mixed Use which replaces Central Business District General Commercial. The Mixed-Use development would provide additional housing opportunities. The Santa Barbara County Assessor's data revealed 26.86 acres of commercially zoned land in the Downtown Mixed Use District that could accommodate mixed use development.

Maximum building intensity standards in the Land Use Element of the City's General Plan and Zoning Ordinance allow for a floor-to-area ratio (FAR) of 0.35. Assuming 20 percent buildout potential of sites zoned for general commercial use, the acreage could yield 54,874 square feet of residential development or 35 dwelling units (at approximately 1570 square feet of average unit size). Table B-3 in Appendix B includes details of the estimates. Although lot consolidation could provide increased residential capacity the estimate included no assumptions on lot consolidation.

3.1.3 DJ Farms Specific Plan Area

The DJ Farms Specific Plan Area covers 209 acres of land providing ample opportunities for both market-rate and affordable residential development. The Plan area is in the southeastern section of the City south of West Main Street/State Route 166 and east of Highway 1. The Specific Plan was adopted in 2012 and called for residential development on 146 acres of the Plan area for up to 802 housing units. As of August 2022, about 363 units were built with approval for construction of 377 more. The remaining 65 acres are to be developed into commercial uses, open space and parks, and a school. Table 3-2 shows the housing capacity of Pasadera. Even in the absence of infill development elsewhere in the City, developing the remainder of the approved housing in the DJ farms Specific Plan area would accommodate most of the 431 RHNA units.

Table 3-2: Housing Capacity of DJ Farms Specific Plan Area

Density	Land Available (acres)	Allowable Density	Realistic Capacity (housing units)
Very Low	4.6	6 units/acre	15
Low	25.4	7 units/acre	108
Medium	71.4	8 units/acre	357
High	44.6	14 units/acre	322
Total	146		802

Source: Revised DJ Farm Specific Plan, August 2012.

Additional factors that can increase the potential for housing (but not specifically evaluated) include: (a) development of accessory (or secondary) dwelling units (also called granny units); (b) redevelopment of underdeveloped parcels that were not built to full allowable density; and (c) General Plan updates and Zoning Ordinance amendments to increase intensity in strategic areas of the City. While Guadalupe can meet its housing allocation without exercising these other options, they present additional opportunities for expansion of housing and affordable housing in the City. Indeed, since the conclusion of the 2042 General Plan Update, the City has upzoned many parcels for additional residential units and the City is already processing numerous applications for ADUs each year. Additionally, with the SB-9 regulations, the City is also processing ministerial small lot splits in R-1 zones.

3.2 Financial Resources

Financing is available for infrastructure and housing improvements through Federal, State, and local programs. The following subsections identify certain programs.

3.2.1 Federal and State Resources

Community Development Block Grant Program (CDBG) – Federal funding for housing is available through the Department of Housing and Urban Development (HUD). The CDBG program is flexible allowing funds to be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing with certain limitations, homeownership assistance, and

clearance activities. The City continues to apply for CDBG funds for housing and community development.

Low-Income Housing Tax Credit Program – The Tax Reform Act of 1986 created the low-income Housing Tax Credit Program to provide an alternate method of funding low-income and moderate-income housing. Each state receives a tax credit based on population to fund housing that meets program guidelines. The tax credits typically leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include requirements that rent is restricted by median income on certain minimum percentages of units.

Other Federal and State Resources -Table 3-3 summarizes additional funding sources that can assist extremely low, very low, low, and moderate-income households or developers of affordable housing. Many of these funding sources are typically eligible for specific types of projects and may not be secure. However, they do offer opportunities to facilitate affordable and adequate housing.

Table 3-3: Additional Federal, State, and Private Financial Resources

[Table 3-3]	Program	Description	Eligible Activities
<i>Federal Resources</i>			
	HUD Section 202	Forgivable loans to non-profit developers of supportive housing for the elderly	Site acquisitions, rehabilitation, new construction
	HUD Section 203(k)	Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single-family homes	Site acquisitions, rehabilitation, new construction
	HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities	Site acquisitions, rehabilitation, new construction, rental assistance
	U.S Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing Program	Below market-rate loans for farmworker rental housing	Site acquisitions, rehabilitation, new construction
	U.S Department of Agriculture (USDA), Rural Development Service's Section 514 Rural Rental Housing Program	Below market-rate loans for low and very low-income rental housing	Rental assistance
	USDA Rural Development Section 504 Housing Repair and Rehabilitation Program	Loans and grants to repair and rehabilitate the homes for low-income families and seniors	Rehabilitation
	USDA Rural Development Section 533 Housing Preservation Grant (HGP)	Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households	Rehabilitation

[Table 3-3] Program	Description	Eligible Activities
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors, and disabled people. Participants pay a percentage of their adjusted income toward rent	Rental assistance
HOME	Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for-profit housing entities to finance build/rehabilitate, and manage housing for lower income owners and renters	Rehabilitation, administration
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCESS and NHF are second loan programs for down payments assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price	Down payment assistance
233(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects	New rental housing operation, administration, acquisition
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements repairs, or additions to multi-family projects	Rehab of apartments, energy conservation
Congregate Housing Services Program	Provides grants to public agency or private non-profit to provide meal services and other supportive services to frail elderly and disables residents in federally assisted housing. Also supports remodeling to meet physical needs	Grants
HOPE 3- Homeownership of Single-Family Homes	Program provides grants to State and local governments and non-profit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or finances single-family properties	Grants
HOPE 6- Revitalization of Severely Distressed Public Housing	Provides funds for revitalization, demolition and disposition of severely distressed public housing for Section 8 tenant-based assistance	Grants, rent subsidies
HOPE II- Homeownership for Multifamily Housing	Provides grants to develop programs allowing mostly low-income families to purchase units in multifamily housing projects owned, finances or insured by HU or other federal, state, or local public agencies	Grants
Sec. 202 Supportive Housing for Elderly	Provides capital grants and operation subsidies for supportive housing for elderly	Rent subsidies, construction, rehabilitation
<i>State Resources</i>		

[Table 3-3] Program	Description	Eligible Activities
CaliHome	Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects	Site acquisition, rehabilitation
CalHFA Rental Housing Programs	Provides below market rate financing offered to builders and developers of multifamily and elderly rental housing. Tax exempt bonds provide below-market mortgages	Site acquisitions, rehabilitation, new construction
Self-help Builder Assistance Program (SHBAP)	State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers	Site acquisitions, rehabilitation, new construction, home buyers' assistance
Multifamily Housing Program (MHP)	State deferred-payment loans	Rehabilitation, new construction, rental housing, supportive housing for disabled
Multifamily Housing Program (MHP) Supportive Housing Allocation	MHP loans for supportive housing for special needs populations	Supportive housing
Joe Serna Jr. Farmworker Housing Grant Program (JSJPWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing	New construction, acquisition, migrant housing, housing with related health services
Weatherization Assistance Program	Grants from California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs	Improvements
Mobile Home Park Resident Ownership Programs (MPROP)	Loans from California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents	Mobile homes
California Self-Help Housing Program (CSHHP)	Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects	Administration, new construction
Predevelopment Loan Program (PDLP)	Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects	Rehabilitation of apartments, acquisition, preservation of affordable housing, new rental housing
Special Needs Affordable Housing Lending Program	All multifamily projects that serve at-risk tenants in need of special services	Rehabilitation of apartments, acquisition, new

[Table 3-3]	Program	Description	Eligible Activities
			rental housing
<i>Private Resources</i>			
	Federal Home Loan Bank (FHLB) Affordable Housing Program	Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities	New construction, new rental housing
	Access to Housing and Economic Assistance for Development (AHEAD) Program	Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development	New construction, new rental housing
	Community Investment Program (CIP)	Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, create and maintain affordable housing, and support other community economic development activities	Homebuyer assistance
	Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, and minority homeownership assistance	Homebuyer assistance, rehabilitation, minority homeownership assistance
	California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing	New construction, rehabilitation, acquisition
	Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans	Acquisition loans, business loans, predevelopment or interim finance, construction or rehabilitation loans
	Vision Forward	To provide affordable housing to low-income residents throughout the U.S	Acquisition loans, construction or rehabilitation loans, down payment assistance
	Affordable Housing Programs	Provides grants or subsidies interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by or for very low-, low-, and moderate-income households or to finance the purchase, construction or rehabilitation of rental housing	Construction or rehabilitation loans, grants, long-term loans, technical assistance

3.2.2 Local Resources

Guadalupe Redevelopment Agency (RDA) – As of February 1, 2012, the statewide dissolution of all Redevelopment Agencies ceased this local resource for funding affordable housing and redevelopment

projects in Guadalupe. However, “redevelopment” remains a viable approach to housing development and renewal of blighted area.

Santa Barbara County Housing Authority – This Housing Authority provides rental housing and supportive services to eligible persons with limited incomes through a variety of programs. The agency develops and manages housing for low-income households; it administers federal Section 8 rental housing assistance programs in the private rental market; and it offers a HUD-certified comprehensive counseling agency that serves homeowners and renters. The Santa Barbara County Housing Authority has owned and managed the Guadalupe Ranch Acres project for many years. Constructed between the late 1950s and early 1960s, the Authority determined that the project had reached the end of its useful life and began processing a project to replace it in 2018. A new project was approved in 2020 that included 80 units in ten buildings plus a large Community Center. All 50 residents were given an opportunity to relocate to another Section 8 housing property, and will be given first right of refusal to return to the new development once completed..

Peoples' Self-Help Housing Corporation (PSHHC) – PSHHC is a housing and community development corporation that serves the counties of San Luis Obispo, Santa Barbara, and Ventura. PSHHC helps low-income individuals, families, senior citizens and developmentally disabled individuals to obtain affordable housing. PSHHC also offers first-time homebuyers an opportunity to build their own homes in lieu of down payments as was the case with the 50 affordable homes in the River View development in Guadalupe. PSHHC also owns and manages the 80 affordable River View Townhomes in the City, which opened in 2003. PSHHC purchased an approved project from Cabrillo Economic Development Corporation. The 38 unit project on eastern Eleventh Street has been constructed and is fully occupied by local farmworker families. There are 37 low income units and one manager’s unit.

Habitat for Humanity – Habitat for Humanity is a non-profit organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. The agency builds homes with the help of volunteers and partner-families who may be homeowners and sells to partner families at no profit with affordable, no-interest loans. The City provided Habitat for Humanity three separate affordable housing sites: one on the 800 block of Pioneer Street, one on Twelfth Street between Olivera Street and Pacheco Street, and the third on the 1100 block of Pacheco Street. All three of these housing sites are relatively small lots that range from 5,000 square feet to 7,500 square feet and the anticipation is to develop each exclusively for affordable housing.

4.0 Constraints

The Government Code prescribes that the Housing Element addresses constraints to housing production and availability (Gov. Code §65583(a)(5) and (6)). Governmental constraints impact housing costs and supply as well as certainty with the housing market via controls on use of land, codes and enforcement, requirements for on-site and off-site improvements, fees and exactions, processing and permit procedures, and guidelines for housing production to suit persons with disabilities.

Non-governmental constraints are primarily market-driven and generally outside direct government control, but jurisdictions can influence and offset the negative impacts of nongovernmental constraints through responsive programs and policies. This group of constraints include land prices, construction costs, and availability of financing. The following sections analyze various constraints to housing.

4.1 Governmental Constraints

Governmental regulations intend to control development for the health, safety, and welfare of the community, but can also unintentionally increase the costs of development and consequently the cost of housing. The following subsections describe potential governmental constraints, which could affect the supply and cost of housing in Guadalupe.

4.1.1 Land Use Controls

General Plan

State law requires each city and county in California to prepare a long-term, comprehensive plan to guide its growth and future development. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the elements of the General Plan must be internally consistent, and the City's zoning must be consistent with the General Plan. The Land Use Element must therefore provide suitable locations and densities to implement the policies of the Housing Element.

The City adopted an updated General Plan in November 2022. The Guadalupe 2042 General Plan covers a comprehensive set of required and optional elements. Table 4-1 shows the residential land use designations in the Land Use Element, which include low density, medium density, and high-density housing in addition to mixed-use. The residential land use categories can accommodate a variety of housing types and styles and can assure a diversity and mixture of housing types throughout the City.

The category termed Planned Residential Development is an overlay district that allows increased flexibility in design with relaxed development standards for efficient use of certain housing sites. Specific allowances include deviation from standard setback requirements, removal of minimum or maximum lot size standards, and reduced parking requirements. Development sites seeking this overlay designation must demonstrate to the City Council that the project meets one or more of the following criteria:

- It provides facilities or amenities suited to such special needs groups as the elderly or families with children.
- It transfers allowable development within a site from areas of greater to areas of lower environmental sensitivity or hazard.

- It provides a wider range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- Features of the design meet or exceed tenets of conventional standards related to privacy, usable open spaces, adequate parking, compatibility with neighborhood character, and others.
- It incorporates features which can result in lower consumption of materials, energy, or water than conventional development.

Table 4-1: Guadalupe General Plan Residential Land Use Designations

Land Use Designation	Density	Housing Type
Low Density Residential	Up to 12 units per gross acre	Detached single-family housing, group homes with six (6) or fewer residents, accessory dwelling units
Medium Density Residential	13-20 units per gross acre	Single-family homes, duplexes, triplexes, fourplexes, townhouses
High Density Residential	21-30 units per gross acre	Single-family homes, apartments, townhouses, similar multiple-family structures, homeless shelters, and group homes of any size
Planned Residential Development	Provides up to 15 percent more housing units per acre in Low and Medium Density Housing Areas ¹	Single-family and multi-family housing units up to the maximum allowed densities in the underlying residential designation
Mixed Use (including housing)	Up to 30 units per gross acre in addition to other compatible uses	Vertical or lateral juxtaposition of such compatible uses as housing (typically in the form of flats), office, and retail. Residences occupy second floors (e.g., above ground-floor non-residential uses) including: 1) single-room occupancies, apartments, and stacked-flat-style condominiums; and 2) attached two- and three-story residences occupying their own sites. This second form of residential use is limited to townhouse-style condominiums, townhouse-style zero-lot-line units, and townhouse-style apartments that are not located on Guadalupe Street north of 7 th Street

Note:

1. In January 2008, the City amended the Zoning Ordinance for a Planned Residential Development Overlay District

Source: 2042 Guadalupe General Plan, 2022.

The City has had three Specific Plan development sites, which include River View and Point Sal Dunes (both built out many years ago), and DJ Farms (currently under development). Specific Plans provide additional guidance on standards for development within the specific plan areas. Where the zoning

ordinance and subdivision regulations differ from the Specific Plan, the requirements of the Specific Plan take precedence. Conversely, unless otherwise prescribed by the Specific Plan, the standards and regulations of the underlying zoning district apply. The General Plan and Zoning Ordinance assigns an "SP" suffix to the land use designations and zone districts subject to a Specific Plan. The SP designation is intended to alert developers and property owners that the property is subject to the development standards and other requirements of a Specific Plan.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Ordinance. Zoning regulations are tools to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Ordinance also helps to preserve the character and integrity of existing neighborhoods. The Zoning Ordinance sets forth residential development standards for each zoning district. Table 4-2 shows the five zones that allow residential development by right in Guadalupe.

In addition to the residential zones, four commercial zones permit varying levels of mixed-use and multiple-family residential development as either allowed or conditionally permitted uses. The General-Commercial (G-C) zoning district, for instance, permits single-family or multi-family dwellings if located above a permitted commercial use, but they are subject to a Conditional Use Permit if not associated or mixed with a permitted commercial use (that is, if for instance they are located on a floor above a permitted use). Table 4-2 also shows the commercial zones. As part of the recent General Plan update, most General Commercial-zoned lots in the downtown were changed to Downtown Mixed Use.

Table 4-2: Residential & Commercial Zoning in Guadalupe

Zoning Ordinance	Density
<i>Residential</i>	
R-1, R-1-SP, and R/N-SP-CZ	Single-Family (Low Density) Residential District
R-1-M and R-1-M-SP	Single-Family (Medium Density) Residential District
R-2 and R-2-SP	Multiple Dwelling (Medium Density) Residential District
R-3	Multiple Dwelling (High Density) Residential District
PD	Planned Development Overlay
<i>Commercial</i>	
MIX	Mixed Use District
C-S	Commercial Service District
G-C	General Commercial District
C-N	Commercial Neighborhood District

Source: City of Guadalupe Zoning Ordinance.

Table 4-3 summarizes the development standards in the City’s zoning regulations. Following recent adoption of the Guadalupe 2042 General Plan, the zoning regulations have been updated to harmonize with the densities in the Plan where necessary. The new zoning regulations went into effect on April 27, 2023. Several other revisions to the zoning ordinance were made to ensure compatibility with the adopted General Plan.

Table 4-4 provides a summary of the residential uses permitted under the City's zoning regulations. It is possible to accommodate low-income housing and special needs housing in multiple zones in the City of Guadalupe, provided they meet site-specific development standards.

Table 4-3: Development Standards in Guadalupe Zoning Ordinance

Zoning Designation	Minimum Lot Size (Sq. Ft.)	Density (units per acre)/FA ¹	Setback Requirements (Feet)				Height Limit (feet)
			Front	Rear	Side	Corner Lot	
R-1	3,630	5	20	15	5	10	35
R-1-M	3,630	10	10	15	5	10	35
R-2	2,178	14	20	15	5	10	35
R-3	1,452	20 ²	20	15	5	10	35
PD ³		9-15					
MIX	None	6	None	None	None	None	50
G-C	None	Not Specified	None	None	None	None	50
C-S	None	Not Specified	None	None	None	None	50
C-N	None	4	None	None	None	None	50

Note:

1. FAR is ratio of building floor area (sq ft) to land area (sq ft)
2. 1,452 sq. ft. minimum lot size excludes roads, sidewalks, and other infrastructure needs; Gross Density of 30 units per acre established in the Land Use Element
3. Where a PD overlay is applied, any standards identified or set in the approved planned development shall take precedence in development; those standards in the underlying zone shall remain in effect.

Source: City of Guadalupe Zoning Ordinance. Guadalupe, California Municipal Code. Title 18 ZONING

Table 4-4: Allowed Residential Development by Zone

Housing Types	R-1	R-1-M	R-2	R-3	PD	MIX	G-C	C-S	C-N
Single-Family Detached	P	P	P	P	P				
Single-Family Duplex		P	P	P	P				
Multiple Dwelling			P	P	P	C	P		C
Mobile Homes				C					
Dwelling Groups ¹			C	P ²	P	C	C		C
Farmworker Housing			P	P	P	C	P		C
Care Facilities			C	P ²			C		C ³
Single Room Occupancy			P	P	P	P	P		C
Emergency Shelters				P			C	C	C

Note:

1. 18.08.100 of the Guadalupe Municipal Code defines "Dwelling groups" as a group of 2 or more detached or semi-detached one-family, two-family, or multiple dwellings occupying a parcel of land in one ownership, and having any yard or court in common, but not including motels, hotels, boardinghouses, or rest homes. [Ord, 189 Art. 7, 1980].
2. Provided that there is no more than one residing occupant for each 500 square feet of land in the lot or parcel on which the use is located.
3. Providing care for six or more persons.

P = Permitted; C = Conditional Use Permit; D = Design Review

Source: Guadalupe Zoning Ordinance.

Zoning for a Variety of Housing Types

Emergency Shelters, Transitional Housing, and Supportive Housing – In 2007, the State Legislature adopted Senate Bill 2 (SB 2), which requires local governments to identify one or more zoning districts that permit emergency shelters by right in their Zoning Ordinances. That means the shelters would not require a conditional use permit, which could pose constraints. The law requires jurisdictions to amend Zoning Ordinances to allow by right in all residential zoning districts "transitional housing" and "supportive housing" (as defined by the Health and Safety Code Sections 50675.2(h) and 50675.14(b)). SB 2 also specifies that "emergency shelters" (as defined in the Health and Safety Code Section 50801(e)) may only be subject to those development and management standards that apply to residential developments within the same zone except that a local government may apply written, objective standards that include all the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of client exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters if emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Table 4-4 reveals that the City's Zoning Ordinance lists Emergency Shelters as a permitted use by right within the R-3 zone and as a conditionally permitted use in three commercial zones designated C-S, C-N, and G-C zones. Ord. 2019-478 updated the Zoning Ordinance and added transitional and supportive housing definitions to allow these residential uses subject only to those regulations that apply to other residential dwellings of the same type within the same zone. "By right" means the shelters would not require conditional use permits.

Title 18 of the Guadalupe Municipal Code covers "ZONING"; and Chapter 18.73 covers "DESIGN REVIEW". Close examination of this chapter of the Code reveals the following:

1. Section 18.73.010 on "Applicability" identifies a list of circumstances which require design review. The list does not include emergency shelters, but expressly identified "*New multifamily residential developments exceeding 3 units or additions to existing multifamily developments where the addition would result in a total of 3 or more units on a given property*".
2. Section 18.73.030 on "Exceptions and exemptions" is also silent on emergency shelters.
3. Section 18.73.100 on "Findings required for approval" is silent as well on emergency shelters.

Low-Barrier Navigation Centers (LBNC) - A Low-Barrier Navigation Center (LBNC) is a temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing with little or no barriers to entry. In that respect it projects a "Housing First," attitude to help persons and families in distress in advance of resolving the mitigating circumstances. The City has designated Leroy Park as a location for **emergency shelter during natural disasters**. Close examination of the Municipal Code confirms that Guadalupe has not faced the need for emergency shelters for individuals in the past given that it has hardly any homeless population. However, the Code needs to make provisions for such other circumstances that might need **emergency shelters for victims of spousal abuse, child abuse, and sudden, catastrophic economic situations**. This housing element adds programs to allow emergency shelters in all zones that permit housing without requirements for design review permits and other discretionary actions (e.g. conditional use permits) as the design review decision-making criteria.

Permanent Supportive Housing: Residential Care Facilities and Group Homes – Residential care facilities include any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of such personal services that are essential for daily living as protection, supervision, assistance, guidance, or training. State law (Health and Safety Code Sections 1267.8, 1566.3, and 1568.08) requires local governments to treat licensed group homes and residential care facilities with six or fewer residents the same as single-family uses. Furthermore, local governments must allow licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities of six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning ordinance allows such facilities on properties zoned single-family residential (R-1, R-1-M, R-2 and R-3). However, they are conditionally allowed in the R-2 (Medium Density Residential) and G-C (General Commercial) zoning districts and they are permitted in the R-3 (High Density Residential) district. In the R-2 and R-3 zoning districts, the Zoning Ordinance limits the size of such facilities to no more than one occupant per 500 square foot of lot area. For minimum lot sizes of 1700 to 3000 square feet, this restriction translates to a range of 3 to 6 persons in each of these types of facilities.

Farmworker Housing – The City complies with the Employee Housing Act (Government Code Sections 17021.5 and 17021.6). Farmworker housing is allowed by right in all R-2, R-3, MIX, and G-C zones. They may be constructed to the standards of multifamily housing units, single-rate occupancy units, or dormitories as needs require in Guadalupe. The Housing Element includes Programs to facilitate the development of multi-family housing in Guadalupe to serve those working in the agricultural sector.

Housing for Persons with Disabilities – Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in the form of modifications or exceptions in zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Code adopted by the City of Guadalupe incorporates accessibility standards contained in Title 24 of the California Administrative Code.

Adherence to zoning and development standards in the City's Zoning Ordinance can present a potential constraint on the development, maintenance, and improvement of housing for persons with disabilities. Such standards do not pose a major constraint for new construction or redevelopment on large parcels because there is typically ample design flexibility to include accommodations for persons with disabilities. However, for redevelopment or retrofitting of existing buildings on smaller lots, setback requirements may conflict with the provision of accommodations for persons with disabilities. Programs in the Housing Element call for modification of zoning standards short of a variance to provide for accommodations for persons with disabilities.

Notwithstanding constraints related to zoning and development standards, the City strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and issuance of building permits. The City takes special needs into consideration and allows for adjustment of specification if requested. The City may accept changes due to practical difficulties or unnecessary hardship in enforcing the Code. In addition, the zoning ordinance makes provisions to reasonably accommodate accessibility needs. As part of these provisions, the City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Compliance with accessibility standards contained in the Building Code could increase the cost of housing production and can also impact viability in the rehabilitation of older properties that need to be brought up to code. However, these regulations provide minimum standards that require compliance to assure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Guadalupe also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City's Housing Rehabilitation Program.

Single Room Occupancy – A single room occupancy unit (SRO) is a single room that is typically 80-250 square feet in size, sometimes with a sink and closet, but requires the occupant to share a communal bathroom, shower, and kitchen. This use would be permitted by right in all R-2, R-3, and MIX zones and would require a conditional use permit.. It is only subject to those development and management standards that apply to residential development within the same zone. The Housing Element includes programs to facilitate the development of single room occupancy units in Guadalupe.

Mobile and Manufactured Homes – Pursuant to Government Code Section 65852.3, the location and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that except for architectural requirements, a local government should only subject manufactured homes (also called mobile homes) to the same development standards as a conventional single-family residential dwelling on the same lot including, but not limited to, requirements for building setback, side and rear yard, enclosures, access, vehicle parking, aesthetics, and minimum square footage. Mobile and manufactured homes are conditionally permitted uses in the R-3 zone in Guadalupe.

Standard Parking and Street Requirements

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing the potential land availability for project amenities or additional units. Many parking standards do not reflect actual parking demand. Table 4-5 lists the parking standards in the Guadalupe Zoning Ordinance. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the state.

Table 4-5: Parking Space & Street Width Standards

Type of Use	Requirement
<i>Parking</i>	
Single Dwelling Unit	2 spaces per dwelling unit, 1 of the spaces need to be covered
Multiple Dwelling Unit	2 spaces per dwelling unit, 1 of the spaces need to be covered
Convalescent and Care Facilities	no limit on guest spaces; 1 space per 2 employees per shift
<i>Streets</i>	
Residential Street	52 feet wide
Collector Street	56 feet wide
Local Arterial	72 to 84 feet wide
Principal Arterial	106 to 126 feet wide

Source: City of Guadalupe Zoning Ordinance, amended with Ord. 2019-478.

Parking requirements may be reduced in a Planned Residential Development. There are no other formal provisions for parking reductions, say for housing serving persons with disabilities, which might demonstrate a lower need. The Housing Element includes programs to establish a formal and written procedure to reasonably accommodate accessibility needs, including reduced parking for special needs housing.

Street Standards

Table 4-5 also lists the standards for street width in the Guadalupe Zoning Ordinance. These requirements are generally not a development constraint and compare to those in jurisdictions throughout the state.

Curbs and Sidewalks

The Guadalupe Zoning Ordinance has several specifications for the design and installation of curbs, gutters, and sidewalks to assure consistency and safety throughout the City. The specifications are generally not a development constraint, compare to those in jurisdictions throughout the state, and include the following stipulations:

- Construct curbs and gutters separately from sidewalks.
- Use Weakened Plane Joints for all joints, except expansion joints shall be placed in curbs, gutters, and sidewalks at BCR and ECR and around utility poles located in sidewalk areas.
- Construct Weakened Plane Joints at regular intervals, up to 10 feet for walks and up to 20 feet for gutters.
- Align sidewalk and curb joints.
- Curb and gutter widths are generally 24 inches.

- Sidewalk widths should be 4 to 6 feet.
- Curbs and gutters can be constructed of Portland Cement Concrete or of Asphalt Concrete.
- Anchor curbs with dowels or epoxy.
- Measure the grade line at the curb line at top of curb; round all exposed corners on PCC curbs and gutters by half an inch and make gutters integral with the curb unless otherwise specified.

Other Potential Governmental Constraints

Since the early 2000s, policies and programs in the City’s General Plan and Housing Element have maintained the collection of affordable housing development fees for large developments. This Housing Element will continue to retain the pertinent policy and associated program which require new housing projects of at least 50 units that are located on land that has received an increase in allowable density through a general plan amendment, rezoning, or specific plan to pay a fee of 2% of the building valuation into an affordable housing trust fund although no residential developments in the city have triggered the 2% fee requirement. The fee may be waived by the City Council if it has determined that the project provides enough lower income housing units commensurate with that which the collection of the fee would generate. The applicant seeking a waiver would request this in the development approval process and present the rationale for how the subject project meets the criteria for the waiver. The affordable housing fee requirement is not expected to present a significant constraint on projects since the economic benefit of increased units would be larger than the cost of complying with the policy. Furthermore, for projects with affordable housing components that would equal or exceed the value of the calculated fee, the City Council could waive the fee.

Building Codes

The Guadalupe Building Code was updated from the 2019 to 2022 California Building Codes (CBC), which determines the minimum residential construction requirements for all of California. The 2022 CBC promotes safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect public health, safety, and welfare. The City’s code (15.04.010) states:

“The following codes are hereby adopted as the Building Code, Residential Code, Administrative Code, Electrical Code, Plumbing Code, Mechanical Code, Energy Code, Green Building Standards Code and Referenced Standards Code of the City of Guadalupe, and are incorporated herein as if fully set forth, with such further incorporation and amendment of individual sections and appendices as following below:

- A. 2022 California Building Code, Volumes one and two.
- B. 2022 California Residential Code.
- C. 2022 California Administrative Code.
- D. 2022 California Electrical Code.
- E. 2022 National Electrical Code (NEC).
- F. 2022 California Plumbing Code.
- G. 2022 California Mechanical Code.
- H. 2022 California Energy Code.

- I. 2022 California Green Building Standards Code.
- J. 2022 California Referenced Standards Code. (Ord. 2016-458 §1)”.

Since the adoption of the 2019-2021 mid-Cycle housing element, the City hired a full time code enforcement officer. Previously, the process began with a field investigation following a complaint. Whether in response to a complaint of routine inspections of code enforcement officer, the investigator assesses the gravity of the problem and the City responds through letters, phone calls, or site visits to serious violations that have implications for health and safety. The City encourages voluntary compliance. If compliance is not forthcoming, the City may take more aggressive action through the legal process. The City's philosophy is to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City attempts to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

Building Heights

Section 18.52.020 of the Municipal Code on “Height limits” states the following:

“In R-1, R-2 and R-3 districts, the height of a building or structure shall not exceed 2 stories, or a height of 35 feet. In all other districts, a building or structure shall not exceed 50 feet in height. Additional height may be permitted by granting a conditional use permit. (Ord. 189 Art. 4 §3, 1980)”

The 2042 General Plan recommends compact mixed-use development primarily in the downtown areas and the increase in intensity of development for a more efficient way to develop the City. Consistent with the General Plan, this Housing Element includes programs for amendment to the Zoning Ordinance to enable development of three-story structures in areas designated for multi-family housing as an avenue to produce more housing for the available acreage, reduce cost per unit, and make these types of units even more affordable. This is possible under the existing code under conditional use permits, but the amendment can make development of affordable units more attractive to developers especially where lot sizes are limited. According to the Fire Department, due to limitations of fire apparatus, development of structures over two-stories is permitted on a case by case basis. In the recent past, no development has been permitted over three stories by the Fire Department.

Code Enforcement Activities

Prior to 2019, the City did not establish the ability to track code enforcement complaints electronically. Since the 2019 H.E. was adopted, the City has hired a full time code enforcement officer. However, due to interruptions to work patterns from COVID-19 restrictions, data is not yet available on code enforcement activities.

4.1.2 Residential Development Processing Procedures

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. Due to budgetary constraints and limited development projects, the Planning Commission was disbanded in 2012 and therefore the City Council is responsible for hearing all discretionary development projects. City planners process all ministerial projects. The City also has a design review process, which may be required for residential developments, depending on the scope and location of the proposed development. Subsequent paragraphs discuss the Design Review Process in further detail.

City staff review all discretionary permit applications for completeness prior to determining if the project is exempt from environmental review. If the project is exempt, then staff prepare a Resolution that includes Findings for Approval, a CEQA exemption, and Conditions of Approval. A staff report is also prepared and presented to the City Council at a public hearing. If environmental review is required, then staff prepare the appropriate document, circulate it for public comment and then hold the public hearing on the project. If City Council approves the project, then the applicant files for a zoning clearance which is used to ensure that all conditions have been met prior to issuance of a building permit or other entitlement.

Even though Guadalupe is a small town, the planners have been able to expedite projects through the planning process. As an example, a recent employee housing project for farmworkers was approved in less than four weeks from deeming the project complete to the approval hearing with the City Council. The City's permit processing for both discretionary permits and ministerial permits is efficient with no backlog of cases." Include the rest of your paragraph but change the design review to 2-4 months. Table 4-6 lists typical permit processing times. As noted, a typical single-family residential subdivision takes on average 6 to 12 months to process, depending on whether a tract map or parcel map is required. A typical multi-family residential development requires a Design Review Permit and zoning clearance and has an average processing time of 2 to 4 months. Therefore, development processing procedures in Guadalupe do not present a significant constraint to housing production.

Ordinance No. 2008-393 adopted the Design Review requirements and inserted them into the Zoning Ordinance in April 2008 as Chapter 18.73 of the code. The chapter lists the procedures, components for review, as well as findings required for approval. Staff review plans and a planning application for projects requiring a design review permit (DRP) for completeness, and then schedule them for consideration of the Planning Commission (whose duties the City Council performs). A separate DRP is not required when the project, such as a parcel map, tract map, or a conditional use permit, has a component that already would require Planning Commission or City Council review. Projects that would otherwise only require a zoning clearance do not trigger the DRP.

Table 4-6: Typical Permit Processing Time Requirements

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Clearance	15 days	City Staff
Administrative Use Permit	15 days	City Staff
Conditional Use Permit	3 months	City Council
Variance	3 months	City Council
Zone Change	4 months	City Council
General Plan Amendment	3 to 4 months	City Council
Design Review	2 to 4 months	City Council
Tract Maps	12 months	City Council
Parcel Maps	6 months	City Council
Initial Environmental Study	30 days	Planning Staff
Negative declaration	3 months	City Council
Environmental Impact Report	9 months	City Council

Source: City of Guadalupe Housing Element, 2019.

Certain residential projects are exempt from a DRP including most single-family residential projects and duplexes not on Main Street or Guadalupe Street, or in the City's Downtown Mixed Use District. The DRP requirement would most typically occur in the case of **multi-family** or **mixed-use** development in the City's Downtown Mixed Use District, or multi-family development elsewhere in the City. While the requirement for a DRP does add to the project's permit fees (by \$1,500 for minor and \$3,500 for major DRP), it does not result in a substantial constraint or disincentive to development. The purview of the City Council is specific to the design of the project as it relates to compliance with other Zoning Ordinance regulations; staff evaluate development standards. Section 18.73.90 of the Zoning Ordinance describes eight design components the City Council considers upon application for a DRP, which cover such design issues as layout and orientation; height, bulk, and scale; and interference with scenic views.

In addition, Section 18.73.100, identifies fourteen findings that the approving agency should assess prior to approval of a DRP. These findings represent specific design objectives and include compatibility and harmony with neighborhoods; grading and landscaping; appropriate integration of mechanical and service systems; and conformity with the General Plan. They are intended to enhance the appearance and value of property and the livability of neighborhoods. They do not represent a constraint to development but simply help assure orderly and safe development in the City. Nonetheless, to provide greater certainty for residential projects subject to the Design Review Process, programs in the updated General Plan and the Housing Action Plan propose establishment of design guidelines to illustrate and guide the application of standards. A new Finding was recently added during the Consistency Rezone process whereby housing development in the Downtown Mixed Use zone may seek reduced or elimination of parking if certain beneficial findings can be made.

When processing a request to retrofit homes for accessibility, the procedure is the same as for any home improvement and its handling depends on the scope of the change. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility

and for meeting **ADA requirements**. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofit proposal for accessibility to persons with disabilities.

4.1.3 Development Fees

State law limits the charging of fees to process development permits to a reasonable cost of providing the service. The City and other public agencies charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Assessment of many of the fees depends on the magnitude of the project's impact or on the extent of the benefits to be derived. The three main types of development and permitting fees are:

- 1) Planning Application fees, which are collected at the outset of a project;
- 2) Development Impact Fees; and
- 3) Plan check fees, which are collected at the end of the process during issuance of the building permits.

The City updated *planning application fees* as of the 2022 to 2023 fiscal year. The intent of this revision was to better ensure that the City collects enough funds to cover the staff costs of processing the applications. Many of the City's discretionary permit application fees are now actual costs based on deposits collected at time of application submittal. Most ministerial permits are one-time flat fees. All development projects including the development of new residential units require a zoning clearance, which is a ministerial permit that allows staff to confirm that the proposed development meets Zoning Ordinance standards and requirements. Development projects may also require a Design Review Permit, although most single-family residential projects and additions are exempt from this requirement. Large development projects may require a tract map or a conditional use permit, and some projects require rezoning or are planned residential developments. Table 4-7 includes the most common planning fees and Appendix D includes the complete schedule of fees.

Development impact fees - the City does not have any adopted Development Fees, nor a fee program, other than standard fees that are adopted annually by the City Council and thus do not present a significant obstacle to production of affordable housing. There is discussion about commissioning a fee study for Council consideration. School districts have development fees, and Pasadena has development fees per its specific development agreement. The City of Guadalupe is responsible for such public services as water, wastewater, fire, and police; therefore, no county or regional fees are required for these services.

The actual total development impact fee per unit derives from all fees that are required for the project. Some fees may not be applicable to certain projects. Some fees are based on sliding scale for size of unit or number of units in multi-family projects. Typical fees range from \$6,000 and up for a single-family unit to \$22,000 for a multi-family project of seven units or more. The total fee depends on how many units are being built and if plan check fees for grading or other activities apply.

Development and *processing fees* are lower in Guadalupe than in other areas. Furthermore, Guadalupe's financial condition makes further reductions in already low fees infeasible. It is the City's intent to give

high priority for processing low-income residential projects; however, the processing time for all types of projects is considerably shorter in Guadalupe than other cities in the area.

On-Site and Off-Site Improvements

In order to provide a safe and suitable environment for residential development, the City requires that certain public improvements be made. Each dwelling unit must connect to the City's water and sewer systems and project sites must properly capture and discharge runoff water into detention basins or storm drain systems. The City also requires that curbs, gutters, and sidewalks be placed along the frontage of every lot on which new construction or significant alteration is done. Table 4-7 lists public facility and traffic impact fees. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Guadalupe. The City does not impose any unusual requirements as conditions of approval for new development. City regulations generally intend to facilitate private development and new construction.

Table 4-7: Fees that Affect Housing Production

Type of Approval or Permit	Flat Fee or Deposit for Cost-Based Fee
Final Map	\$7,500 Deposit
General Plan Amendment and Zone Change – minor ¹	\$4,000 Deposit
General Plan Amendment and Zone Change – major ¹	\$8,000 Deposit
Encroachment Permit	\$63 Flat Fee
Public Improvement Plan Checking	\$1460 per subdivision or \$290 per single lot
Public Facility and Traffic Impact Fees	Subdivision = \$300 per lot Annexation = \$800 per lot
Building Permit	Fee required by CBC
Grading Permit	Fee required by CBC
Water Connection Fee	Flat Fee based on the diameter of the service line
Sewer Connection Fee (Single-Family Unit)	\$3,542 per single-family residence
Sewer Connection Fee (Multi-Family Unit)	\$2,361 per unit

Source: City of Guadalupe, Master Fee Schedule, 2022/2023.

¹ Staff reduces the deposit from the posted fee to one that staff believes will cover the actual processing cost.

4.1.4 Regional Constraints

Regional constraints can result from policies of external jurisdictions that affect a community. In Guadalupe, regional constraints are possible from policies of Santa Barbara County or the Santa Barbara Local Agency Formation Commission (LAFCO) if the City must follow those policies. The Santa Barbara LAFCO is a supra-local planning agency that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. If Guadalupe needed outward expansion to accommodate growth of housing, it would need approval from its LAFCO. However, Guadalupe's Sphere of Influence, which represents the City's ultimate anticipated growth boundary is congruent with City limits, thus precluding

outward expansion. This could have been an important governmental constraint to meeting the City's housing needs except the updated 2042 General Plan has determined that Guadalupe already has enough land within its City limits to accommodate growth to 2042 and beyond. Chapter 3 has additional details on availability of land in Guadalupe for housing.

4.1.5 Accessory Dwelling Units

Ordinance No. 2022-506 of January 10, 2023 amended Section 18.53.030 of Chapter 18.53 of the Guadalupe Municipal Code on "Accessory Dwelling Units and Junior Accessory Dwelling Units". The revamped chapter is intended to comply with State law (Government Code Section 65852.2), and to implement the policies in the City's 2042 General Plan and the Housing Element.

The ordinance defines an "accessory dwelling unit, (ADU)" as an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence or multifamily unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

A "Junior ADU" means a unit which is no more than 500 square feet, typically developed from a bedroom(s) in a single-family home with an exterior entrance, including cooking facilities with appliances, food prep counter and storage cabinets that are of reasonable size in relation to size of the JADU, and may share bathroom facilities with no additional parking required.

The update allows accessory dwelling units (ADU) through ministerial review in all Residential Districts, subject to certain requirements and standards, which include:

- An ADU may be an efficiency unit (as defined in Section 17958.1 of Health and Safety Code), a manufactured home (as defined in Section 18007 of the Health and Safety Code Rev: 01-28-2019), or a converted existing accessory structure (e.g. garage, carport, or covered parking structure)
- The minimum total square footage of the accessory dwelling unit shall be 110 square feet (suitable for an efficiency unit) and the maximum size shall be no more than 1,200 square feet.
- Its implementation involves such usual requirements for new housing as filing an application with the planning department for ministerial approval, providing site plan, floor plans, elevations, and cross sections that are drawn to scale, and payment of application fees in the City's most current schedule of fees.
- ADUs are required to pay any applicable growth mitigation fees in effect at the time a zoning clearance and building permit are requested.
- Accessory dwelling units are only allowed on lots that allow single-family homes and multifamily uses where an existing legal single-family dwelling or multifamily use exists or is proposed.
- Besides the required parking for the primary dwelling unit, there should be one parking space per ADU except that tandem parking is allowed for ADUs as stated in Government Code Section 65852.2(a)(l)(D)(x) if the driveway is sufficiently long to accommodate vehicles without any encroachment on a sidewalk or street.

- Rental of the accessory dwelling unit is allowed for 30 days or longer and separate from rental of the primary residence. For an accessory dwelling unit to be rented for a period of less than 30 days, the owner shall be required to comply with the provisions of Chapter 18.55 (Short Term Rentals).
- The ADU may not be sold separately from the primary dwelling unit unless specific requirements are met through Government Code Section 65852.26. A JADU may not be sold separately. All conditions of the permit, restrictive covenants, and other contractual agreements with the City apply to the property.

Certain provisions of the Code promote affordability thereby reducing governmental constraints and ultimately cost on the implementation of ADUs. These include fees related to utility connections and access as well as reduced parking requirements as follows:

- ADUs are not new residential uses for the purpose of calculating utility connection fees or capacity charges for water and sewer service. ADUs within existing residence (e.g. basement) or an existing accessory structure (e.g. converted garage) do not need to install new or separate utility connections or pay related connection fees or capacity charges.
- New attached and detached accessory dwelling units, however, may pay connection fees or capacity charges that are proportionate to the burden of the unit on the water or sewer system based on the size of the unit or the number of plumbing fixtures.
- Two-story detached ADUs are allowed but must limit the major access to stairs, decks, entry doors, and windows to the interior of the lot or an alley.
- Only one (1) curb cut is permitted per parcel and no additional driveways or access points should be created to accommodate the accessory or main dwelling unit.
- Access to a first story ADU or ADA accessible ramp may be permitted in the front of the primary dwelling.
- A detached accessory dwelling unit shall not exceed a height of 16 feet, unless the property is within ½ mile walking distance from a major transit stop or high-quality transit corridor whereby the height may increase to 18 feet. In such a case, the City shall also allow an additional two feet in height (to 20 feet) to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit. Notwithstanding the foregoing, a height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling shall be allowed. This clause shall not require the City to allow an accessory dwelling unit to exceed two stories.
- An attached accessory dwelling unit may occupy any level of the primary dwelling unit if it is designed as an integral part of the primary dwelling unit and a separate ingress and egress is provided. Attached ADUs may be constructed up to 50% of the size of the primary dwelling and can be as tall as the primary dwelling or the maximum zoning height, whichever is less. A height of 25 feet or the height limitation in the local zoning ordinance shall apply to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling.

- ADU parking is not required in instances where the ADU is: (a) located within one-half mile of public transit; (b) located within any Historic Overlay District that may be in existence at the time a zoning clearance or building permit for an ADU is requested; and (c) part of the existing single family residence, or an existing accessory structure except when a garage, carport, or covered parking structure is demolished or converted to construct the ADU.

4.2 Non-Governmental Constraints

Non-governmental constraints are primarily market-driven and generally outside direct government control. However, local governments can influence and offset negative impacts of non-governmental constraints through responsive programs and policies. Analyzing specific housing cost components including the availability of financing, cost of land, and construction costs assists a local government in developing and implementing housing and land-use programs that respond to prevailing conditions. Factors that influence the cost of new housing may be beyond a locality's control, yet municipalities can create such essential preconditions as favorable zoning and development standards as well as fast-track permit processing among others to facilitate development of a variety of housing types at affordable levels. For instance, the Zoning Ordinance (Ord. 2019-478 §1; Ord. 189 Art. 7, 1980) expanded the definition of "Family" as follows:

" One or more persons occupying a dwelling unit and living as a single housekeeping unit."

This has facilitated the qualification of non-family households to obtain affordable and assisted housing. This is particularly helpful when persons with disabilities need to join others in living arrangements who they may not even relate to by blood.

18.08.330 Family.

One or more persons occupying a dwelling unit and living as a single housekeeping unit. (Ord. 2019-478 §1; Ord. 189 Art. 7, 1980)

4.2.1 Fiscal Constraints

Many of the constraints to new (and especially affordable) housing production stem from insufficient funding, which is a common problem throughout the State, but particularly in Guadalupe. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprise approximately 56 percent of the City's total tax revenue while in other California cities this percentage is as low as 25 percent. As a result of this level of dependency on property taxes, the City admits having a difficult time maintaining needed services. This makes the City less able to use direct fiscal means to promote housing production.

Availability of Financing

The availability of financing affects a household's ability to purchase a home or improve it. For example, in Guadalupe, it can be difficult for very low, low, and moderate-income first-time homebuyers to

acquire enough savings and income to pay for down payment, closing costs, monthly mortgage, and tax and insurance payments. It can also be challenging for households in these income groups to rehabilitate their homes. However, a few private financing and government assistance programs are available to the community as discussed in Chapter 3 on Resources for Residential Development.

Cost of Land

The cost of land varies and influences the cost of housing production. Cost factors include location, the market value of land as reflected in its unit price per square foot, the intended use (whether residential or commercial) reflected in its zoning designation, the number of proposed units or density of development permitted on the site, and the size of the parcel. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will likely tend to be more valuable and thus more expensive than a remote piece of land that is zoned for agricultural uses.

The County Assessor's office estimated the value of a single-family residential lot with water and sewer service at \$50,000 to \$66,000. When the DJ Farms lot 5 subdivision was approved in November 2014 the cost of a lot averaged approximately \$65,000 per lot, which is toward the upper end of the County Assessor's estimate. With price stability in the real estate market the price of land could remain in the same ballpark but recent escalations in the price of real estate would suggest higher prices of land.

Site Improvement Costs

Non-governmental site improvement costs may include the cost of providing access to the site, clearing the site, and grading building pad areas. In the case of a subdivision, such costs may also include major improvements like building roads and installing new infrastructure. As with land costs, multiple factors such as site topography and proximity to established roads, sewer lines, and water lines can affect site improvement costs. Site improvement costs typically also include engineering and other technical assistance costs to assure construction of the development according to established codes and standards. For the DJ Farms lot 5 subdivision, which was approved in November 2014, site improvement costs added approximately \$65,000 per lot.

Cost of Construction

Construction costs do vary widely depending on the environmental conditions and scale of development. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and any unusual project site conditions that require special construction measures. In Guadalupe, expansive soils and mitigation of liquefaction risk often necessitate more extensive footings for houses that could increase construction costs. The unit construction cost for multi-family residences such as apartments is generally lower than single-family residences. The average construction cost of a good quality multifamily apartment averages approximately \$130 per square foot under prevailing wage rates.

Prevailing Wages

State and federal laws require that when government funds assist affordable housing projects, the units must be constructed using the prevailing wages adopted by the State Department of Industrial Relations or the Federal Department of labor. Wages typically add 25 to 30 percent to the cost of construction.

Given Guadalupe's proximity to large population centers, there is no issue with finding the requisite labor at prevailing wages.

4.2.2 Citizen Behavior

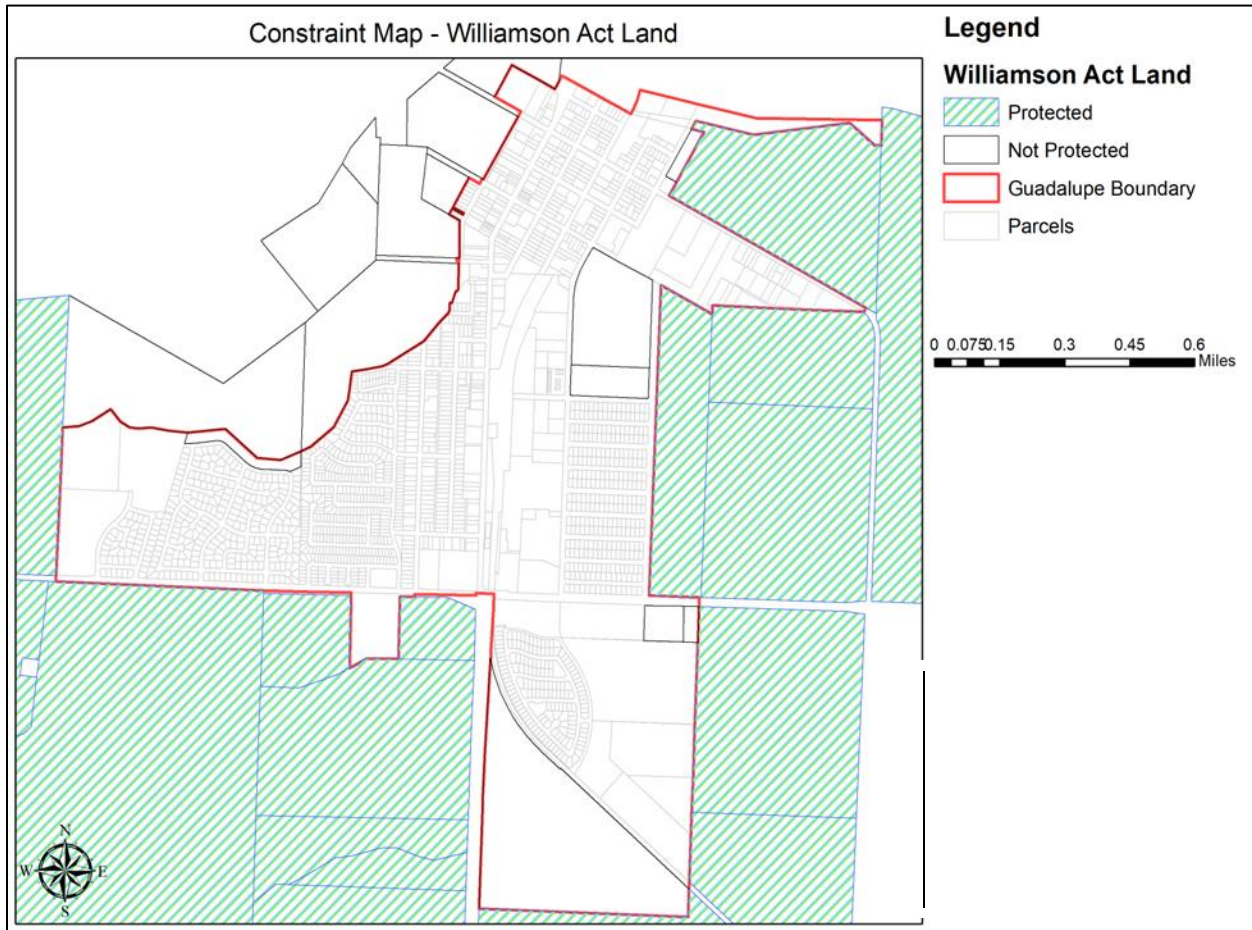
Housing preferences have evolved over the past half century. From the inception of track home construction of 900 to 1200 square feet, consumers have opted for predominantly large, detached houses of two to three times the typical sizes of the past. The expectation to live in large homes is not compatible with affordable housing in California and has contributed to the high cost of living in the State. Bias towards single-family residences can become a constraint when neighbors oppose the location of denser, more affordable housing in their neighborhoods.

Auto dependency causes housing expansion to increase road traffic volumes, congestion, and noise. Community disdain for these types of problems sometimes lead to opposition to all types of development whether residential, commercial, or industrial. Community opposition can delay housing production, increase costs, and impair a city's ability to meet its housing and economic goals. However, community opposition to single-family or multi-family development is typically not a factor and therefore does not pose a constraint to housing development in Guadalupe.

4.2.3 Environmental Constraints

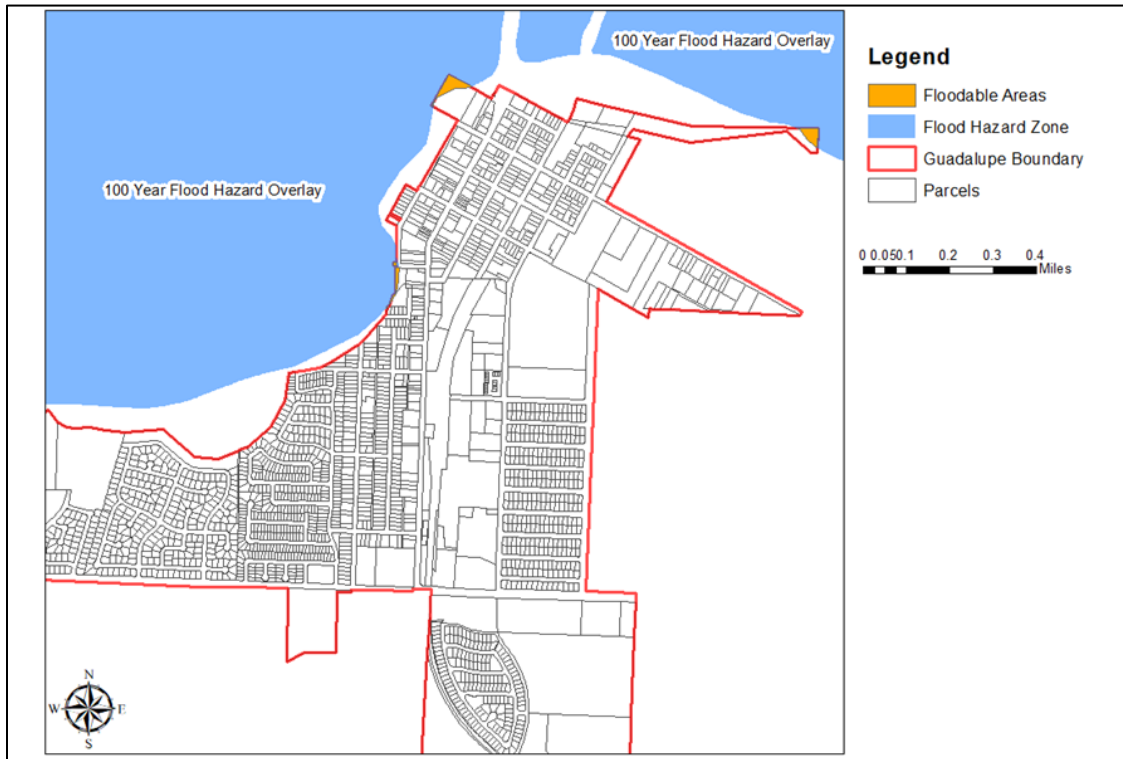
The environmental factors that have the potential to constrain residential development include City boundaries and limits, protected agricultural land, proximity to a coastal zone, floodable areas, and seismic faults. Figures 4-1, 4-2, and 4-3 identify the key environmental constraints in and around Guadalupe. In addition to the coastal zone, Williamson Act lands, floodable areas, and habitat areas fall almost entirely outside City boundaries and thus do not pose constraints to housing development.

Figure 4-1: Environmental Constraints Map–Prime Agricultural Lands under Williamson Act Contract



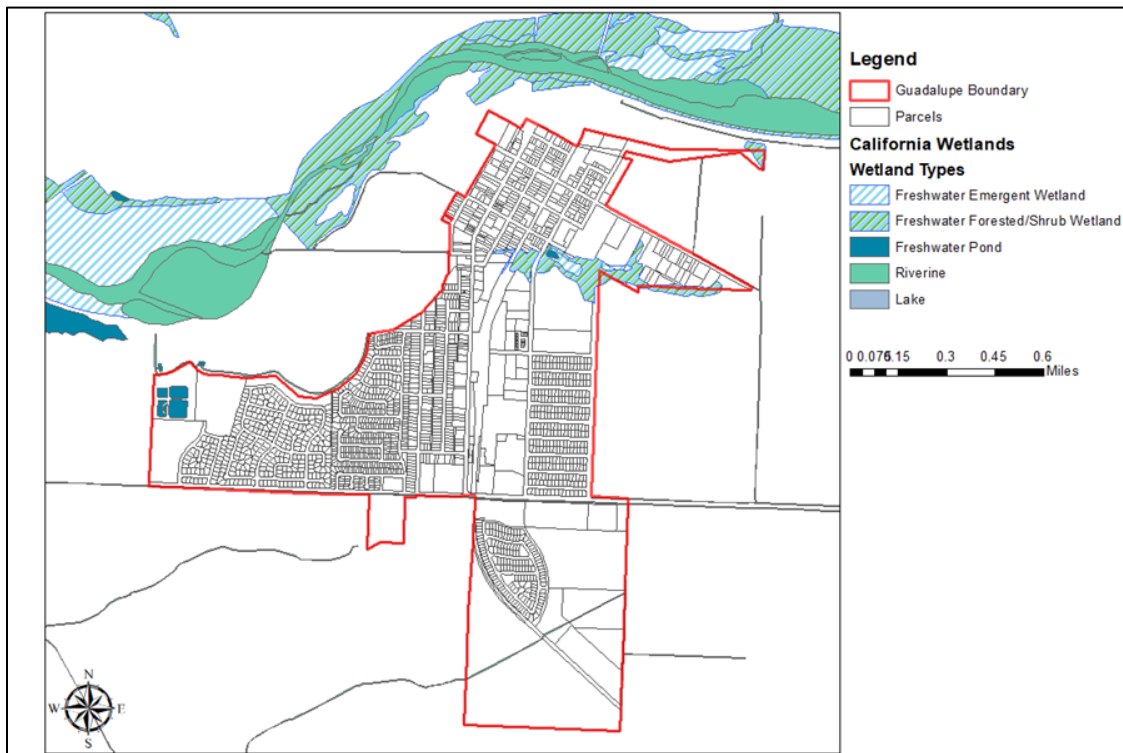
Source: Santa Barbara County GIS database, 2017

Figure 4-2: Environmental Constraints Map–Floodable Areas



Source: Santa Barbara County GIS database, 2017

Figure 4-3: Environmental Constraints Map–Wetlands and Habitat Areas



Source: Santa Barbara County GIS database, 2017

The City's General Plan policies include measures to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies could constrain residential development, they are necessary to promote the public good. It is important to also note that these environmental factors do not substantially constrain vacant lands identified in Appendix B to accommodate the City's fair share of housing.

Boundaries/Limits

City boundaries limit the available land for housing development. The Santa Maria River defines northern boundary and limits expansion to the north of the City. Williamson Act contract lands surround nearly all the City's boundaries to the east, south, and west and thus limit expansion to those directions as well. However, Guadalupe has ample available land within its boundaries to accommodate its share of housing needs into the long-term future.

Coastal Zone

The California Coastal Commission regulates development of parcels within the Coastal Zone. Such development must comply with the Local Coastal Program, which is approved and adopted by the Coastal Commission. In Guadalupe, approximately 60 acres in the southwestern portion of the City are within the coastal zone. The City annexed this land in 1990 and prepared a local coastal plan (LCP) that California Coastal Commission has certified. All of the land within the coastal zone has been fully developed. None of the RHNA-allocated units will be in the coastal zone of the City.

Flood Zones

Portions of land northwest of City limits fall within the 100-year and 500-year flood zones. None of these lands is developed and there is no plan to develop any in the future. However, the west side of lower Pioneer Street received significant flood damage during the 2023 winter storms.

Seismic Faults

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, et seq.) restricts development on the surface traces of known active faults that are mapped by the State Geologist. No Alquist-Priolo faults are within the City limits. Twenty-one older commercial buildings in the City's downtown core are identified to be of unreinforced masonry construction. The City has been working with owners to seismically upgrade these buildings. Seismic faults do not pose a constraint to housing development in the City. All buildings have been reinforced except for the Royal Theater, Far Western Restaurant and City Hall.

4.2.4 Infrastructure and Public Facilities

The availability of infrastructure and public facilities is important in evaluating the potential of developing additional housing. The following subsections discuss the capacity of such key facilities as water and sewer. Both the City's water and sewage treatment systems are adequate to serve current and future needs.

Wastewater System

The City operates a wastewater treatment plant with a sewer capacity of about one million gallons per day. Based on a per capita wastewater generation of 80 gallons per day, the sewer could accommodate

a population of about 12,000 residents. The City of Guadalupe completed a Wastewater System and Treatment Master Plan in 2014, which confirmed that the existing and proposed wastewater infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future wastewater improvements to accommodate future growth. Table 4-8 show that sewer capacity will be more than adequate beyond the next eight years, the planning horizon of this Housing Element.

Table 4-8: Sewer Capacity and Projected Sewer Demand

Future Year	Population Projection (Persons)	Gallon Per Person/Day	Total City Usage (Gallons)	Capacity (Gallons)	Percent of Capacity
2030	8,068	80	645,440	966,000	67%
2035	6,427	80	514,160	966,000	53%
2040	9,209	80	736,720	966,000	76%

Sources: City of Guadalupe 2042 General Plan; 2014 Wastewater System and Treatment Master Plan.

Water Supply Sources

The Santa Maria Groundwater Basin and the State Water Project are the City's two primary water supply sources. In 1997, the Santa Maria Valley Water Conservation District filed a lawsuit to adjudicate water rights in the Basin (Santa Maria Valley Water Conservation District vs. City of Santa Maria CV 770214, January 11, 2005). In June 2006, the Santa Maria Valley Water Conservation District negotiated a Settlement Agreement with terms and conditions for a solution concerning the overall management of the water resources in the Basin including rights to groundwater use. According to that agreement, Santa Maria, the Golden State Water Company, and the City of Guadalupe have preferential appropriative rights to surplus native groundwater. Therefore, these parties may pump groundwater without limitation unless a severe water shortage condition exists. If a severe water shortage exists, the Court may require these parties to limit their pumping to their respective shares and assigned rights. The Court granted the City of Guadalupe 1,300 acre-feet per year (AFY) of prescriptive rights in the Basin during drought conditions (Santa Maria Valley Water Management Agreement, 2005). The City completed a Water Master Plan Update in 2021, which calculated existing and future water demand within the City. The study confirmed that the existing and proposed water infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future water improvements to accommodate future growth.

The City of Guadalupe retrieves all its water supply from the State Water Project and two wells which tap the Santa Maria Ground Water Basin. The Obispo Tank Well is located just west of Obispo Street near its intersection with Fir Street. The second well is located within the Pasadera Development and has a pumping capacity of 1,000 gpm. There is also a dedicated 12-inch transmission pipeline from the Pasadera Well to the Obispo Tank Site. It should be noted that City has utilized several other wells in the past, but that those wells have been decommissioned because of water quality and/or operation issues. They include the 9th Street Well, 242 Obispo Well, 5th Street Well, and Tognazinni Well. In addition to

the 1,300 acre-feet per year in well water, the City is also entitled to 550 acre-feet per year from the State Water Project. Annual state water deliveries are impacted by annual rainfall and Sierra Nevada snow pack.

Water quality and supply are limiting factors for growth in cities throughout California; however, Guadalupe has adequate groundwater and State Water Project allocations to accommodate population increase. The Pasadera Development is the primary source of new water demand in Guadalupe, which can be served by the Santa Maria Groundwater Basin through the new Pasadera well and pumping station. The 2042 Guadalupe General Plan calls for incorporation of water conservation measures through the implementation of the State mandated Model Water Efficient Landscape Ordinance and incorporating Executive Order E-37-16 for existing and new developments. This action could offset some of the new water demand. All indications are that water supply poses no immediate constraint to housing development in Guadalupe.

5.0 Energy Conservation Opportunities

State law requires all new construction to comply with energy conservation standards that establish maximum allowable energy use from non-renewable sources (California Administrative Code, Title 24). These requirements apply to design components such as structural insulation, air infiltration and leakage control, features on thermostats, and water heating system insulation for tanks and pipes. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

This chapter describes opportunities to conserve energy in residential development, including energy saving design, energy saving materials, and energy efficient systems and features. Areas evaluated include planning and land use and energy efficient building practices and technologies. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also reduce greenhouse gas emissions. Chapter 6 on Housing Action Plan provides the goals, policies, and programs for conserving energy in new housing development and retrofits in Guadalupe.

5.1 Planning and land Use

The arrangement and compactness of land uses can conserve energy. Land use patterns that separate uses excessively, spread development on the landscape, and promote auto dependency tend to isolate residential areas from commercial uses like grocery stores causing residents to travel long distances to take care of daily shopping and service needs. Alternatively, keeping a balance between jobs and housing within the same community and locating them near each other can help to reduce travel distances, promote use of alternative forms of transportation, and reduce energy use. Long trips necessitate use of the automobile or other mechanical form of movement with attendant gasoline consumption. Short distances promote walking and cycling. Changing the land use pattern therefore can change energy use patterns. The intent of energy-efficient land use planning is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving short distances.

The small, compact nature of Guadalupe and its prevailing land use pattern are inherently energy efficient. The City promotes development of vacant and underutilized lots to assure a compact and contiguous community. According to the Urban Land Institute (ULI), "conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments." (ULI, 2008, *Growing Cooler*). Compact development results in secondary energy savings or "embodied energy," which is the term used for the energy spent producing the materials and finished products like sewer pipes, electrical lines, paving materials, and so on. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

The City's compact development also helps promote convenience and accessibility to public transit. Efficient transit service generally requires a minimum of 6 housing units per acre in residential areas (Victoria Transport Policy Institute, 2008). In Guadalupe, the older housing tracts have an average density of 7 to 10 units per acre. The newer Point Sal Dunes development has a density of 6 units per acre. At full buildout, the DJ Farms Specific Plan development will have an overall density of about 6 units per acre while individual residential tracts within the Plan area will have densities ranging from 6 units per acre to 14 units per acre. The residential zones and mixed-use areas in the Downtown Mixed Use District of Guadalupe have the potential for higher residential densities of up to 30 units per acre.

The City promotes mixed-use development, particularly in the core areas of the community and along such major roads as Guadalupe Street (State Route 1) and Main Street (State Route 166). Many residents, however, opt to do grocery and other shopping outside the City because Guadalupe lacks a large grocery store. There are stores within Guadalupe that can take care of daily essentials, but many residents drive to Santa Maria and neighboring communities for shopping.

The 2042 General Plan continues to promote prevailing patterns of compact growth with enhancements in the form of mixed-use development, neighborhood commercial centers, a network of biking and walking paths, and augmentation of public transit stops. Implementation of the Plan can promote use of public transit, reduce vehicle trips to neighboring cities, promote biking and walking, and conserve energy use.

5.2 Energy Efficient Practices and Technologies

Energy usage in housing largely depends on indoor heating and cooling. These in turn depend on the energy efficiency of: (a) the home in terms of material quality and insulation; (b) appliances, which include hot water heaters, dishwashers, washers, and dryers; (c) plumbing fixtures; and (d) mechanical systems within the building. To conserve energy in new housing developments and retrofits, the City should promote or require the use of any of the following practices and technologies:

- Passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher insulation levels in place of thermal mass or energy conserving window orientation;
- Active solar water heating in exchange for lower insulation or energy-conserving window treatments;
- Energy-efficient indoor and outdoor lighting, including fluorescent lighting;
- Energy-efficient appliances;
- Drought tolerant landscaping and drip irrigation for landscaping, which reduces the amount of energy needed to pump water;
- Weatherization of windows and doors;
- Individual meters in multi-family units for gas, electricity, and water to promote conservation;
- Photovoltaic systems;
- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to promote walking and bicycling; and

- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

Pacific Gas & Electric provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities that house agricultural employees, homeless shelters, hospices and other qualified non-profit group-living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income customers, particularly the elderly, disabled people, the sick, the working poor, and the unemployed who experience severe hardships and are unable to pay for their necessary energy needs.

In addition, the State Department of Community Services & Development administers a home weatherization program as part of its Low-Income Home Energy Assistance Program (LIHEAP). This program provides free energy efficiency upgrades to the dwellings of low-income families to help lower their monthly utility bills.

6.0 Housing Action Plan

This chapter provides statements of community goals, policies, programs, and quantified objectives as they relate to the maintenance, preservation, improvement, and development of housing in Guadalupe. The framework covers the 2023 to 2031 planning horizon.

6.1 Affordable Housing Supply

Goal 1: An adequate supply of affordable housing for all income levels.

Policies:

Pol-1.1. Designate an adequate number of housing sites for both rent and purchase to accommodate the City's share of regional housing needs for each income classification.

Pol-1.2. Adopt policies, regulations, and procedures that do not add unnecessarily to the cost of housing while still attaining other important City objectives.

Pol-1.3. Give high priority for permit processing to low-income residential projects, and the highest priority for projects that include housing units for extremely low-income households.

Pol-1.4. Continue to support the efforts of the Santa Barbara County Housing Authority in Guadalupe.

Pol-1.5. Apply for funds from the State and Federal governments through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers to construct housing for the lower income households.

Pol-1.6. Continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.

Pol-1.7. Require dispersal of low-income housing throughout new residential projects instead of concentration into single buildings or single portions of the site to the extent practical given the size of the project and other site constraints.

Pol-1.8. Distribute low-income housing produced through government subsidies, incentives, or regulatory programs throughout the City rather than concentrate them in particular areas or neighborhoods.

Pol-1.9. If low-income units are proposed in density bonus projects, they shall be constructed at the same time as the market-rate units in the development.

Pol-1.10. Designate locations where adequate facilities are available for the development of multi-family dwellings if such development is consistent with neighborhood character.

Pol-1.11. Allow rehabilitation of legal, non-conforming dwellings that do not meet requirements for lot size, setbacks, and other zoning standards if the non-conformity does not increase and there is no threat to public health or safety.

Programs:

Prg-1.1. Evaluate annually the adequacy of services and facilities for additional residential development; identify service deficiencies and costs as well as priorities for correcting them.

Responsibility: City Administrator

Timeframe: Ongoing with an annual update report

Funding: General Fund

Expected Outcome: Annual review and priority report

Prg-1.2. Maintain priority water and sewer service procedures for developments with units that are affordable to lower income households.

Responsibility: Public Works Department

Timeframe: Ongoing

Funding: Water Fund

Expected Outcome: Priority water and service procedures

Prg-1.3. Enforce the new zoning ordinance that complies with California State law, which allows accessory dwelling units, mobile and manufactured homes, licensed residential care facilities and group homes with fewer than six residents, rental housing, and transitional and supportive housing in all residential zones. Subject these uses to the development and management standards that apply to residential development within the same zones. Promote the use of secondary units through public awareness campaigns and dissemination of informational materials to property owners, builders, and developers.

Responsibility: Planning Department

Timeframe: immediately

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment

Prg-1.4. Require a 55-year continued affordability condition for projects that receive a density bonus together with government funds. Also, require at least 20 years of continued affordability to projects that are awarded density bonuses but do not use government funds. Monitor projects built under all options for compliance with State density bonus laws.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment

Prg-1.5. Team with the Santa Barbara County Housing Authority, People's Self-Help Housing Corporation, or other non-profit agencies to secure funds through State and Federal programs for development of new low-income housing, rehabilitation, and room additions to relieve overcrowding among low-income households. Prioritize opportunities for the development of housing for extremely

low-income households to meet the City's housing allocation in this RHNA cycle. Coordinate with the County and provide letters of support and technical support to nonprofits in seeking new funding. Participate in the Housing Trust Fund of Santa Barbara County to leverage the City's resources. Expedite the processing of density bonus applications which include affordable housing. And provide a report annually to the City Council on progress in this endeavor.

Responsibility: City Administrator

Timeframe: (1) Meet with the Santa Barbara Housing Authority, the Self-Help Housing Corporation, and other non-profit agencies at least once a year;
(2) Submit funding applications to these agencies annually;
(3) Report to the City Council in December of every year.
(4) Expedite processing of density bonus applications continuously.

Funding: Various Housing Development Funds

Expected Outcome: Secured funding and support for construction of low-income housing

Prg-1.6. Continue code enforcement efforts to preserve the City's housing stock. Continue the City's Home Rehabilitation Program by applying annually for grants such as the Community Development Block Grant (CDBG) and providing annual loan programs (based on available funds) to low-income homeowners.

Responsibility: Public Safety & Building

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Preservation of low-income housing

Prg-1.7. Add regulations to permit the development of affordable, multi-family housing on small sites (e.g., less than a half-acre) offering incentives beyond State Density Bonus Law (GC Section 65915)

Responsibility: Planning Department

Timeframe: within 2 years in preparation for next RHNA cycle

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment

Prg-1.8. Revise the zoning code to allow emergency shelters in all zones that permit housing without requirements for design review permits and discretionary actions as the design review decision-making criteria.

Responsibility: Planning Department

Timeframe: Immediately

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment

Prg-1.9. Modify the zoning code by 2025 to establish written procedures to grant priority water and sewer services to developments with units affordable to lower-income households.

Responsibility: Planning Department
Timeframe: Immediately
Funding: General Fund
Expected Outcome: Zoning Ordinance Amendment

6.2 Conservation and Rehabilitation

Goal 2: Conservation and rehabilitation of the City's existing stock of affordable housing.

Policies:

Pol-2.1. Refer all requests for the funding of rehabilitation projects or the construction of new affordable housing projects to review by the Santa Barbara County Housing and Community Development Department.

Pol-2.2. Continue to coordinate with the Santa Barbara County Housing Authority to maintain Section 8 rent subsidies.

Pol-2.3. Apply for funds, including CDBG grants, for the purpose of rehabilitating low cost, owner occupied and rental housing.

Pol-2.4. Promote private financing of the rehabilitation of housing.

Pol-2.5. Require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Provide relocation assistance to residents displaced by such abatement.

Pol-2.6. Allow the demolition of existing multi-family housing only when: (a) the structure is found to be substandard and unsuitable for rehabilitation; (b) relocation assistance is available to tenants with reasonable notice; (c) tenants could purchase the replacement property, if for sale.

Programs:

Prg-2.1. Coordinate the City's efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy funds.

Responsibility: City Administrator
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Maintenance of existing Section 8 subsidies

6.3 At-Risk Units

Goal 3: Preservation of at-risk units in Guadalupe.

Policies:

Pol-3.1. Strive to preserve all at-risk dwelling units in the City.

Pol-3.2. Require at least two years notice to the City, HCD, the Santa Barbara County Housing Authority, and residents of at-risk units prior to the conversion of any units for low-income households to market rate under any of the following circumstances:

- The units were constructed with the aid of government funding
- The units were required by an inclusionary zoning ordinance
- The project was granted a density bonus
- The project received other incentives

Programs:

Prg-3.1. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or are low-income housing developed through regulations or incentives. At a minimum, the list should include the number of units, type of government program, and the date at which the units may convert to market-rate dwellings

Responsibility: City Administrator

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: List of subsidized or incentivized housing

Prg-3.2. Add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units.

Responsibility: Planning Department

Timeframe: Ongoing with annual update reports

Funding: General Fund

Expected Outcome: Revised housing incentive and regulatory programs

6.4 Special Needs

Goal 4: Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.

Policies:

Pol-4.1. Promote the development of housing for farmworkers and large families.

Pol-4.2. Remove housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).

Pol-4.3. Disseminate information about housing opportunities and services in the area to migrant farmworkers.

Programs:

Prg-4.1. Amend the zoning ordinance to grant density bonuses in conformance with Chapter 16.97 of the State Density Bonus law, or exemption from the in-lieu fee requirement, or both, for projects that include three-and four-bedroom units, or single room occupancy units, as significant components of the

projects. Determine the thresholds for the qualifying number of such units and exact size of the density increase or fee exemption in the drafting of the ordinance but based on affordable housing needs. Peg the period of affordability for the qualifying units at 55 years or more.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Zoning ordinance amendment for special needs housing

Prg-4.2. Adopt a procedure for making reasonable accommodations in the form of modifications or exceptions in zoning laws and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities and other special needs equal opportunity to use and enjoy housing. Include in the amendment a revised definition of family that is consistent with State housing law. The regulation should address all aspects of the Americans with Disabilities Act that relate to home construction, retrofitting, and parking requirements. And address financial incentives for housing developers who address SB 520 issues in new construction and in retrofitting existing homes.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Zoning ordinance amendment for special needs housing

Prg-4.3. Continue to disseminate information in both English and Spanish about housing opportunities and services for homeless persons and migrant farmworkers through the Police Department and City Hall.

Responsibility: City Administrator, Police Department, and Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Continually updated information on special needs housing

Prg-4.4. Cooperate biennially with Santa Barbara County and other agencies in the development of programs aimed at providing affordable, multi-family housing, including housing for families with special needs. As part of this cooperation, identify sites biennially that could support affordable multi-family housing development and consult with the site owner or housing partners on the feasibility of developing the site for affordable housing.

Responsibility: Planning Department

Timeframe: within two years in preparation for next RHNA cycle

Funding: General Fund

Expected Outcome: Coordination and development of affordable, multi-family housing.

Prg-4.5. Continue to allow residential areas to permit emergency, transitional, and supportive housing as residential uses, subject only to those regulations that apply to other residential dwellings of the same type in the same zones.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Accommodation of transitional housing

Prg-4.6. Adopt by 2025 priority processing, granting of fee waivers or deferrals, modifying development standards, granting concessions, and offering incentives (beyond State Density Bonus Law) for housing developments that include units affordable to extremely low-income households or farmworkers. Assist and support the pursuit of funding applications, outreach, and coordination with affordable housing developers to biennially identify development opportunities and coordinate with farmworkers, employers, and other related organizations in expanding housing for extremely low-income and farmworker households.

Responsibility: Planning Department

Timeframe: Within two years in conformity with the new RHNA cycle

Funding: General Fund

Expected Outcome: Coordination and development of affordable, multi-family housing.

6.5 Energy Conservation

Goal 5: Energy efficient housing units that result in reduced energy costs for Guadalupe residents.

Policies:

Pol-5.1. Require new dwelling units to meet State requirements for energy efficiency and retrofits to existing units to meet similar standards.

Pol-5.2. Maintain the land use patterns in the 2042 General Plan for proactive energy efficiency.

Programs:

Prg-5.1. Continue to implement Title 24 of the California Code on new developments

Responsibility: Building Department

Timeframe: Ongoing

Funding: General Fund with fees for plan reviews and building inspections

Expected Outcome. Implementation of Title 24

Prg-5.2. Coordinate with PG&E to involve residents in energy efficiency retrofit programs. Conduct outreach on energy awareness programs in conjunction with PG&E to educate residents about the benefits of various retrofit programs.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund and PG&E

Expected Outcome. Increased awareness of and participation in energy efficiency programs

Prg-5.3. Amend the subdivision ordinance to require orientation of subdivisions for solar access.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Subdivision Ordinance amendment

Prg-5.4. Apply for and support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Smart growth of the City

Prg-5.5. Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features and appliances and public education about ideas to conserve energy.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: Various sources

Expected Outcome. Reduction in per capita energy use

6.6 Equal Opportunity Housing

Goal 6: Equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

Pol-6.1. Strive to achieve equal access to sound and affordable housing for all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, family status, source of income, or disability.

Pol-6.2. Enforce the policies of the State Fair Employment and Housing Commission.

Programs:

Prg-6.1. Continue to provide information in English and Spanish from the Housing Authority and Department of Equal Housing and Employment about housing and tenant rights in City Hall.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Readily available information about equal opportunity to housing

Prg-6.2. Cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances including referrals of persons experiencing discrimination in housing for legal assistance.

Responsibility: All City Departments

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Minimization of housing discrimination

Prg-6.3. Notify stakeholders such as People's Self-Help Housing Corporation, Santa Barbara County Housing Authority, California Rural legal Assistance, and churches as well as post notices at public venues prior to public meetings for amendments or updates to the housing element.

Responsibility: Planning Department

Timeframe: Prior to public meetings and in conjunction with other planning efforts

Funding: General Fund

Expected Outcome. Awareness of Housing Element updates and increased participation

Prg-6.4. Continue to permit up to 3-story structures in areas designated for multifamily housing. Notify and collaborate with such stakeholders as People's Self-Help Housing Corporation and the Santa Barbara County Housing Authority as well as post notices at public venues prior to public meetings about the amendments and create information material for dissemination to other developers.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Flexibility and attractiveness of multifamily housing sites for production of affordable units

Prg-6.5. Evaluate the municipal code on the design review permit process and amend to include refinement of design guidelines that establish objective design standards and define required findings on terms like "compatibility" and "harmony" to reduce subjectivity and thereby address potential constraints or impacts on certainty about the City's expectations on design.

Responsibility: Planning Department

Timeframe: within a year

Funding: General Fund

Expected Outcome. Lower subjectivity of officials and uncertainty to stakeholders about expectations of the City for design review

6.7 Quantified Objectives

Table 6-1 presents an estimate of the number of units to be constructed by income level during the planning period from 2023 to 2031. The quantified objectives do not represent ceilings on development but rather set target goals for the City to achieve based on needs, resources and constraints. The target of 431 total units is a steep increase from the 50 units in the 2014-2022 cycle presumably because of Guadalupe’s potential to deliver a good number of housing units to serve the region.

Table 6-1 reveals that not only did Guadalupe fully meet its allocation for the 5th Cycle but exceeded it substantially for the income categories of very low, moderate, and above moderate. Appendix A has additional details on building permits and accomplishments in housing construction in Guadalupe.

Table 6-1 also shows that if the excess of 354 housing units completed in the 5th Cycle were counted toward Guadalupe’s allocation for the 6th Cycle plus the 324 other units anticipated to be completed mostly in the Pasadera development over the period, then over 678 total housing units are expected in the 6th Cycle. This number exceeds the 6th Cycle allocation of 431 units by more than 50 percent.

Table 6-1: Comparison of RHNA Allocations Met and Unmet by Income Groups in Guadalupe

Income Category	5th Cycle RHNA Allocation	Total Completed in 5th Cycle	Balance from 5th Cycle	Pending Construction	Total Potential in 6th Cycle	6th Cycle RHNA Allocation
	RHNA Allocation		Applicable to 6th Cycle			RHNA Allocation
Extremely low	5	6	1	0	1	1
Very Low	7	27	20	0	20	2
Low	8	8	0	0	0	24
Moderate	13	154	141	40	181	77
Above Moderate	17	209	192	284	476	327
Total	50	404	354	324	678	431

Sources: City of Guadalupe Planning Department; SBCAG, 2014-2022 & 2023-2031 RHNA Allocations.

7.0 Appendices

7.1 Appendix A: Evaluation of 5th Cycle Housing Element

Government Code Section 65588(a) requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2019 through 2023. The analysis includes an assessment of the appropriateness of goals, objectives, policies, and programs.

7.1.1 Program Evaluation

Table A-1 summarizes the effectiveness of programs contained in the previous Housing Element along with responsible agencies, accomplishments, and policies or actions to pursue moving forward. Many programs are essential for continued good planning and planning administration. The recommendation is for those programs that remain relevant to continue in the new cycle.

7.1.2 Appropriateness of Goals and Policies

Table A-2 evaluates the appropriateness of previous goals and policies and identifies necessary changes considering the City's experience during the past planning period. The goals and policies address mandatory requirement for housing according to State law. Therefore, many remain appropriate and would be retained in the new cycle.

7.1.3. Progress in Meeting Quantified Objectives

Table A-3 presents the City's progress in meeting the quantified objectives across the two previous Housing Elements within the 5th Cycle . The DJ Farms Specific Plan area broke ground in 2015, built, and sold 130 new housing units by January 2019. By the end of 2022, the development completed 363 dwelling units out of a total authorization of 740 dwelling units (Guadalupe Building Department) leaving a difference of 377 units to construct during the new cycle. The units fall primarily in the moderate and above moderate-income categories, but nevertheless fulfilled more than the City's RHNA allocations for the planning period in those two income categories. The City fulfilled the housing need in the lower income categories with People's Self-Help construction of 37 assisted housing apartments and the construction of a few ADUs.

Table A-4 presents a summary of development activity in terms of permits from 2015 through 2021. Table A-4a provides a broad over view of trends and indicate that the period registered steady increases in permit activities for new homes and accessory dwelling units as well as extensions and repairs to existing housing.

Table A-4b shows details by income group of permit activity in the recent years for which data were available. The trends in development permit activity within Guadalupe reflected fluctuation from year to year in number of entitlements approved, consistent number of building permits issued at about 70 per annum, and increasing number of certificates of occupancy issued as construction is completed for

permits issued in prior years. It also shows that ADUs represented the latest form of satisfying demand for lower income housing. Most permitting activities, however, related to above moderate priced housing.

Table A-5 presents analysis of completed housing construction since 2015. The analysis shows how much households could afford to pay for housing assuming 30 percent of income points that represent definitions of various income ranges. Estimate of mortgage payments under prevailing market conditions shed light on the household income groups that can afford the price ranges of the completed housing units.

7.1.4. Progress toward Special Needs Populations

Table A-3a reveals that Guadalupe produced 41 housing units in the three lower income categories compared to the 20 units allocated in the 5th Cycle. The foremost requirement for special needs housing is affordability. In producing the lower income units, the City largely fulfilled the single most important need and additionally, implementation addressed accessibility issues with disabled people and seniors. The City fulfilled the housing need in the lower income categories with People’s Self-Help construction of 37 assisted housing apartments and the construction of a few ADUs.

7.1.5. Shortfall of Sites from the 5th Cycle Planning Period

There was no shortage of sites for housing in Guadalupe over the 5th Cycle planning period. The following paragraphs explain.

The 5th Cycle Housing Element relied on the production of housing within the then newly approved DJ Farms Specific Plan area for a compact City hemmed in by Williamson Act contract lands and the coastal zone. The Plan worked beyond expectations when DJ Farms broke ground in 2015 as the Pasadera Development, built and sold 130 new housing units by January 2019. This compared to the total RHNA allocation of 50. As of August 2022, which was toward the end of the 5th Cycle, 363 units were built with approval for construction of 377 more. The original Specific Plan was approved for 803 units.

Additionally, amendments to Chapter 18.53 of the Guadalupe Municipal Code in January 2023 on “Accessory Dwelling Units” revamped the ADU ordinance, is intended to comply with State law (Government Code Section 65852.2), and is to implement the policies in the City’s 2042 General Plan and the Housing Element. The update allows accessory dwelling units (ADU) through ministerial review in all Residential Districts. This created additional opportunities for housing units.

Table A-1: Evaluation of Programs in 5th Cycle (2015 & 2019) Housing Element - City of Guadalupe

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>A.1. The City shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the cost of correcting such deficiencies will be identified and priorities will be set.</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Ongoing part of development review process. The City completed a water and wastewater system Master Plan and a water and wastewater rate study that incorporated the cost of needed water & wastewater capital Improvements, This program assured adequacy of services and facilities as actual housing construction became 4 times the RHNA allocation.</p>	<p>Continue program</p>
<p>A.2. The City shall establish priority water and sewer service procedures for developments with units affordable to lower-income households.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Part of development review process This enabled construction of ADU units and three dozen assisted housing apartments</p>	<p>Continue program</p>
<p>A.3. The City should amend the zoning ordinance to comply with California State law and allow accessory dwelling units (ADU), mobile and manufactured homes, licensed residential care facilities and group homes with fewer than six residents, rental housing, and transitional and supportive housing in all residential zones. These uses are subject to those development and management standards that apply to residential development within the same zone.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Amendments made to the Guadalupe Municipal Code between August 2017 and January 2019 include Chapter 18.53 of January 28, 2019 on "ACCESSORY DWELLING UNITS". ADUs are easily permitted and a four ADU units were built.</p>	<p>Continue program to promote use of ADUs by providing a public awareness campaign to property owners, builders, and developers</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>A.4. The City shall require a 55-year continued affordability condition in projects that receive a density bonus that also utilize government funds. As an additional incentive, projects that do not use any government monies may be eligible for bonuses if the units have at least 20 years of continued affordability. The City will ensure all options comply with State density bonus laws.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Ongoing part of development review process, Applied to the assisted living units.</p>	<p>Continue program</p>
<p>A.5. The City shall continue to work with the Santa Barbara County Housing Authority, People's Self-Help Housing Corporation, or other non-profit agencies to secure funds through State and Federal programs for development of new low-income housing, and rehabilitation or room additions to relieve overcrowding for existing low-income households. Opportunities for the development of housing at the ELI level shall be a priority, until the City meets its ELI housing allocation in the RHNA cycle. The City will coordinate with the County applications for new funding and will provide letters of support and technical support to nonprofits. The City will</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Essential element of affordable housing facilitation and production. It aided the funding and construction of assisted housing apartments</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>also participate in the Housing Trust Fund of Santa Barbara County to leverage the City's funding. The City will also continue to incentivize affordable housing by expediting the density bonus applications which include affordable housing. A report will be provided annually to the City Council on progress in this endeavor.</p>				
<p>A.6. The City of Guadalupe shall continue code enforcement efforts to preserve its existing housing stock and to expedite the issuance of building permits for new low-income housing, including those units at the ELI level, housing rehabilitation projects and room additions for existing low-income housing. All requests for funding assistance will be forwarded to the County of Santa Barbara Housing and Community Development Department's rehabilitation assistance program to help alleviate the impact of high overcrowding.</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Essential element of affordable housing retention. This has helped in maintaining the quality of affordable and assisted units in the City</p>	<p>Continue program</p>
<p>B.1. The City shall coordinate its efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies. A City</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Essential element of affordable housing for those in the very low end of income spectrum The subsidies have made</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
staff liaison will have the responsibility of coordinating these efforts.			housing affordable for large segments of the City's residents	
C.1. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives. The list shall include, at a minimum, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings	Planning Department	Ongoing	Essential element of tracking affordable housing. It has provided data for analysis in the development of the new housing element.	Continue program
C.2. The City shall add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion units to market rate.	Planning Department	Ongoing	Ongoing part of development review process. This has aided the preservation of affordable units across the City.	Continue program
D.1. The City shall amend its zoning ordinance to grant a density bonus in conformance with Chapter 16.97 of the State Density Bonus law, or exemption from the in-lieu fee requirement, or both for projects that include three- and four-bedroom units, or single room occupancy units, as a significant portion of the total project. The thresholds for determining	Planning Department	Ongoing	Density bonus provision is part of Zoning Ordinance. Besides DJ Farms no other major housing development projects occurred in the City. It helped in approval of the number of units at DJ Farms and enabled the development to provide multiple parks and infrastructure.	Continue program

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>the number of such units and exact size of the density increase or fee exemption shall be determined during drafting of the ordinance. The period of affordability for the density bonus units will be 55 years or more.</p>				
<p>D.2. The City shall adopt a procedure to make reasonable accommodations (i.e. modifications or exceptions) in its zoning laws and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities and other special needs an equal opportunity to use and enjoy a dwelling. The amendment to the Zoning Ordinance shall include a revised definition of family that is consistent with State housing law. It shall address all aspects of the Americans with Disabilities Act in regard to home construction, retrofitting restrictions, and parking requirements due to City Zoning Ordinance. The City will also address financial incentives for developers who address code issues in new construction and in retrofitting existing homes.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Compliance with ADA requirements is part of the Building Code. It has helped make lower income and assisted housing developments accessible to those with disabilities.</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>D.3. The City shall continue to provide information about housing opportunities and services for homeless persons to migrant farmworkers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language materials.</p>	<p>Police Department, City Administrator</p>	<p>Ongoing</p>	<p>Information is available at City Hall. This has aided a large segment of the population for whom English is a second language and incoming migrants to navigate the housing landscape.</p>	<p>Continue program</p>
<p>D.4. The City shall cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing affordable multi-family housing, including housing for families with special needs. As part of this cooperation, the City shall identify one or more sites that could support affordable multi-family housing development and consult with the site owner and housing partners on the feasibility of developing the site for affordable housing.</p>	<p>Police Department, City Administrator</p>	<p>Ongoing</p>	<p>This is necessary to continue provision of assisted housing for those in the lowest income brackets. This facilitated the construction of the new multi-family assisted living apartments of three dozen units.</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
D.5. To encourage transitional and supportive housing, the City will amend all zoning districts allowing residential uses to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zoning (i.e. apartments in a multi-family zone).	Planning Department	Ongoing	Overlay district created permitting such uses. This facilitate the construction of SROs, shelters, and ADUs in most zones within the City.	Continue program
E.1. The City shall continue to implement Title 24 of the California Code on all new development.	Building Department	Ongoing	Verified during plan check for building permits	Continue program
E.2. The City shall work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs.	Planning Department	Ongoing	Disseminated collaboratively in utility bills	Continue program
E.3. The City shall amend the subdivision ordinance to implement the subdivision map act on subdivision orientation for solar access.	Planning Department	Ongoing	Part of development review process.	Continue program
E.4. New annexations to the City shall be contiguous to the existing City to maintain compact urban form and energy efficiency.	Planning Department	Ongoing	Addressed in update to General Plan	Continue program

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>E.5. The City shall apply for and support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multi-family Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Part of application efforts for grant resources</p>	<p>Continue program</p>
<p>E.6. Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features and appliances and public education about ideas to conserve energy.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Disseminated collaboratively in utility bills</p>	<p>Continue program</p>
<p>F.1. The City will continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall. And the City will continue to provide information in Spanish as well as review the need for any third language information in Guadalupe.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Information is available at City Hall. This has aided a large segment of the population for whom English is a second language and incoming migrants to navigate rights and requirements for housing access in the City.</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
F.2. The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance. The City will cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances.	All city Departments that receive complaints	Ongoing	Part of outreach activities. This has aided a large segment of the population and incoming migrants to fight off discrimination in housing access.	Continue program
F.3. The City shall notify People's Self-Help Housing Corporation, Santa Barbara County Housing Authority, California Rural legal Assistance and local churches. as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element.	Planning Department	Ongoing	Part of outreach activities during development of plans. This has made People's Self-Help a strong partner for affordable and assisted housing production and collaboration with the City.	Continue program

Table A-2: Appropriateness of 2015 Guadalupe Housing Element Goals and Policies

[Table A-2] Goals & Policy	Evaluation & 2015-2022 Accomplishments	Appropriateness
Goal A: An adequate supply of affordable housing for all income levels.	The City has exceeded it	Still Appropriate - retain
Policy A.1: The City shall provide an adequate number of housing sites for both rent and purchase to accommodate its share of regional housing needs, including the number of units for each income classification.	This City accomplished this with the new General Plan	Still Appropriate - retain
Policy A.2: The City shall ensure that adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.	The City streamlined but largely left fees unchanged	Still Appropriate - retain
Policy A.3: The City shall give high priority for permit processing to low-income residential projects, and the highest priority for projects that provide housing units at the extremely-low income (ELI) level.	This integral to the development application review process	Still Appropriate - retain
Policy A.4: The City shall continue to support the efforts of the Santa Barbara County Housing Authority within the City.	The City and SBCHA are strong cooperating partners	Still Appropriate - retain
Policy A.5: The City shall, through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers, apply for funds from the State and Federal governments to construct housing for low-income households.	The City has strong partnership with SBCHA, People’s Self-Help and Habitat for Humanity	Still Appropriate - retain
Policy A. 6: The City shall continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.	This has greatly aided large segments of residents	Still Appropriate - retain
Policy A. 7: Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.	This has fostered integration in the City	Still Appropriate - retain
Policy A. 8: low-income housing produced through government subsidies or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area of the community.	This is the case in the City and prevented segregation	Still Appropriate - retain
Policy A. 9: The City shall require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.	This is part of the application review process for development	Still Appropriate - retain
Policy A. 10: The City shall encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with	This has aided cost effective construction of affordable units	Still Appropriate - retain

[Table A-2] Goals & Policy	Evaluation & 2015-2022 Accomplishments	Appropriateness
neighborhood character.		
Policy A. 11: The City shall allow rehabilitation for legal, non-conforming dwellings that do not meet current lot size requirements, setbacks, yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.	This is part of the application review process for development	Still Appropriate - retain
Policy A. 12: To meet the City's needs to provide housing at the extremely low income (ELI) level, the City shall encourage projects that meet the housing needs of ELI households by offering financial incentives, financial assistance, or regulatory concessions to encourage the development of ELI units, such as that provided by single-room occupancy units. The City shall consider prioritizing its affordable housing development assistance to one or more projects that meet the City's Ell housing needs, as identified in the latest RHNA allocation.	This culminated in the construction of three dozen apartments as solely assisted living units	Still Appropriate - retain
Goal B: Conservation and rehabilitation of the City's existing stock of affordable housing.	This has preserved the affordable housing stock	Still Appropriate - retain
Policy B.1: The City shall refer all requests for the funding of rehabilitation projects or the construction of new affordable housing projects to the Santa Barbara County Housing and Community Development Department.	This aided construction of three dozen apartments as solely assisted living units	Still Appropriate - retain
Policy B.2: The City shall continue to coordinate with the Santa Barbara County Housing Authority to maintain Section 8 rent subsidies.	This aids large segments of residents in the City	Still Appropriate - retain
Policy B.3: The City shall apply for funds, including CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.	This contributed to upkeep of affordable units across the City	Still Appropriate - retain
Policy B.4: Private financing of the rehabilitation of housing shall be encouraged.	Is has given flexibility to providers of affordable housing	Still Appropriate - retain
Policy B.5: The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.	Given ample time has been the practice and has worked well	Still Appropriate - retain

[Table A-2] Goals & Policy	Evaluation & 2015-2022 Accomplishments	Appropriateness
Policy B.6: The demolition of existing multi-family housing shall be allowed when: a) the structure(s) is found to be substandard and unsuitable for rehabilitation; b) tenants are provided reasonable notice and an opportunity to purchase the property; and c) relocation assistance is provided.	There has not been the need to demolish multi-family housing but the policy is good.	Still Appropriate - retain
Goal C: Preservation of all at-risk units in Guadalupe.	This has helped avoid displacements	Still Appropriate - retain
Policy C.1: The City shall strive to preserve all at-risk dwelling units	This has helped avoid displacements	Still Appropriate - retain
<p>Policy C.2: At least two years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances:</p> <ul style="list-style-type: none"> • The units were constructed with the aid of government funding • The units were required by an inclusionary zoning ordinance • The project was granted a density bonus • The project received other incentives <p>Such a notice shall be given at least to the following:</p> <ul style="list-style-type: none"> • The City; • HCD; • Santa Barbara County Housing Authority; and • Residents of at-risk units. 	There has not been recent need to convert units for low-income households	Still Appropriate - retain
Goal D: Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.	This is the City's strength historically and enable new RHNA allocations in the moderate and above income groups.	Still Appropriate - retain
Policy D.1: The City shall encourage the development of housing for farmworkers and large families.	This is the City's strength historically and enable it to house farmworkers who are vital for its economic base	Still Appropriate - retain
Policy D.2: The City will encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).	This has made the City a friendly place for persons with disabilities	Still Appropriate - retain
Policy D.3: The City shall provide information to migrant farmworkers about housing opportunities and services for in the area.	This has aided a large segment of incoming migrants to access housing conveniently	Still Appropriate - retain
Goal E: Energy efficient housing units that result in a reduction in energy costs to Guadalupe residents.	This is implemented during the application review	Still Appropriate - retain

[Table A-2]	Goals & Policy	Evaluation & 2015-2022 Accomplishments	Appropriateness
		process	
	Policy E.1: All new dwelling units shall be required to meet current State requirements for energy efficiency and retrofitting of existing units shall be encouraged.	This is implemented during the application review process	Still Appropriate - retain
	Policy E.2: New land use patterns shall encourage energy efficiency, to the extent possible.	The spirit of the new General Plan encapsulates this policy	Still Appropriate - retain
	Goal F: Assurance of equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.	The City has lived by this tenet making it one of the most diverse communities in the area.	Still Appropriate - retain
	Policy F.1: The City declares that all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability should have equal access to sound and affordable housing.	The City has lived by this tenet making it one of the most diverse communities in the area.	Still Appropriate - retain
	Policy F.2: The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.	The City has lived by this tenet making it one of the most diverse communities in the area.	Still Appropriate - retain

Table A-3a. Progress in Achieving Quantified Objectives (All Incomes)

Income Category	Quantified Objective	Completed Progress				Future
	(Allocated 5th Cycle Dwelling Units)	(Completed 2015 to 2019)	(Completed 2019 to 2022)	Total Completed in 5th Cycle	Percent of 5th Cycle RHNA Completed	(Dwelling Units Pending Construction)
	RHNA Allocation	New Construction				
Extremely low	5	2	4	6	120%	0
Very Low	7	1	26	27	386%	0
Low	8	1	7	8	100%	0
Moderate	13	23	131	154	1185%	40
Above Moderate	17	107	102	209	1229%	284
Total	50	134	270	404	808%	320

00 – Accessory Dwelling Units

00 – People’s Self-Help Housing Project

00 – Pasadena Housing Development

DJ Farms Specific Plan broke ground in 2015, built and sold 130 new housing units by January 2019.

DJ Farms built 363 dwelling units by end of 2022 (Guadalupe Building Department).

DJ Farms had authorization to construct a total of 740 dwelling units as of the end of 2022.

DJ Farms had a difference of 377 units to construct as of the end of 2022

Sources: City of Guadalupe Planning Department; SBCAG, 2014-2022 RHNA Allocations.

Table A-3b. Progress in Achieving Quantified Objectives (Lower Incomes) – Completed Apartments

Tenant Affordability Level	Number of Units	Mechanism to Achieve Affordability
At or below 30% AMI – Extremely Low	4	Rent set to tenant income
At or below 40% AMI – Very Low	2	Rent set to tenant income
At or below 45% AMI – Very Low	5	Rent set to tenant income
At or below 50% AMI – Very Low	19	Rent set to tenant income
At or below 60% AMI – Low	7	Rent set to tenant income
Total (dwelling units in Guadalupe Courts)	37	Prg-1.4 & Prg-1.5 (Chapter 6)

Table A-3c. Progress in Achieving Quantified Objectives (Lower Incomes) – Completed ADUs

ADU	Location	Square Feet	Cost Estimate	Interest Rate	Term (Years)	Monthly Payment	Monthly+25% Maintenance	Income Groups	Total Payment
1	4443 Elm St	396	\$34,000	5%	30	(\$182)	\$227	EL	\$65,434
2	4578 Twelfth St.	800	\$50,000	5%	30	(\$267)	\$334	EL	\$96,227
3	379 Campodonico	1,023	\$90,000	5%	30	(\$481)	\$601	VL	\$173,209
4	150 Egret Lane	976	\$200,000	5%	30	(\$1,069)	\$1,336	L	\$384,908

Table A-4a: Residential Permit Activities - City of Guadalupe, 2015 through 2021

A-4a: Residential Permits	2015 Permits Issued	2016 Permits Issued	2017 Permits Issued	2019 Permits Issued	2020 Permits Issued	2021 Permits Issued
Detached Single-family Dwellings	6	35	95		85	148
Detached Single-family Dwellings w/ Secondary Dwelling						
Attached Single-family Dwellings						
Attached Single-family Dwelling w/ Secondary Dwelling						
Attached or Detached Secondary Dwellings		1			6	14
Multi-family Dwellings				72		
Residential Additions	5	5	2			
Residential Alterations	3	5	8			
New Garage/Carports		3	1			
Residential Repairs						

A-4a: Residential Permits	2015 Permits Issued	2016 Permits Issued	2017 Permits Issued	2019 Permits Issued	2020 Permits Issued	2021 Permits Issued
Residential Re-roofs	27	18	35			
Residential Misc. Plumbing, Electrical, Mechanical Permit	39	57	39			
Residential Accessory Buildings, Structures, Driveways	3	4	6			
Residential Pools/ Spas						
Residential Grading, Site Work, Stockpiling, Misc.						
Residential Demolitions						
Residential Permit Re- issued		1	1			
Residential Solar	43	41	9			
Residential Fire	8	34	86			
Total Residential Permits	134	204	282	72	91	162

Source: Guadalupe Planning Department

Table A-4b: Recent Residential Permit Activities by Income - City of Guadalupe, 2019-2021

Income Group	2019				2020				2021			
	Multifamily (5+ units)	Accessory Dwelling Units	Single Family Detached	Grand Total	Multifamily (5+ units)	Accessory Dwelling Units	Single Family Detached	Grand Total	Multifamily (5+ units)	Accessory Dwelling Units	Single Family Detached	Grand Total
Entitlements												
Very Low- Income Deed Restricted				0				0				0
Very Low- Income Non Deed Restricted				0				0				0
Low- Income Deed Restricted				0				0				0
Low- Income Non Deed Restricted				0				0				0
Moderate- Income Deed Restricted				0				0				0
Moderate- Income Non Deed Restricted				0				0				0
Above/Moderate-Income				0				0			57	57
Subtotal Entitlements	0	0	0	0	0	0	0	0	0	0	57	57
Building Permits												
Very Low- Income Deed Restricted	30			30				0				0
Very Low- Income Non Deed Restricted				0				0				0
Low- Income Deed Restricted	7			7				0				0
Low- Income Non Deed Restricted				0		6		6				0
Moderate- Income Deed Restricted	1			1				0				0
Moderate- Income Non Deed Restricted	34			34				0				0
Above/Moderate-Income				0				67	12	57	69	69
Subtotal Permits	72	0	0	72	0	6	67	73	0	12	57	69
Certificates of Occupancy												
Very Low- Income Deed Restricted				0				0				0
Very Low- Income Non Deed Restricted				0				0				0
Low- Income Deed Restricted				0				0				0
Low- Income Non Deed Restricted				0				0				0
Moderate- Income Deed Restricted				0				0				0
Moderate- Income Non Deed Restricted				0				4				4
Above/Moderate-Income				0				14	2	34	36	36
Subtotal Certificates	0	0	0	0	0	0	18	18	0	2	34	36
Grand Total All Activities	72	0	0	72	0	6	85	91	0	14	148	162

Source: Guadalupe Planning Department

Table A-5: Affordability of Residential Construction - City of Guadalupe, Late 2015 to Early 2019

Income Range for Santa Barbara County Area Median Income			
Income Group	Low	Mid	High
Extremely Low	\$12,000	\$16,203	\$20,407
Very Low	\$20,408	\$27,210	\$34,012
Low	\$34,012	\$44,215	\$54,418
Moderate	\$54,419	\$68,023	\$81,628
Above Moderate	\$81,628	\$100,814	\$120,000
Affordable Monthly Housing Expenditure @ 30% of Monthly Income			
Extremely Low	\$300	\$405	\$510
Very Low	\$510	\$680	\$850
Low	\$850	\$1,105	\$1,360
Moderate	\$1,360	\$1,701	\$2,041
Above Moderate	\$2,041	\$2,520	\$3,000
DJ Farms Home Price	\$340,000	\$400,000	\$470,000
Potential Mortgage (P&I)	\$1,786	\$2,101	\$2,469

DJ Farms Housing Production	Cielo Collection	Paseo Collection	ALL
Planned units	217	600	817
Price Range	\$340k to \$400k	\$400k to \$470k	\$340k to \$470k
Assumed Home Price	\$340,000	\$400,000	\$470,000
Potential Mortgage (P&I)	\$1,786	\$2,101	\$2,469
Construction Start	Late 2015	Late 2015	Late 2015
Built by January 2019	23	107	130
Percent of Total Built	18%	82%	100%

ESTIMATED MONTHLY PAYMENT

Your payment: **\$2,101 /mo**

[Get pre-qualified](#)

Estimated taxes & insurance of \$395 are not included.

Home price: Down payment: %

Loan term: Interest rate: % Today's rate

Sample calculation of mortgage terms and payment

Figure A-1 DJ Farms Site Map



Pasadera Homes overall site map

Pinch to zoom on touch device, mouse scroll to zoom on desktop

Map updated 8/26/22



Source: Pasadera Homes web site: <https://newpasaderahomes.com/pasadera-site-map>

Figure A-2: Peoples' Self-Help Housing Breaks Ground on New Affordable Housing in Guadalupe, CA

The screenshot shows the website for Peoples' Self-Help Housing. At the top left is the organization's logo, which consists of a stylized red house shape with two human figures inside, followed by the text "Peoples' Self-Help Housing". To the right of the logo are two buttons: a black "Volunteer" button and a red "Donate Now" button. Below the logo and buttons is a red navigation bar with white text for "HOME", "ABOUT", "HOUSING", "PROGRAMS", "JOBS", "EVENTS", "GIVING", "VOLUNTEER", "MEDIA", and "CONTACT". On the left side, there is a dark grey sidebar with a "MEDIA" section containing a list of links: "Press Releases", "In the News", "Event Photos", "Annual Reports", "E-Newsletters", "Blog", and "Video Library". The "Press Releases" link is highlighted in blue. The main content area features a "Press Releases" section with the title "Peoples' Self-Help Housing Breaks Ground on New Affordable Housing in Guadalupe, CA" and a sub-headline "Posted on 01/04/2019". Below the text is an architectural rendering of a large, multi-story apartment building with a modern design, featuring a central entrance and multiple balconies. To the right of the main content area is a blue sidebar with a list of links: "Press Releases", "In the News", "Event Photos", "Annual Reports", "E-Newsletters", "Blog", and "Video Library". The "Press Releases" link is highlighted in white.

Source: https://pshhc.org/medias/press_releases.html/article/2019/01/04/peoples-self-help-housing-breaks-ground-on-new-affordable-housing-in-guadalupe-ca

Figure A-3: Guadalupe Ranch Acres becomes Escalante Meadows Affordable Housing in Guadalupe, CA



ESCALANTE MEADOWS

Rent/Unit Matrix

Unit Mix	# of Units	Funding	Median Income		Reference
			Homeless	Limit %	
1/1	10	HHC (20% AMI)/AHSC	Homeless (2 VASH)	20%	PBV
1/1	2	2 CDBG -DR/AHSC		40%	RAD
2/1	5	HHC (20% AMI)/AHSC	Homeless	20%	PBV
2/1	1	AHSC		20%	RAD
2/1	4	1 CDBG -DR/AHSC		30%	RAD
2/1	4	AHSC		40%	RAD
2/1	7	1 CDBG -DR/6 AHSC		50%	PBV (RAD -80% blend)
2/1	1			50%	PBV
2/1	2		1 homeless/1 VASH	80%	PBV
3/2	4	AHSC		30%	PBV (RAD -80% blend)
3/2	6			50%	PBV (RAD -80% blend)
3/2	12			60%	PBV (RAD -80% blend)
3/2	2	2 CDBG -DR		60%	PBV
3/2	1			80%	PBV
3/2	2			Market-Rate	Fractional LIHTC
4/2	3	AHSC		30%	PBV (RAD -80% blend)
4/2	9			60%	PBV (RAD -80% blend)
4/2	3	1 CDBG DR		60%	PBV
4/2	1			80%	PBV
3/2	1			Manager	
Total	80				

Escalante Meadows, L.P.

(80-Unit Residential)

Escalante Meadows located in Guadalupe, CA is part of a demolition of 52 Public Housing units and \$60M reconstruction of 80 new units through HUD Rental Assistance Demonstration program (RAD). The existing 52 Public Housing duplex units were built in three phases beginning in the mid 1950's and have exceeded their useful life. The redevelopment will keep the current unit mix and add 28 additional units. All new buildings will be of similar garden apartment style construction. Additionally, the project will include an 1,125 square foot on-site maintenance building.

Common area amenities will include a large children's playground, sports court, community playground, BBQ/picnic area, bicycle racks, and raised-bed community garden space. The covered parking will also include the installation of a photovoltaic solar system targeted to meet 100% of consumption needs. The project will be built in accordance with the minimum requirements of the GreenPoint Rated program.

Escalante Meadows redevelopment will be financed with a variety of funding sources. Low -Income Housing Tax Credit, State Housing and Community Development (HCD) Housing for Healthy California (HHC), HCD Affordable Housing Sustainable Community (AHSC), Affordable Housing Program, CDBG -DR County & City, AHP and a seller carryback loan. It is worth noting that the AHSC funding (\$11M+) was a joint application with the City of Guadalupe. The City of Guadalupe will receive \$7M+ to be used towards infrastructure projects such as bus stops, clean air buses, sidewalks, etc....

Early Childhood Education & Wellness Center

(NMTC Community Center)

Nestled inside the Escalante Meadows redevelopment campus, a newly constructed two-story 19,646 square foot community center will be built. The first floor of this community center will offer an Early Childhood Education Center serving the City of Guadalupe community as well as the Escalante Meadows residents. The second floor will be divided: One half will be designated as a Wellness Center open to the entire community as well as residents of Escalante Meadows. The other half will be dedicated 100% to the Escalante Meadows residents and will feature a leasing office, and computer lab and its own dedicated community center. Upon completion of the 80Unit residential units, Escalante Meadows, L.P. will prepaya 37.5 - year lease for exclusive use to its residents of this 1/2 portion of the 2nd floor.

The Early Childhood Education and Wellness Center will be financed with New Market Tax Credits (NMTC's), Congressional Designated Community Funding as well as HASBARCO loans.

7.2 Appendix B: Residential Land Inventory

Preparation of the 2042 Guadalupe General Plan included a complete land use inventory in 2017, which identified specific sites that are suitable for residential development. This analysis compares the City’s regional housing need allocation of 431 units with its residential development capacity. The site inventory and analysis are to help in determining whether program actions are necessary to designate sites with appropriate zoning, development standards, and infrastructure capacity to accommodate the RHNA-allocated units. Using the inventory of available land, the analysis proceeded to determine (a) the suitability of individual parcels and (b) the appropriate development densities. For the 2023 to 2031 planning horizon, the Santa Barbara County Association of Governments approved the Regional Housing Needs Allocations (RHNA) and assigned a total of 431 new housing units to Guadalupe. Table B-1 shows the distribution of the City’s allocation by income groups.

Table B-1: Summary of 2014-2022 RHNA Allocations to Guadalupe

Income Group	Dwelling Units	Percent
Extremely Low	1	0.2%
Very Low	2	0.5%
Low	24	5.6%
Moderate	77	17.9%
Above Moderate	327	75.9%
Total	431	100.0%

Source: SBCAG, 2023-2031 Regional Housing Needs Allocation Plan

To accommodate the 431 new RHNA units, the examination focused on the development potential of vacant land that are infill sites, the approved Guadalupe Court multi-family housing project, and the DJ Farms Specific Plan area. The following paragraph describes the methodology applied to determine residential development capacity.

Residential development potential depends on the residential density standards of the City. The analysis evaluated whether site constraints and land use controls enabled the achievement of the permitted densities. First, the acreage of the parcel was multiplied by the allowable density. Fractional components on the number of units allowed under the density standards were discarded. The allowable unit calculation applied base land use densities with no assumptions about density bonuses. A parcel by parcel evaluation of any unusual site characteristics or land use controls revealed where the allowable number of residential units should adjust further downward in areas where additional constraints to development existed. Constraints that resulted in lower residential capacity included road rights-of-way, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcels. The methodology results in a more conservative residential capacity that takes into consideration special or unusual circumstances.

7.2.1 Vacant Land

In 2017, the City and Regional Planning Department of the California Polytechnic State University conducted a parcel-by-parcel inventory of all land within the City. The inventory revealed that 4.9 acres

of vacant land that is zoned for housing is available suitable to accommodate 57 housing units. Table B-2 summarizes the inventory of vacant residential infill sites within the built-up area and indicates there is opportunity for housing to suit all income segments within the community. Most of these sites, that is 40 out of 57, can accommodate low, very low, and extremely low-income housing.

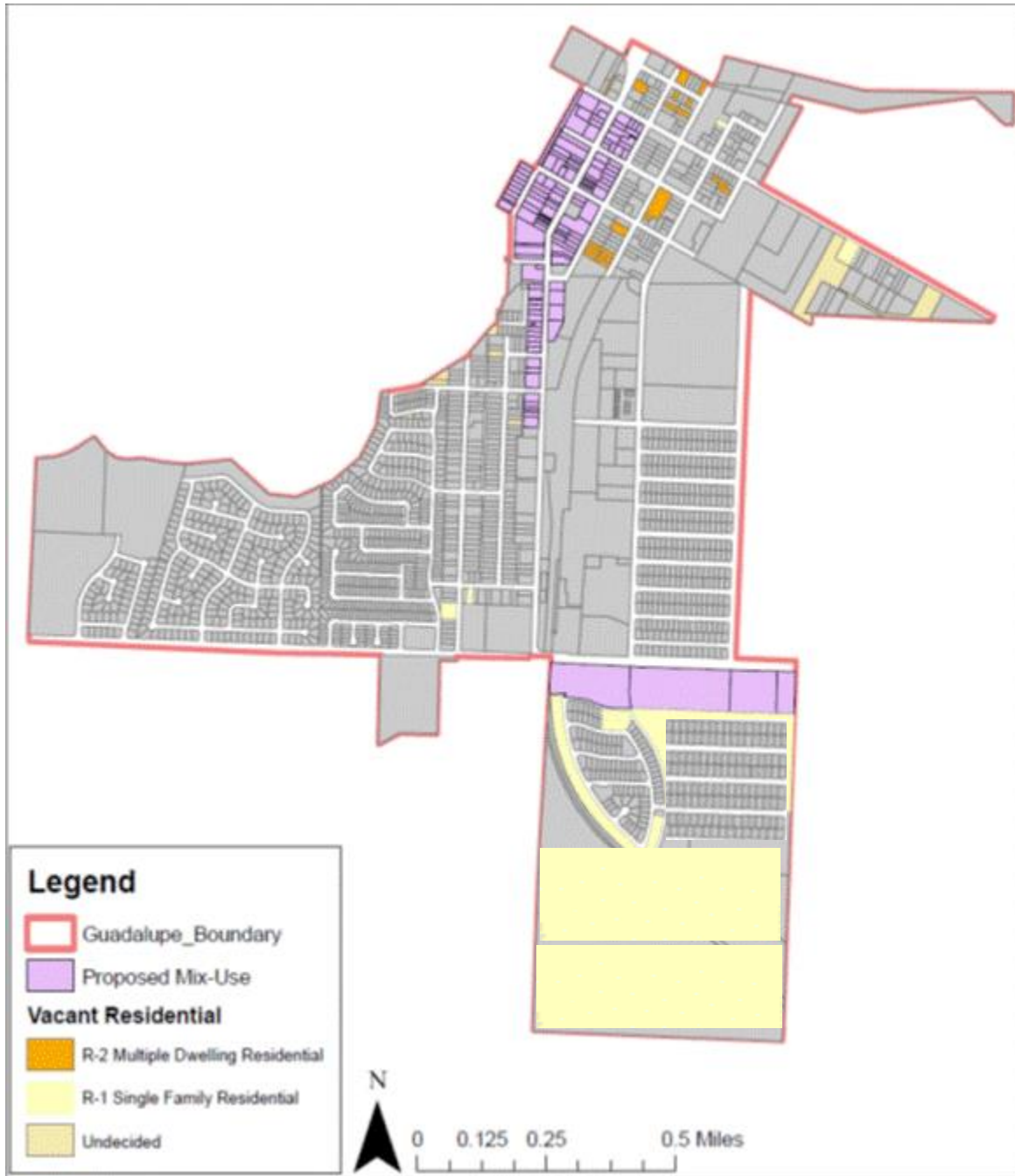
Table B-2: Inventory of Vacant Residential Infill Sites in Guadalupe from Land Use Inventory

[Table B-2] Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du per acre)	Capacity (dwelling units)	Income Group Affordability	On-Site Constraints
113-370-037	0.27	Low Density	R-1	6.00	1	Above Moderate, Moderate	Road Access Required
115-122-001	0.2	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-132-016	0.22	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-201-011	0.18	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-201-012	0.17	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-201-013	0.18	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-230-010	0.25	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-082-021	1.03	Medium Density	R-2	10.00	10	Moderate, Low	None
115-032-005	0.11	High Density	R-3	20.00	1	Low, Very Low, Extremely low	Irregularly shaped lot
115-034-016	0.33	High Density	R-3	20.00	6	Low, Very Low, Extremely low	None
115-035-001	0.35	High Density	R-3	20.00	7	Low, Very Low, Extremely low	None
115-035-006	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None
115-036-002	0.12	High Density	R-3	20.00	2	Low, Very Low,	None

[Table B-2] Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du per acre)	Capacity (dwelling units)	Income Group Affordability	On-Site Constraints
						Extremely low	
115-036- 015	0.12	High Density	R-3	20.00	2	Low, Very Low, Extremely low	None
115-036- 018	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None
115-102- 013	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None
115-102- 015	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	Drainage Crosses far southeastern corner of site
115-102- 016	0.17	High Density	R-3	20.00	1	Low, Very Low, Extremely low	Drainage crosses site
115-102- 017	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	Drainage crosses southeastern corner of site
15-102-018	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	Drainage crosses northwestern corner of site
115-063- 019	0.18	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None

The Guadalupe 2042 General Plan identified several other opportunities for housing development in the City. These include many small, vacant lots which might need some mitigation or might allow accessory dwelling units, mixed-use sites, and a large reservoir of development opportunity in the DJ Farms Specific Plan area. Figure B-1 shows the distribution of opportunity sites across the City. The next two subsections present opportunities for housing at mixed-use locations and the DJ Farms site. Table B-3 is an inventory of “other vacant lands” within the built-up area.

Figure B-1: Opportunities for Housing at Vacant Infill, Mix-Use, and DJ Farms Sites



Source: 2017 Land Use Inventory

Table B-3: Other Vacant Residential Land within Built-Up Area

[Table B-3] Parcel Number	Zoning Designation	Parcel Size (Acreage)
113-320-097	R-2	0.31
113-370-036	R-2	0.1
113-370-037	R-2	0.27
113-370-038	R-2	0.25
113-450-004	R-2	31.25
113-460-001	R-2	0.15
113-460-002	R-2	0.13
113-460-003	R-2	0.13
113-460-004	R-2	0.12
113-460-005	R-2	0.12
113-460-006	R-2	0.12
113-460-007	R-2	0.12
113-460-008	R-2	0.12
113-460-009	R-2	0.12
113-460-010	R-2	0.12
113-460-011	R-2	0.12
113-460-012	R-2	0.12
113-460-013	R-2	0.17
113-460-014	R-2	0.12
113-460-015	R-2	0.12
113-460-017	R-1	0.12
113-460-032	R-1	0.12
113-460-033	R-1	0.12
113-460-034	R-1	0.12
113-460-035	R-1	0.11
113-460-036	R-1	0.17
113-470-001	R-1	0.12
113-470-002	R-1	0.12
113-470-003	R-1	0.12
113-470-004	R-1	0.12
113-470-005	R-1	0.12
113-470-006	R-1	0.12
113-470-007	R-1	0.12
113-470-008	R-1	0.12
113-470-009	R-1	0.12
113-470-010	R-1	0.12
113-470-011	R-1	0.12
113-470-012	R-1	0.12
113-480-001	R-1	0.12

[Table B-3] Parcel Number	Zoning Designation	Parcel Size (Acreage)
113-480-002	R-1	0.12
113-480-003	R-1	0.12
113-480-004	R-1	0.12
113-480-005	R-1	0.12
113-480-006	R-1	0.12
113-480-007	R-1	0.12
113-480-008	R-1	0.12
113-480-009	R-1	0.12
113-480-010	R-1	0.12
113-480-011	R-1	0.11
113-480-012	R-1	0.14
113-480-013	R-1	0.2
113-480-014	R-1	0.18
113-480-015	R-1	0.17
113-480-016	R-1	0.12
113-480-017	R-1	0.12
113-480-018	R-1	0.12
113-480-019	R-1	0.12
113-480-020	R-1	0.12
115-031-001	R-1	0.01
115-036-012	R-1	0.19
115-041-010	R-1	0.11
115-063-002	R-1	0.1
115-063-011	R-1	0.09
115-082-009	R-1	0.09
115-102-014	R-1	0.17
115-102-022	R-1	0.36
115-153-014	Undecided	0.18
115-201-012	Undecided	0.17
115-201-013	Undecided	0.18
115-202-002	Undecided	0.18
115-230-009	Undecided	0.48
115-230-028	Undecided	1.77
115-230-030	Undecided	2.92
Total	All	45.88

7.2.2 Mixed-Use Development

The updated General Plan designates mixed-use development strategically in the City’s Downtown Mixed Use District. This offers additional housing opportunities, including those for lower income

residents. The General Plan identified 26.22 acres of commercially-zoned land across 113 parcels to accommodate mixed-use development. The General Plan specifies maximum building intensity standards of 0.35 floor-to-area ratio (FAR) under the general vision that upper levels would be developed for residential uses and lower levels for commercial uses. Table B-4 shows that at full build-out, mixed-use area can accommodate 383 dwelling units. Conservatively assuming 20 percent buildout potential of sites zoned for general commercial use, the acreage could yield 54,874 square feet of residential development or 35 dwelling units (at approximately 1570 square feet of average unit size). Table B-5 lists additional mixed-use opportunities beyond the vetted sites. These other sites total approximately 10 additional acres of which 6.4 acres are under temporary agricultural use and are not likely to be developed for housing.

Table B-4. Mixed-Use Development Potential

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor- Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-092-001	23,958	G-C	0.35	8,385.30	5,618.15	9	None
115-092-003	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-092-004	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-052-007	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-051-007	19,166	G-C	0.35	6,708.24	4,494.52	7	None
115-101-001	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-052-015	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-011	22,651	G-C	0.35	7,927.92	5,311.71	8	None
115-071-019	13,068	G-C	0.35	4,573.80	3,064.45	5	None
115-052-018	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-091-002	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-005	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-113-001	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-113-0Q4	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-113-005	16,117	G-C	0.35	5,641.02	3,779.48	6	None
115-071-015	11,761	G-C	0.35	4,116.42	2,758.00	4	None
115-071-018	33,977	G-C	0.35	11,891.88	7,967.56	13	None
115-072-014	2,178	G-C	0.35	762.30	510.74	0	None
115-072-015	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-072-018	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-092-016	3,485	G-C	0.35	1,219.68	817.19	1	None
115-092-017	2,178	G-C	0.35	762.30	510.74	0	None
115-092-019	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-092-023	3,485	G-C	0.35	1,219.68	817.19	1	None
115-101-003	3,485	G-C	0.35	1,219.68	817.19	1	None

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-101-011	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-112-002	8,276	G-C	0.35	2,896.74	1,940.82	3	None
115-121-014	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-001	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-101-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-112-001	56,628	G-C	0.35	19,819.80	13,279.27	22	None
115-113-006	16,117	G-C	0.35	5,641.02	3,779.48	6	None
115-101-016	20,473	G-C	0.35	7,165.62	4,800.97	8	None
115-052-009	5,663	G-C	0.35	1,981.98	1,327.93	2	None
115-072-002	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-013	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-092-009	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-021	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-101-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-010	8,712	G-C	0.35	3,049.20	2,042.96	3	None
115-051-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-010	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-091-012	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-071-012	16,553	G-C	0.35	5,793.48	3,881.63	6	None
115-072-003	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-006	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-092-024	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-121-016	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-007	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-013	22,651	G-C	0.35	7,927.92	5,311.71	8	None
115-112-003	27,878	G-C	0.35	9,757.44	6,537.48	10	None
115-052-012	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-072-012	3,485	G-C	0.35	1,219.68	817.19	1	None
115-092-008	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-018	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-101-002	3,485	G-C	0.35	1,219.68	817.19	1	None
115-112-005	12	G-C	0.35	4,116.42	2,758.00	4	None
115-052-014	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-071-002	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-071-003	3,920	G-C	0.35	1,372.14	919.33	1	None
115-071-004	6,098	G-C	0.35	2,134.44	1,430.07	2	None
115-071-005	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-072-011	2,178	G-C	0.35	762.3	510.74	0	None

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-072-013	3,920	G-C	0.35	1,372.14	919.33	1	None
115-072-020	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-092-012	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-013	14,375	G-C	0.35	5,031.18	3,370.89	5	None
115-092-014	2,178	G-C	0.35	762.30	510.74	0	None
115-101-004	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-101-014	37,897	G-C	0.35	13,264.02	8,886.89	14	None
115-121-011	3,485	G-C	0.35	1,219.68	817.19	1	None
115-121-012	33,541	G-C	0.35	11,739.42	7,865.41	13	None
115-121-015	14,375	G-C	0.35	5,031.18	3,370.89	5	None
115-121-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-001	12,632	G-C	0.35	4,421.34	2,962.30	4	None
115-052-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-016	13,939	G-C	0.35	4,878.72	3,268.74	5	None
115-071-001	18,295	G-C	0.35	6,403.32	4,290.22	7	None
115-091-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-008	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-091-013	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-133-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-051-005	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-052-003	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-Q04	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-005	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-011	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-071-014	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-007	6,534	G-C	0.35	2,286.90	1,532.22	2	None
115-072-008	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-072-009	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-092-020	9,148	G-C	0.35	3,201.66	2,145.11	3	None
115-101-010	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-018	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-019	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-121-020	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-121-022	2,178	G-C	0.35	762.30	510.74	0	None
115-113-007	14,810	G-C	0.35	5,183.64	3,473.04	5	None

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-051-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-003	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-002	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-051-009	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-052-006	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-071-016	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-071-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-015	2,178	G-C	0.35	762.30	510.74	0	None
115-101-009	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-101-013	30,056	G-C	0.35	10,519.74	7,048.23	11	None
115-121-021	1,307	G-C	0.35	457.38	306.44	0	None
ALL	1,142,157			160,540.38	271,816.40	383	

Table B-5: Other Lots with Mixed-Use Potential

Parcel Number	Zoning Designation	Parcel Size
113-450-003	A-1	4.645
113-450-010	A-1	1.775
115-020-032	-	0.74
115-020-033	-	0.1
115-051-001	R-1	0.68
115-051-007	-	0.44
115-051-010	R-1	0.32
115-121-023	R-1	0.17
115-121-024	R-1	0.17
115-133-005	R-1	0.17
115-133-008	G-C	0.2
115-134-004	G-C	0.34
115-134-005	G-C	0.18
115-134-006	G-C	0.51
115-140-004	R-1	0.53
115-153-004	G-C	0.32
115-153-005	G-C	0.18
ALL		10.19

Note: Parcels without zoning designation are excluded from the total

7.2.3 DJ Farms Specific Plan

The DJ Farms Specific Plan area covers 209 acres south of West Main Street (or State Route 166) and west of Guadalupe Street (or SR 1) in the southeastern section of the City. It offers tremendous opportunity for the development of market-rate and affordable housing in addition to public facilities and commercial uses. The 2012 Specific Plan calls for the development of up to 802 housing units on approximately 145 acres. Table B-6 shows the distribution of housing densities in the DJ Farms area. The remaining acreage is for commercial uses, parks and open space, and a school. Housing opportunity at DJ Farms is so much that it alone could primarily meet the City’s above moderate regional housing need for a couple of cycles into the future even without development elsewhere in the City.

Table B-6: Housing Capacity at DJ Farms Specific Plan Area

Density	Land Available (acres)	Allowable Density (units per acre)	Capacity (dwelling units)
Low	30	Up to 7 units/acre	123
Medium	71	Up to 8 units/acre	357
High	45	10-20 units/acre	322
Total	145		802

Source: DJ Farms Specific Plan, August 2012

The DJ Farms Specific Plan area broke ground in 2015, built and sold 130 new housing units by January 2019. As of August 2022, 363 units were built with approval for construction of 377 more.

7.2.4 People’s Self-Help Housing Project

People’s Self-Help Housing broke ground in January 2019 to add additional 37 low-income units to the Guadalupe Ranch Acres site on 11th street to be called Escalante Meadows. Table A-3b shows the distribution of units all of which are restricted to serve specified low-income categories. With the completion of this project, the City of Guadalupe met practically all its housing need allocation for the new RHNA cycle in the lower income groups.

7.2.5 Santa Barbara County Housing Authority

Escalante Meadows is the newest affordable and assisted housing project of the Santa Barbara County Housing Authority in Guadalupe, CA. It involves the demolition of 52 Public Housing units and \$60M reconstruction of 80 new units through the HUD Rental Assistance Demonstration program (RAD). The existing 52 Public Housing duplex units were built in three phases beginning in the mid 1950’s and have exceeded their useful life. The redevelopment will keep the previous mix of unit types and add 28 additional units. All new buildings will be of similar garden apartment style construction. Additionally, the project will include 1,125 square feet of a maintenance building on-site.

Common area amenities will include a large children’s playground, sports court, community playground, BBQ/picnic area, bicycle racks, and raised-bed community garden space. The covered parking will also include the installation of a photovoltaic solar system targeted to meet 100% of consumption needs. The project will be built in accordance with the minimum requirements of the GreenPoint Rated program. Figure A-3 shows a 3-D view of the development.

7.2.6 Conclusions on Inventory of Residential Opportunities

The 2042 General Plan has determined that Guadalupe already has enough land within its City limits to accommodate growth to 2042 and beyond. The 2042 General Plan and this 6th Cycle Housing Element therefore identified enough land for the construction of housing to suit households in all income groups and fulfill the City's share of the Regional Housing Needs Allocation. Opportunities for housing development include vacant infill, mixed-use, and the DJ Farms sites. Other options, especially for affordable housing, exist in the built-up area for accessory (or secondary) dwelling units (also termed granny units). While Guadalupe's housing allocation can be met without exercising all these options, they present multiple opportunities for affordable and market rate housing within the City.

7.3 Appendix C: Affirmatively Furthering Fair Housing

7.3.0 Legislative Basis for Fair Housing

Assembly Bill 686 passed in 2017 requiring Housing Elements to include an analysis of barriers that restrict access to opportunity and commitments from local governments to specific meaningful actions to Affirmatively Further Fair Housing (AFFH) that are consistent with the Federal Fair Housing Act. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities in as far as these issues create or perpetuate discrimination against protected classes. Therefore, AB 686 seeks the following:

- Requires the State, cities, counties, and public housing authorities to administer programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the State, cities, counties, and public housing authorities from taking actions that are materially inconsistent with the AFFH obligation;
- Requires that the interpretation of the AFFH obligation be consistent with HUD’s 2015 regulation, irrespective of federal actions on the regulation;
- Adds an AFFH analysis to the mandated, short-term, Housing Element that are due from the beginning of 2021; and
- Requires that the AFFH analysis in the Housing Element includes an examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

Effective January 1 2021, Government Code section 65583, subdivision (c)(10)(A) requires Housing Elements to include an assessment of fair housing. The discussion is to cover regional and local trends in specified topical areas. The checklist of topics for discussion includes the following five parts:

1. Part 1 Outreach and Fair Housing Enforcement
2. Part 2 Assessment of Fair Housing (in four thematic areas)
3. Part 3 Sites Inventory
4. Part 4 Identification of Contributing Factors
5. Part 5 Goals and Actions

The Assessment of Fair Housing in Part 2 is to include discussion of these four thematic areas:

- a) Integration and segregation patterns and trends
- b) Racially or ethnically concentrated areas of poverty
- c) Disparities in access to opportunity
- d) Disproportionate housing needs within the jurisdiction, including displacement risk.

The sections that follow describe and analyze these topical areas for Guadalupe.

7.3.1 Fair Housing Outreach & Enforcement

7.3.1.1 Fair Housing Outreach

This housing element is a product of broad community participation by stakeholders of Guadalupe, including residents, City Staff, the School District, Planning Commission, and City Council jointly with the

preparation of the General Plan and specifically for the Housing Element. Input from all segments of the community was to help assure efficient and effective evaluation, development, and implementation of appropriate housing strategies. During preparation of the update to the Housing Element, citizen and stakeholder participation was actively sought in four outreach meetings and two public meetings. Section 1.2 provides additional information on each meeting.

A broad cross-section of residents in terms of ethnicity, income level, and occupation attended the meetings for which there were Spanish translations and versions of materials. Discussions at these workshops and meetings indicate that housing for families and farmworkers is a concern and both single-family and single-room occupancy units are desired to accommodate the need. Residents of Guadalupe also support infill development that is affordable by design in the downtown core of the City. This update of the Housing Element captures these community aspirations for housing.

7.3.1.2 Fair Housing Enforcement

Enforcement refers to activities directed at addressing compliance with fair housing laws. Such actions may include investigation of complaints, putting remedies in place, and disseminating information related to fair housing to assure community members are well aware of fair housing laws and people's rights. There are two key laws to foster fair housing in the State of California. They are the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act. These laws cover the same protected classes of persons as federal law and also prohibit discrimination based on marital status, sexual orientation, source of income, ancestry, immigration status, citizenship, primary language, and such arbitrary factors as age or occupation.

Regional Trends and Comparisons of Fair Housing Enforcement

The United States Department of Housing and Urban Development - HUD's - Office of Fair Housing and Equal Opportunity (FHEO) works toward eliminating housing discrimination, promoting economic opportunity, and achieving diverse, inclusive communities. FHEO maintains a dataset of all the Title VIII fair housing cases filed by FHEO from 01/01/2006 to 06/30/2020. Like other key data on Fair Housing, FHEO data is accessible online through the State of California's Housing and Community Development (HCD) AFFH Data Viewer.

For the purposes of this analysis, the "Guadalupe Region" extends from the City of Paso Robles and the City of Delano in the north to the City of Thousand Oaks in the south. It encompasses cities and smaller communities that are within both the central cost and the Central Valley of California and cut across the four contiguous counties of Ventura, Santa Barbara, San Luis Obispo, and Kern.

Table C-1 shows the number of cases in 2010 and 2020 in the counties within the Guadalupe Region. Results indicate that Santa Barbara County had lower frequency of total cases than two of its neighboring counties with disability bias and familial bias as the main reasons for enforcement. What may be promising is the reduction by half in cases in Santa Barbara County between 2010 and 2020, which is similar to the rate in many of the other counties in the region. It is worth noting, however, that the reduction could simply be due to a half-year of data in 2020 which, if true, would mean little to no change in the frequency of enforcement cases between the two years.

Table C-1: Number of Fair Housing Enforcement Cases in Counties near Guadalupe, 2010 and 2020

County	2010				2020				Percent Change (2010-2020)
	Total Cases ¹	Disability Bias	Familial Bias	Racial Bias	Total Cases ¹	Disability Bias	Familial Bias	Racial Bias	
Guadalupe Region									
Ventura	16	7	3	2	5	4			-69%
Santa Barbara	10	8			5	2	2	1	-50%
San Luis Obispo	4	1	3	0	4	1	3	0	0%
Kern	17	9	6	3	9	4	2	0	-47%
<i>Region Total</i>	<i>47</i>	<i>25</i>	<i>12</i>	<i>5</i>	<i>23</i>	<i>11</i>	<i>7</i>	<i>1</i>	<i>-51%</i>

Source: State HCD AFFH Data Viewer, 2022)

¹Note: Cases may involve more than one bias category and other reasons may not be in the dataset.

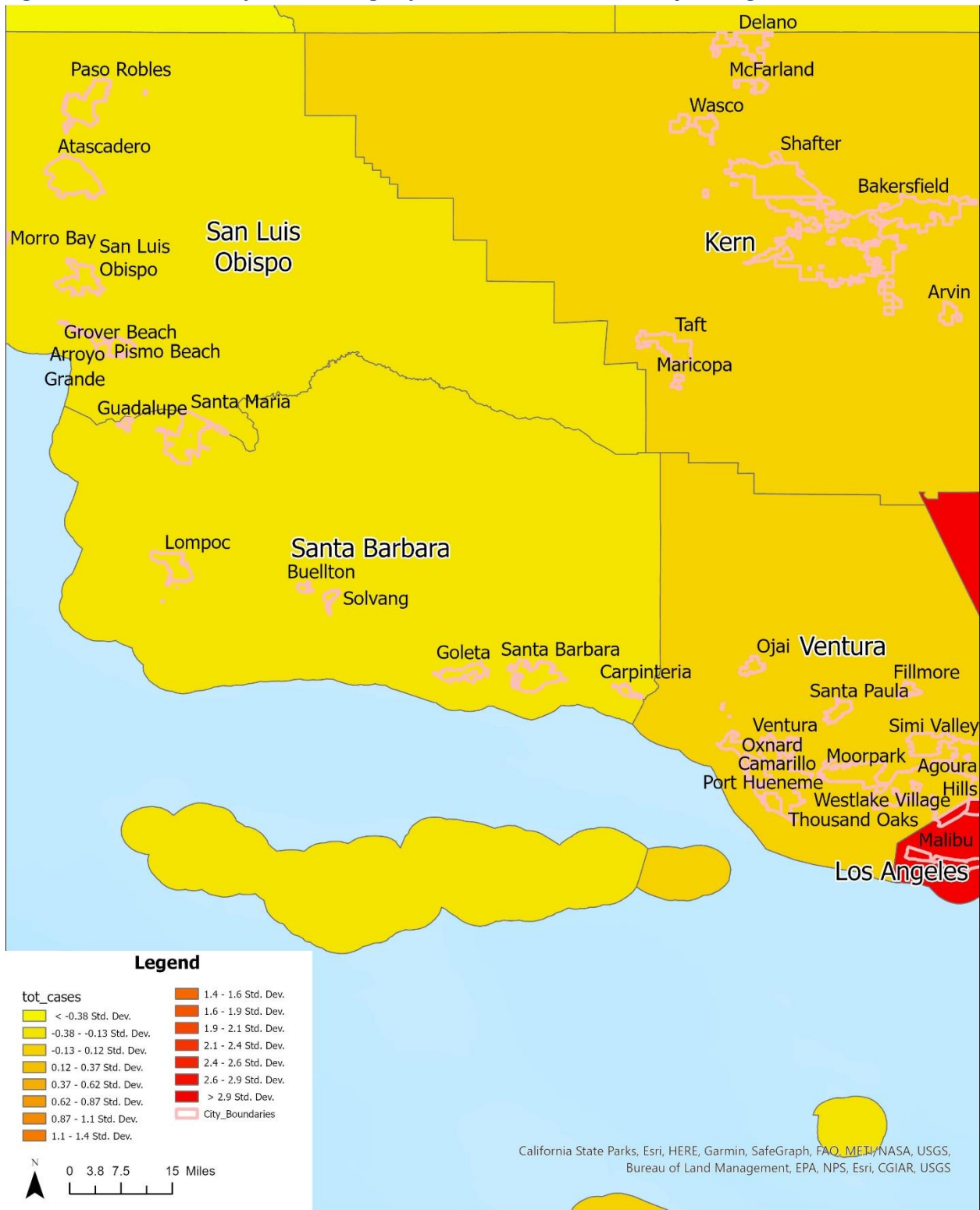
Figure C-1 and Figure C-2 compare trends in the distribution of the number of FHEO cases in 2010 and 2020 respectively against State averages. The data, which is aggregated at the county level, reveals the following:

- In 2010, Santa Barbara County depicted close to an average level of frequency among counties in the State of California, similar to its neighbor, San Luis Obispo County and lower than Kern and Ventura counties.
- In 2020, Santa Barbara County again depicted close to an average level of frequency among counties in the State of California, but higher than its neighbor, San Luis Obispo County but was similar in frequency to Kern and Ventura counties.
- The pattern for Sant Barbara, therefore worsened relatively between 2010 and 2020.

Local Trends and Analysis

The data on fair housing enforcement complaints is available at the county level. And the City of Guadalupe does not keep a record of such complaints. Therefore it is not possible to analyze local trends on fair housing enforcement cases.

Figure C-1: Distribution of Fair Housing Enforcement Cases in Guadalupe & Region, 2010



Source: State HCD AFFH Data Viewer, 2022

Figure C-2: Distribution of Fair Housing Enforcement Cases in Guadalupe & Region, 2020



Source: State HCD AFFH Data Viewer, 2022

7.3.2 Assessment of Fair Housing

Guadalupe is a predominantly Hispanic community. In 2020, for instance, The US Census indicates 92 percent of City residents claimed Hispanic origin. The assessment of affirmatively furthering fair housing (AFFH) discusses patterns and trends in socio-economic characteristics within the City and between the City and its region. The following subsections elaborate.

7.3.2.1 Integration and segregation patterns and trends

Integration refers to the situation when groups of varied demographic or socioeconomic characteristics mix in a geographic area resulting in even or proportional distribution of the groups within the area.

Segregation is the separation of groups of varied demographic or socioeconomic characteristics into different geographic areas, resulting in uneven or disproportional distribution of the groups across geographic locations. This subsection discusses integration and segregation in the study area in terms of race and ethnic composition, populations with disabilities, household types, income groups, and trends in housing choice vouchers.

7.3.2.1-a Race and ethnic composition

The Fair Housing Act prohibits housing discrimination on the basis of race or ethnicity. Therefore, racial and ethnic composition of areas become useful considerations in analyzing housing demand, opportunity, acceptance, and other issues that relate to fairness in obtaining or keeping housing.

Regional Trends and Comparisons

Table C-2 reveals that the City of Guadalupe depicted slightly higher racial diversity than Santa Barbara County and neighboring counties in 2021. Guadalupe's dominant racial groups were white (making up nearly half of the population), some other race (making up a quarter of the population), and two or more races (making up a fifth of the population). The shares of the white population ranged from approximately 60 percent to 80 percent among the counties in the region and therefore were noticeably higher than Guadalupe. There were clear differences in the distribution of the races between the City and the counties in the region. Table C-3 shows similar data for 2010 and confirms the persistence of the trends over the decade.

Tables C-2 and C-3 also reveal that Guadalupe is a predominantly Hispanic community. This stems partially from its high dependence on an agriculture related economic base. The difference between Guadalupe and the region is most noticeable in Hispanic origin. While approximately a quarter to half of residents in the counties within the region claimed Hispanic origin, most of the City residents or between 85 percent and 90 percent claimed Hispanic origin in 2010 and 2021, respectively. Since persons of Hispanic origin are generally considered "minorities," one can also conclude that the City of Guadalupe is a predominantly minority community. Therefore, Guadalupe appears more integrated and less segregated in racial composition, but not so in ethnic **composition** in comparison to its region.

Table C-2: Population by Race/Ethnicity - Guadalupe City & Region, 2021

	Kern County, California		San Luis Obispo County, California		Santa Barbara County, California		Ventura County, California		Guadalupe city, California	
Race and Ethnicity	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Racial Distribution										
White	564,183	62.30%	225,822	79.90%	294,936	65.90%	592,773	70.10%	3,959.00	48.60%
Black or African American	48,741	5.40%	4,237	1.50%	8,423	1.90%	15,486	1.80%	21.00	0.30%
American Indian and Alaska Native	8,842	1.00%	2,371	0.80%	5,318	1.20%	9,584	1.10%	89.00	1.10%
Asian	43,812	4.80%	10,137	3.60%	24,633	5.50%	61,322	7.30%	396.00	4.90%
Native Hawaiian and Other Pacific Islander	1,214	0.10%	309	0.10%	656	0.10%	1,677	0.20%	94.00	1.20%
Some other race	124,568	13.80%	12,831	4.50%	50,790	11.30%	58,603	6.90%	2,027.00	24.90%
Two or more races	114,284	12.60%	27,064	9.60%	62,895	14.10%	105,810	12.50%	1,552.00	19.10%
Total Population	905,644	100%	282,771	100%	447,651	100%	845,255	100%	8,138.00	100%
Hispanic Origin										
Hispanic or Latino (of any race)	495,742	54.70%	65,588	23.20%	207,554	46.40%	366,211	43.30%	7,178.00	88.20%
Not Hispanic or Latino	409,902	45.30%	217,183	76.80%	240,097	53.60%	479,044	56.70%	960.00	11.80%
All Origins	905,644	100.00%	282,771	100.00%	447,651	100.00%	845,255	100.00%	8,138.00	100.00%

Source: U.S Census Bureau, 2021 American Community Survey 5-Year Estimates, Table DP05

Table C-3: Population by Race/Ethnicity - Guadalupe City & Region, 2010

	Kern County, California		San Luis Obispo County, California		Santa Barbara County, California		Ventura County, California		Guadalupe city, California	
Race and Ethnicity	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Racial Distribution										
White	537,410	65.90%	223,464	84.10%	317,602	76.30%	559,845	69.20%	5,476.00	80.90%
Black or African American	45,273	5.60%	5,666	2.10%	7,976	1.90%	14,532	1.80%	45.00	0.70%
American Indian and Alaska Native	8,367	1.00%	2,539	1.00%	4,162	1.00%	9,881	1.20%	78.00	1.20%
Asian	32,097	3.90%	8,158	3.10%	20,663	5.00%	55,733	6.90%	174.00	2.60%
Native Hawaiian and Other Pacific Islander	947	0.10%	349	0.10%	804	0.20%	1,411	0.20%	-	0.00%
Some other race	159,750	19.60%	16,823	6.30%	50,387	12.10%	137,640	17.00%	856.00	12.60%
Two or more races	31,849	3.90%	8,578	3.20%	14,457	3.50%	30,038	3.70%	141.00	2.10%
Total Population	815,693	100%	265,577	100%	416,051	100%	809,080	100%	6,770.00	100%

	Kern County, California		San Luis Obispo County, California		Santa Barbara County, California		Ventura County, California		Guadalupe city, California	
Race and Ethnicity	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Hispanic Origin										
Hispanic or Latino (of any race)	388,756	47.70%	52,751	19.90%	170,439	41.00%	315,604	39.00%	5,742.00	84.80%
Not Hispanic or Latino	426,937	52.30%	212,826	80.10%	245,612	59.00%	493,476	61.00%	1,028.00	15.20%
All Origins	815,693	100.00%	265,577	100.00%	416,051	100.00%	809,080	100.00%	6,770.00	100.00%

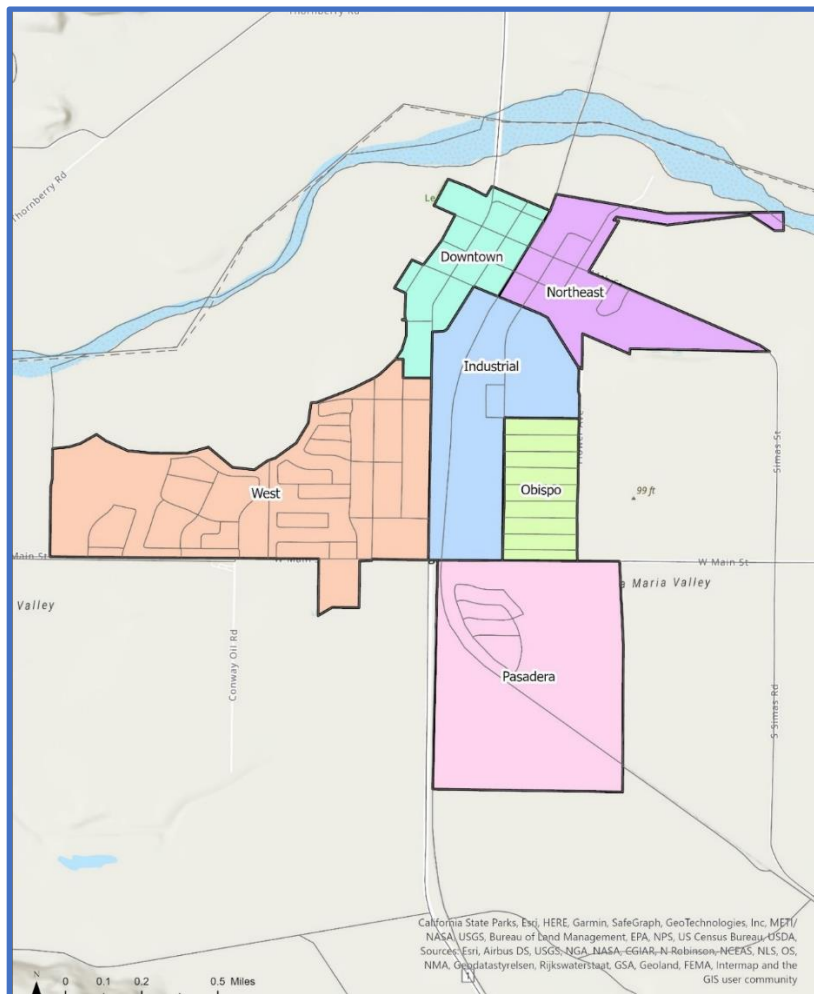
Source: U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP05

Local Trends and Analysis

Within City comparisons are between neighborhoods as discerned from residents and local officials, housing type, income, and other socioeconomic characteristics in the Guadalupe 2042 General Plan.

Figure C-3 identifies six neighborhoods within the City.

Figure C-3: 2020 Neighborhood Designations within the City of Guadalupe



Source: City of Guadalupe 2042 General Plan

Figures C-4 and C-5 show the concentrations of persons of Hispanic ethnicity in Guadalupe and its immediate region for 2010 and 2020, respectively. It is noteworthy that the concentration is more pronounced in Guadalupe than neighboring cities.

Within Guadalupe, differences in ethnic composition varied only slightly by neighborhood in 2010. The highest concentrations (above 74 percent) existed in the predominantly residential neighborhood of Downtown, Northeast (Gularte Tract), West, and Obispo; the Pasadera neighborhood was not yet in existence. In 2020, the composition became rather uniformly high, rising between 75 percent and 100 percent of the population in all neighborhoods except the new Pasadera neighborhood, which nevertheless reflected between 50 percent and 75 percent Hispanic origin in the population. Overall, the percentage increased by census block from an average of 83 percent in 2010 to 86 percent in 2020.

Trends and Patterns

It is discernible from Tables C-2 and C-3 as well as Figures C-4 and C-5 that trends in Hispanic residency have persisted and intensified across the region. In Guadalupe, the concentration of Hispanic residents increased between 2010 and 2020 to make it a de facto Hispanic community.

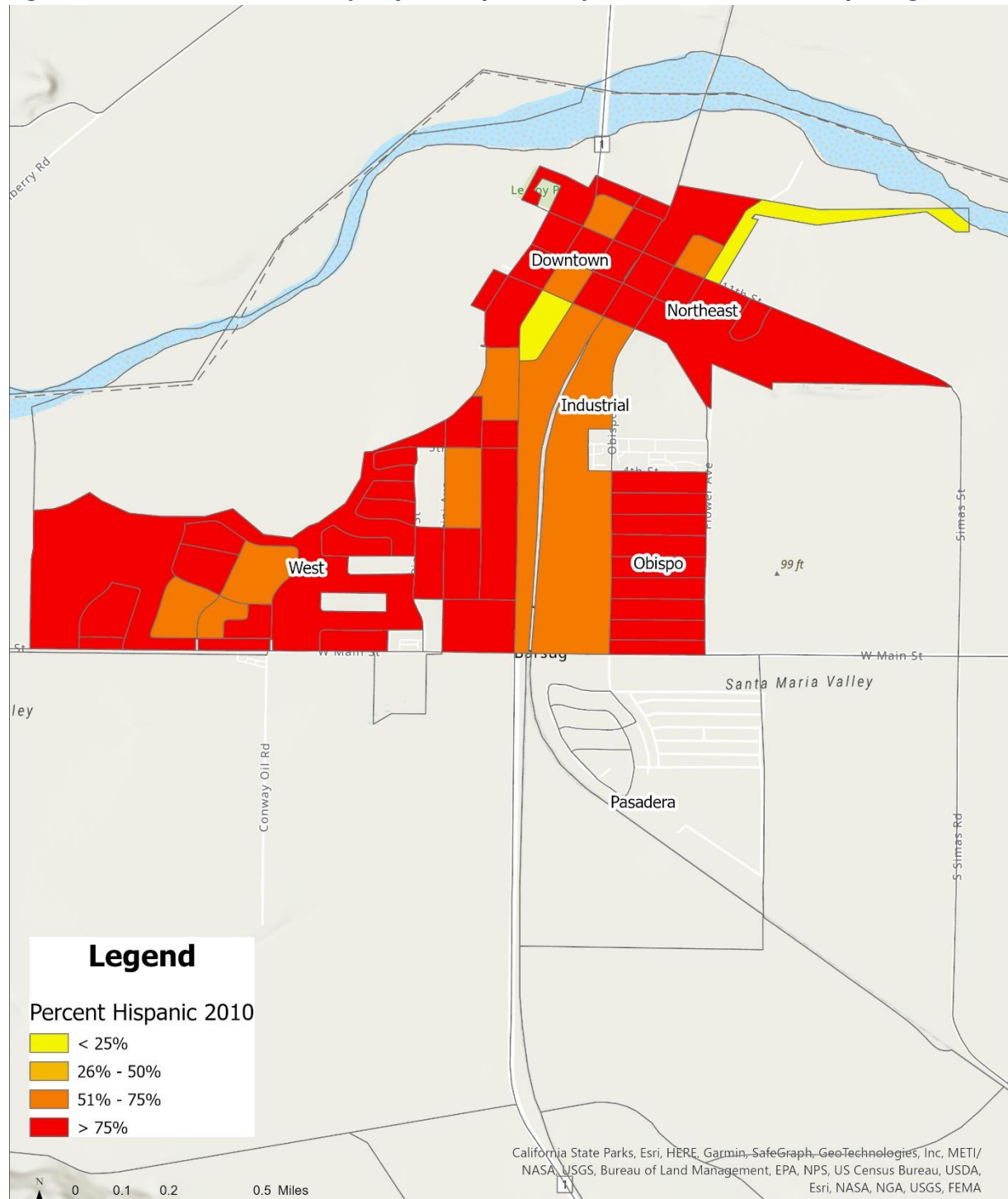
Other Relevant Factors

The typical pattern in the composition of labor pools by race and ethnicity indicates a more than proportionate concentration of persons of Hispanic origin in the agricultural sector, especially in California. As a geographical center of agricultural production in the State, the Santa Maria Valley of California has a high concentration of agricultural workers. Since Guadalupe is located in the Santa Maria Valley and its economic base is predominantly agricultural, it follows reason that most of its residents are Hispanic. It is also notable that incomes are much lower in the agricultural sector than in many other sectors of the economy. The issue of affordability of housing would gain prominence in such a community. Conventional knowledge indicates that Hispanics tend to have larger families than other races in the US. The average household size in Guadalupe was 4.0 persons in 2020 compared to 2.85 in Santa Barbara County. This would suggest the need for large housing units even as the units are affordable.

Conclusion

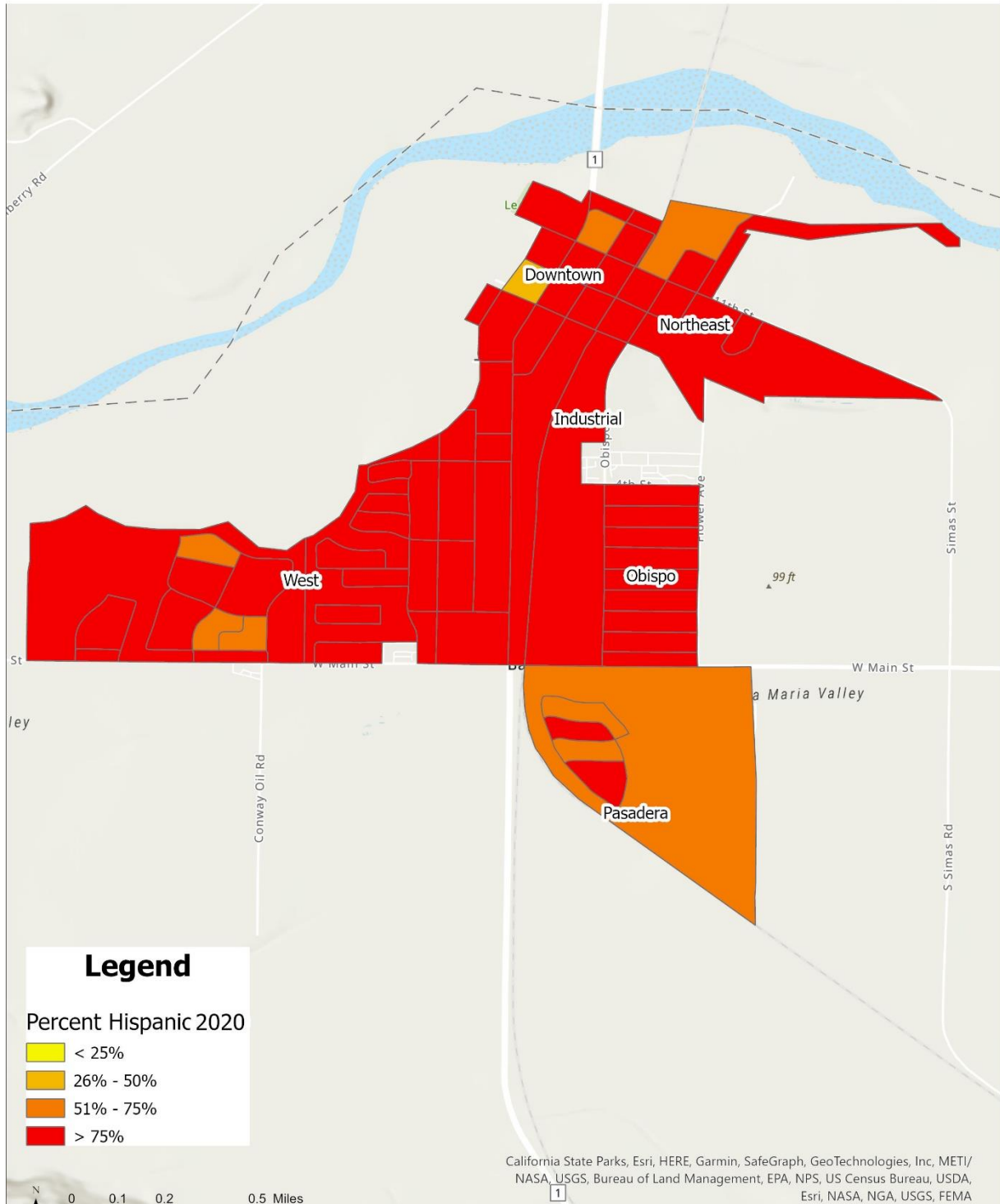
Segregation and integration are not key issues in Guadalupe. Population data indicates steady growth which would suggest the need for a steady supply of housing. The comparatively low incomes, the youthful population, and relatively large household and family sizes could indicate the need for affordable housing to suit large families among other special needs groups.

Figure C-4: 2010 Concentrations of Hispanic Population by Census Block in Guadalupe Neighborhoods



Source: U.S Census Bureau, 2010 Decennial Census, Table P2

Figure C-5: 2020 Concentrations of Hispanic Population by Census Block in Guadalupe and its Region



Source: U.S Census Bureau, 2020 Decennial Census, Table P2

7.3.2.1-b Populations with disabilities

The Fair Housing Act prohibits housing discrimination on the basis of disability. The US Census Bureau identifies persons with any one of six impairments as having a disability. The impairments may relate to hearing, vision, cognitive, ambulatory, self-care, and independent living. Persons with disabilities may have special housing needs because of the higher health costs associated with the disability or inaccessibility and unaffordability of housing. Additionally, many persons with disability could depend on fixed incomes which could further limit housing options for them. Also, the disability status and the types of accommodations associated with them sometimes can make them victims of housing discrimination.

Regional Trends and Comparisons

Figures C-6 and C-7 show the concentrations of persons with disability by census tract in Guadalupe and its region for 2014 and 2019, respectively. The concentration measured as percent of population varied widely across the region and within Santa Barbara County. The two maps reveal that the levels of concentration in the region reduced between 2014 and 2019 compared to the respective statewide averages. Overall, the percentages of persons with disabilities were close among counties in the region but varied widely by race, age, and type of disability as Table C-4 shows.

Local Trends and Analysis

With tract-level data one could not distinguish the concentrations in populations with disability among neighborhoods within Guadalupe. Citywide, while the concentration was close to the state average in 2014, it fell below the state average in 2019.

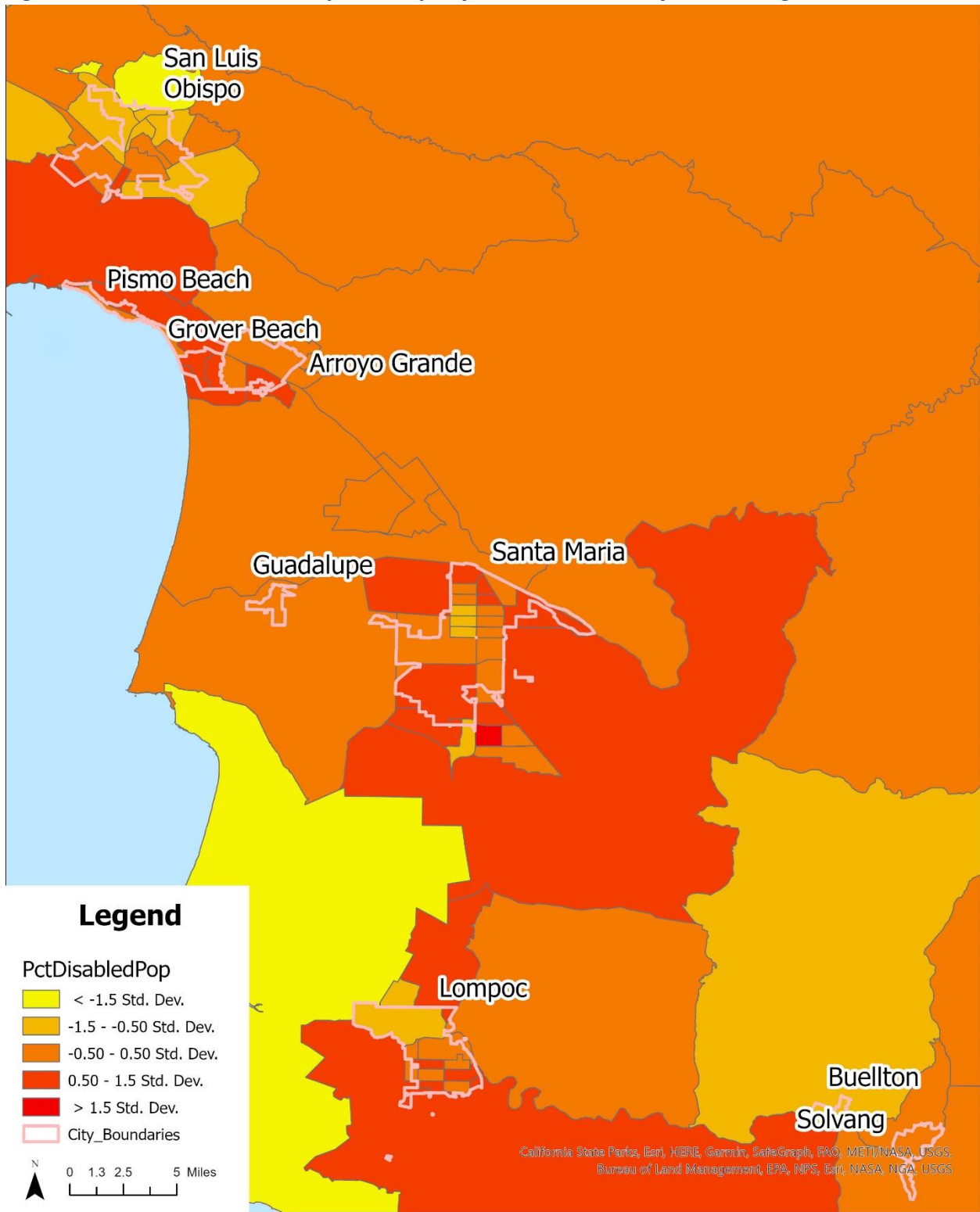
Table C-4: Incidence of Disability in the Guadalupe Region, 2019

	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
<i>Civilian non-institutionalized population</i>	9.9%	11.1%	11.6%	10.9%
Race/Ethnicity				
Black or African American alone	16.2%	15.6%	10.2%	13.6%
American Indian and Alaska Native alone	15.3%	15.6%	15.9%	13.2%
Asian alone	6.5%	7.9%	8.5%	8.7%
Native Hawaiian and Other Pacific Islander alone	14.9%	8.1%	15.7%	7.2%
Some other race alone	7.8%	11.3%	11.9%	8.4%
Two or more races	11.3%	12.1%	9.7%	9.1%
White alone, not Hispanic or Latino	12.5%	17.1%	12.8%	13.1%
Hispanic or Latino (of any race)	7.4%	6.9%	8.5%	8.9%
Age				
Under 5 years	0.4%	1.2%	1.1%	0.9%
5 to 17 years	3.9%	4.2%	5.1%	5.0%
18 to 34 years	4.9%	5.9%	5.0%	5.4%
35 to 64 years	9.6%	13.2%	10.2%	9.3%
65 to 74 years	19.8%	29.9%	20.6%	22.2%
75 years and over	45.1%	50.8%	44.0%	51.3%
Type				
Hearing difficulty	3.2%	2.8%	4.2%	3.4%
Vision difficulty	1.6%	2.3%	2.0%	2.1%
Cognitive difficulty	4.0%	4.5%	4.3%	4.5%
Ambulatory difficulty	4.7%	6.4%	5.3%	6.0%
Self-care difficulty	1.9%	2.6%	2.1%	2.7%
Independent living difficulty	4.3%	5.8%	4.4%	5.6%

Sources: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1810

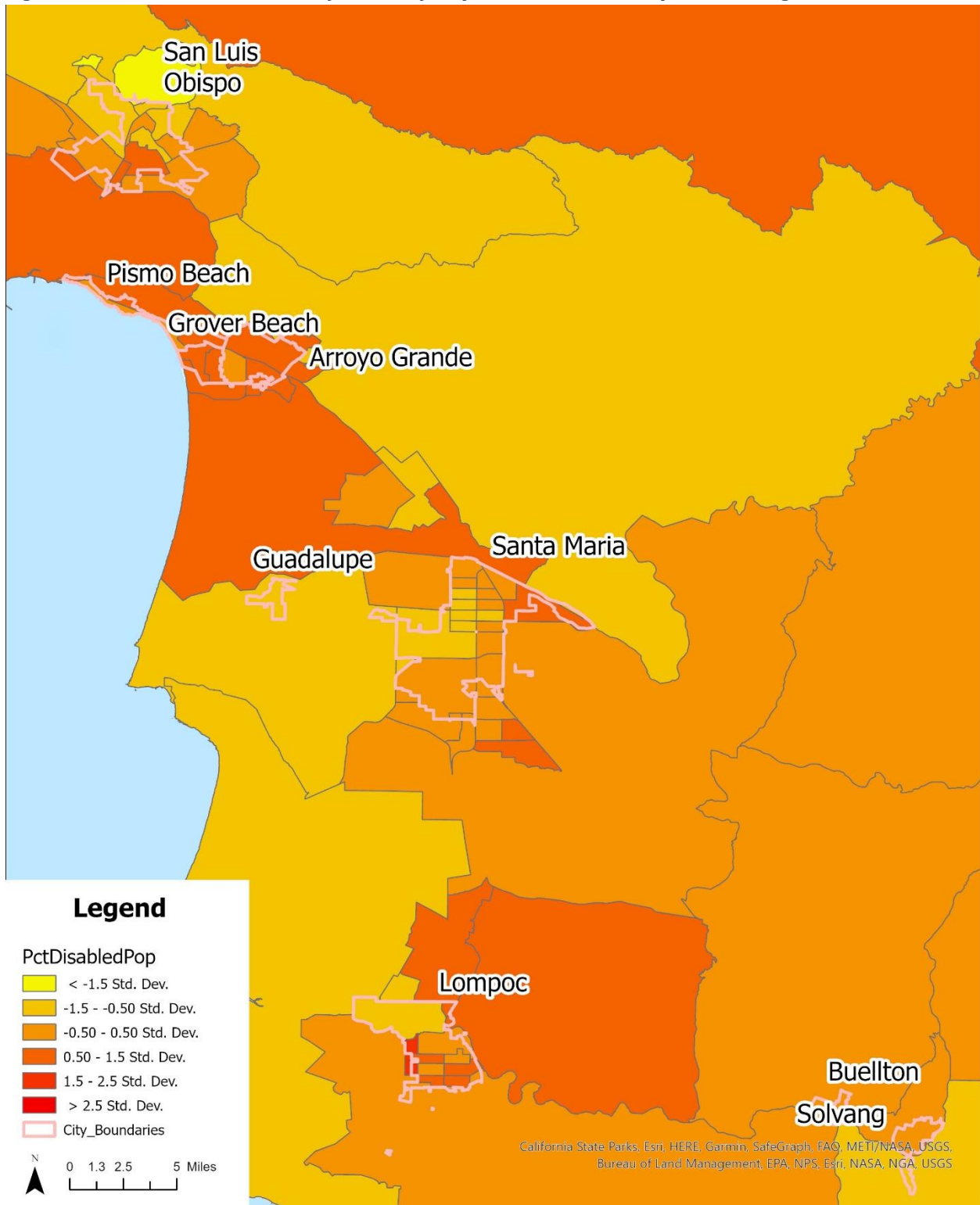
Santa Barbara County, 2023 – 2031 Housing Element, Table D-6

Figure C-6: 2014 Concentrations of Disability Populations in Guadalupe and its Region



Source: State HCD AFFH Data Viewer, 2022

Figure C-7: 2019 Concentrations of Disability Populations in Guadalupe and its Region



Source: State HCD AFFH Data Viewer, 2022

7.3.2.1-c Household type or family status

The Fair Housing Act prohibits housing discrimination on the basis of family status or household type. Family status refers to the presence of children under the age of 18, pregnant women, or persons in the process of securing legal custody of a minor child whether by adoption or foster parenting. Household type refers to such characteristics as family or non-family groups, marriage, male or female heads, or single parenting.

Regional Trends and Comparisons

Tables C-5 and C-6 show the distribution of households and family types in the Guadalupe region in 2010 and 2019, respectively. In 2010, family households dominated across the region ranging from 78 percent in San Luis Obispo County to 90 percent in Kern County and 95 percent in Guadalupe. By 2019, family households remained dominant but reduced in shares across the board ranging from 63 percent in San Luis Obispo County to 74 percent in Kern County and 82 percent in Guadalupe.

Local Trends and Analysis

Similarly, Tables C-5 and C-6 show county-level and city-level data but revealed that Guadalupe maintained the highest share of family households among other cities in the region. Data was unavailable at the neighborhood level.

Table C-5: Distribution of Household/Family Types in the Guadalupe Region, 2010

Household/Family Type	Kern County	San Luis Obispo County	Santa Barbara County	Ventura County	Guadalupe City
Total Households	802,874	252,631	406,113	812,718	7,080
Family households	90%	78%	81%	88%	95%
Married couple family	63%	60%	61%	68%	64%
Other family	27%	17%	20%	20%	31%
Male householder, no spouse present	9%	6%	7%	7%	10%
Female householder, no spouse present	18%	11%	13%	13%	21%
Nonfamily households	10%	22%	19%	12%	5%
Households with a male householder	6%	11%	9%	6%	3%
1-person household	3%	5%	4%	3%	1%
2-or-more-person household	3%	7%	6%	3%	1%
Households with a female householder	5%	11%	10%	6%	2%
1-person household	3%	6%	5%	4%	2%
2-or-more-person household	1%	5%	5%	2%	1%

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P30

Table C-6: Distribution of Household/Family Types in the Guadalupe Region, 2019

Household Type	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
Total Households	145,856	270,282	105,981	271,040
Family Households	66%	74%	63%	73%
Married Couple Family	49%	51%	51%	55%
Male householder, no spouse present	5%	7%	4%	5%
Female householder, no spouse present	11%	16%	9%	12%
Non-family Households	34%	26%	37%	28%
Householder living alone	24%	21%	26%	22%

Household Type	Buellton	Carpinteria	Guadalupe	Lompoc	Santa Barbara	Santa Maria	Solvang
Total Households	1,941	5,089	2,030	13,027	37,333	27,868	2,380
Family Households	73%	64%	82%	69%	53%	80%	69%
Married Couple Family	52%	52%	51%	47%	40%	52%	54%
Male Householder, no spouse present	8%	4%	11%	9%	4%	9%	1%
Female Householder, no spouse present	13%	7%	21%	14%	9%	18%	14%
Non-family Households	27%	36%	18%	31%	47%	20%	31%
Householder living alone	19%	27%	16%	25%	32%	16%	19%

Sources: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates
 Santa Barbara County, 2023 – 2031 Housing Element, Table D-9 & D-10

7.3.2.1-d Income groups

Household and family income levels are key to housing affordability. The concentration of populations of various income levels in geographic areas affect perception of wealth of residents and have implications for integration and segregation of populations. The income profiles of areas have direct relationship to issues about fair housing especially for those in lower income brackets. Ultimately, the share of income spent on housing reflects affordability for respective income groups no matter how high or low the income or whether the household owns or rents housing. Housing that requires 30 percent or more of household income is unaffordable.

Regional Trends and Comparisons

Table C-7 compares median incomes in 2010 and 2020 across the Guadalupe region. In both years, median incomes were close between Santa Barbara County and San Luis Obispo County, noticeably lower compared to Ventura County, and noticeably higher compared to Kern County. The table also reveals that lower median incomes correlated with higher levels of poverty in the population. Over the decade, median incomes grew by 16 percent in Kern County and 36 percent in San Luis Obispo County. The percent of residents below the poverty level also increased slightly in the counties over the decade except for San Luis Obispo County where it fell by 15 percent.

Figures C-8 and C-9 show the percentages of home owners by census tract who paid 30 percent or more of their incomes on housing in 2014 and 2019, respectively. In 2014, tracts in cities within the region indicate that 20 percent to 60 percent of owners paid more than 30 percent of incomes on housing.

Effectively, one can conclude that home ownership was generally unaffordable across the region. In 2019, the situation improved slightly for owners across the region. One would assume that home prices fell, or incomes went up, or more wealthy persons took over much of the housing, or multiple income earners shared in the housing cost per unit.

Figures C-10 and C-11 show the percentages of renters by census tract who paid 30 percent or more of their incomes on housing in 2014 and 2019, respectively. Similarly in 2014, tracts in cities within the region indicate that 40 percent to 80 percent of renters paid more than 30 percent of incomes on housing. Effectively, one can conclude that rental housing was noticeably unaffordable in communities across the region. In 2019, the situation improved slightly for renters across the region. One would assume that home prices fell, or incomes went up, or more wealthy persons took over much of the housing, or multiple income earners shared in the rental housing cost per unit.

Table C-7: 2010 and 2020 Median Incomes and Poverty Levels in the Guadalupe Region

Income and Poverty	Kern County	San Luis Obispo County	Santa Barbara County	Ventura County	Guadalupe City	
2010					Percent of Santa Barbara County	
Median income	\$47,089	\$57,365	\$60,078	\$75,348	\$42,978	72%
Below poverty level	18%	13%	12%	8%	17%	
2020						
Median income	\$54,851	\$77,948	\$78,925	\$89,295	\$55,511	70%
Below poverty level	19%	11%	12%	8%	24%	
Percent change 2010 to 2020						
Median income	16%	36%	31%	19%	29%	
Below poverty level	7%	-15%	2%	5%	45%	

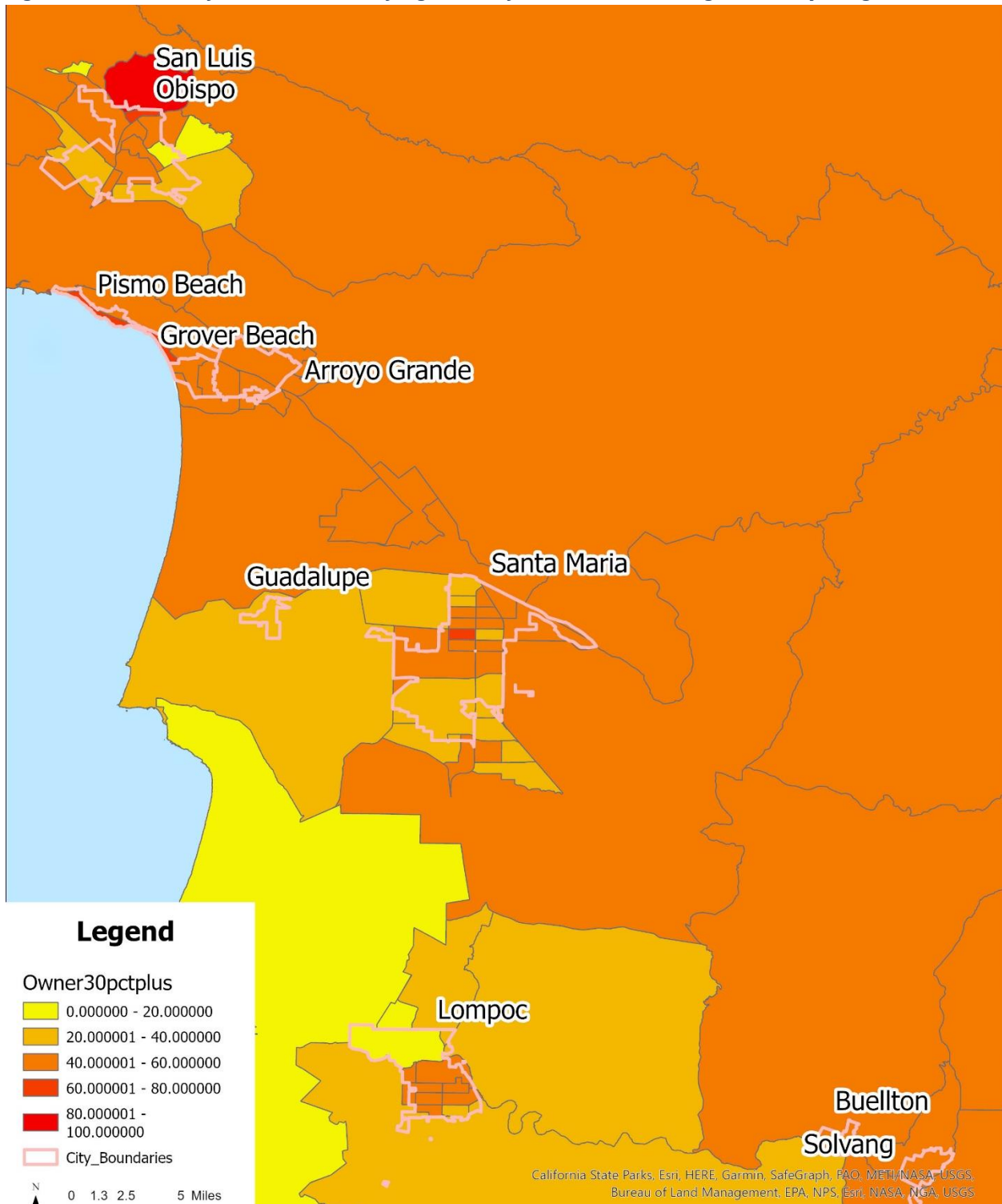
Sources: U.S Census Bureau, 2010 & 2020 American Community Survey 5-Year Estimates, Table S2201

Local Trends and Analysis

Data was not detailed enough to make comparisons by neighborhoods. Table C-7 reveal that Guadalupe historically depicted lower median incomes than Santa Barbara and the other counties in the region. It also depicted a higher percentage of persons living below the poverty line than the counties in the region. Over the decade, while Guadalupe’s median income increased by 29 percent, the percentage of residents living below the poverty level increased by nearly half or 45 percent.

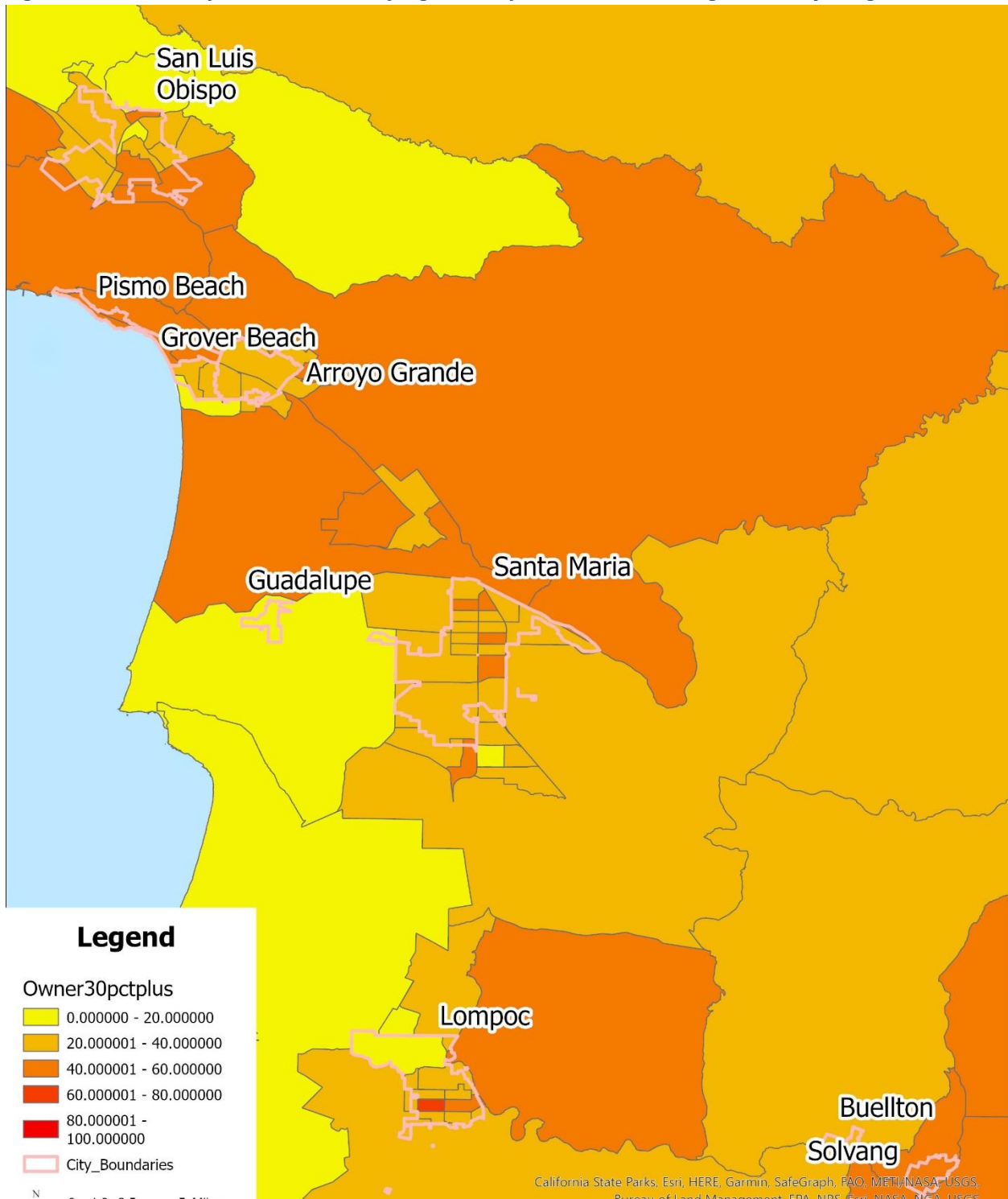
Using Figures C-8, C-9, C-10, and C-11, the census tract within which Guadalupe falls depicted similar trends as the region. For home owners, Guadalupe was in the 20 percent to 40 percent range in 2014 and the situation improved in 2019 when less than 20 percent of owners had unaffordable housing costs. For renters, the situation was worse in 2014 when 40 percent to 60 percent of renters had to pay unaffordable cost for housing and the situation remained the same in 2019.

Figure C-8: Percent of Home Owners Paying >30% of Incomes on Housing, Guadalupe Region, 2014



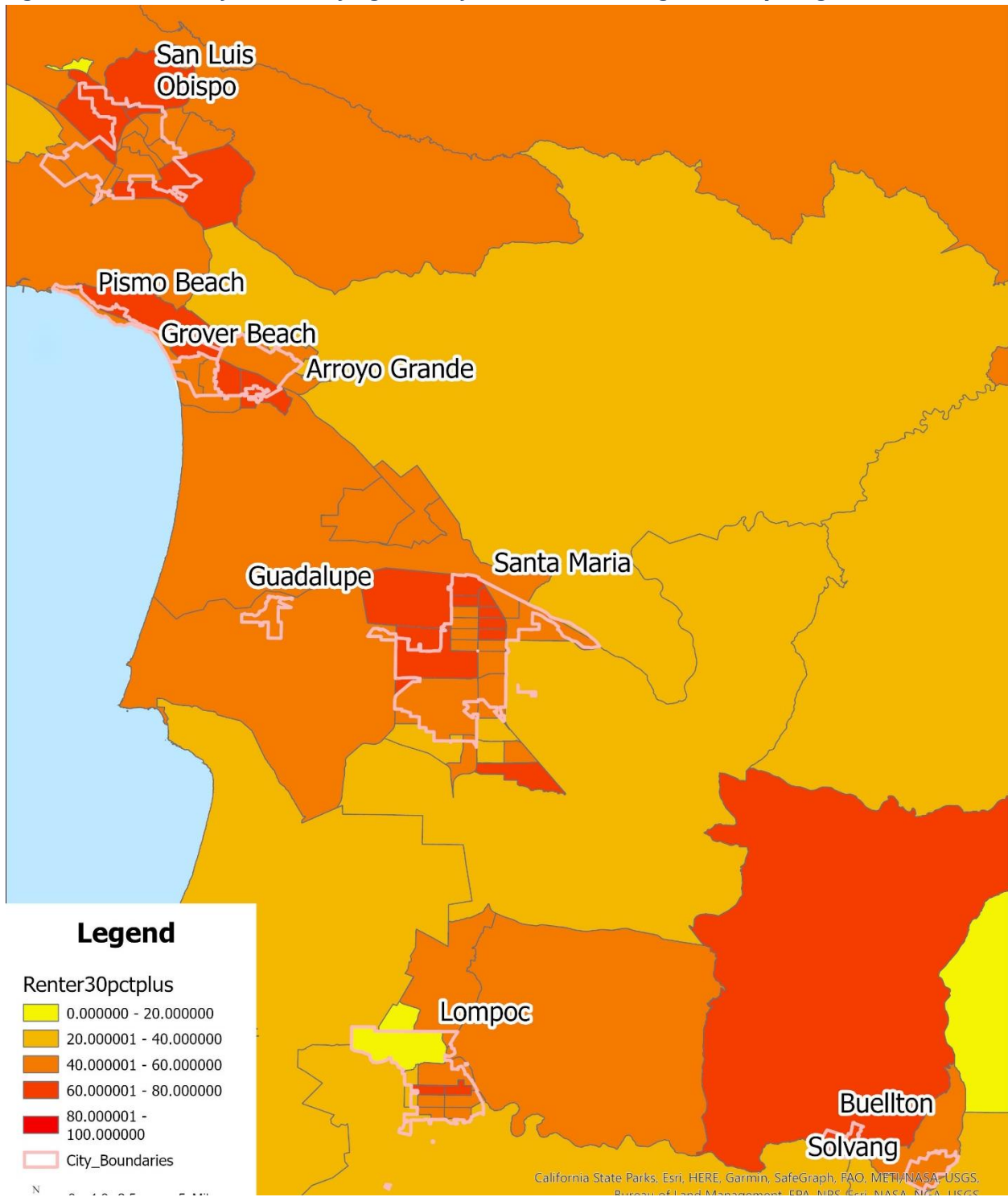
Source: State HCD AFFH Data Viewer, 2022

Figure C-9: Percent of Home Owners Paying >30% of Incomes on Housing, Guadalupe Region, 2019



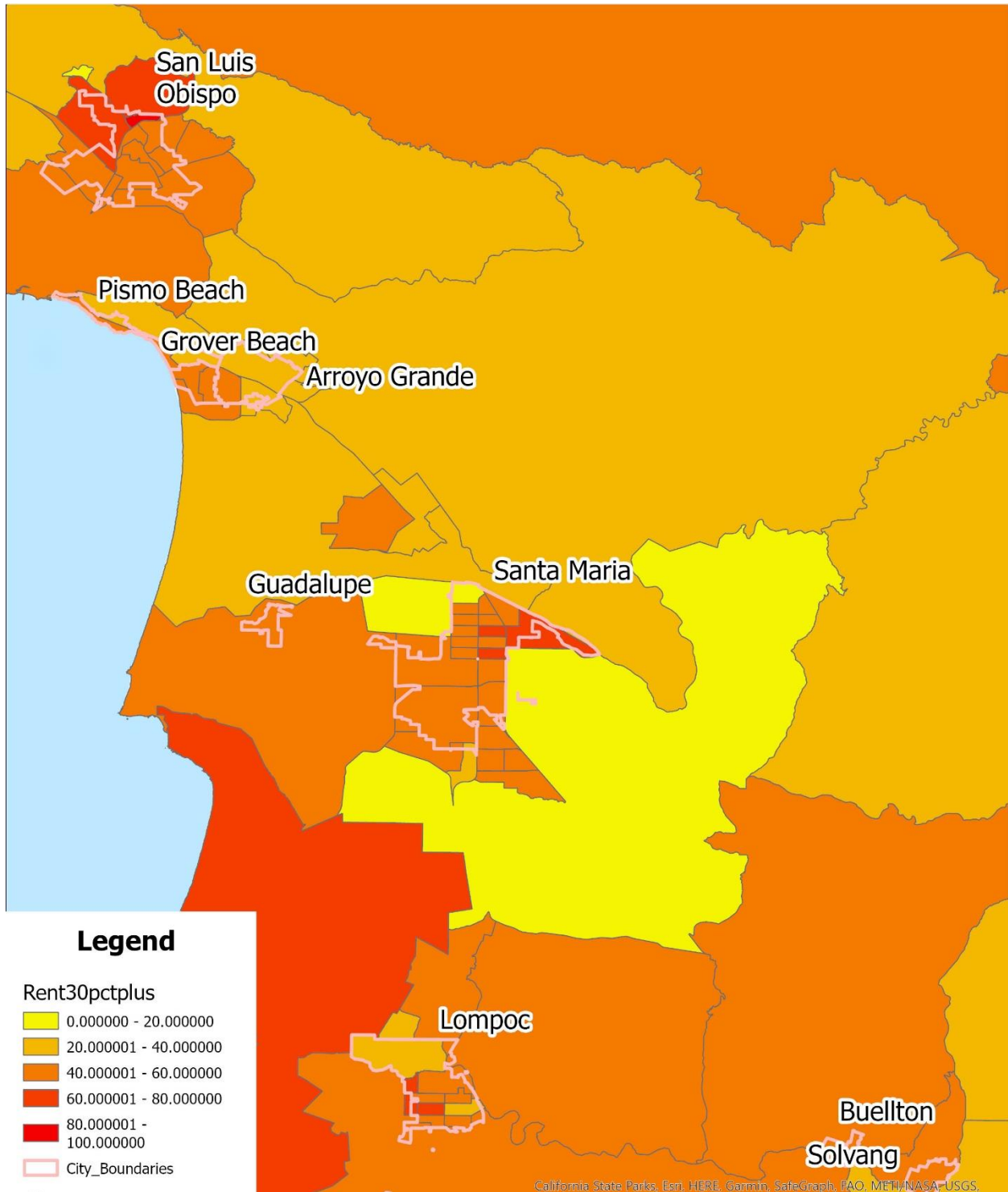
Source: State HCD AFFH Data Viewer, 2022

Figure C-10: Percent of Renters Paying >30% of Incomes on Housing, Guadalupe Region, 2014



Source: State HCD AFFH Data Viewer, 2022

Figure C-11: Percent of Renters Paying >30% of Incomes on Housing, Guadalupe Region, 2019



Source: State HCD AFFH Data Viewer, 2022

7.3.2.1-e Trends in housing choice vouchers

The US Department of Housing and Urban Development (HUD) explains the housing choice voucher (HCV) program as *“the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.”*

(https://www.hud.gov/topics/housing_choice_voucher_program_section_8)

Public housing agencies (PHAs) receive federal funds from HUD to administer the voucher program. Notably, participants are free to choose any housing that meets the requirements of the program and are not limited to units located in subsidized housing projects. The PHA pays a housing subsidy directly to the landlord on behalf of the participant. The family then pays the difference between the actual rent and the amount the program subsidizes. With authorization from the PHA, a participant may use the voucher to purchase a modest home under certain circumstances.

A key objective of the program is to help participants get out of poverty. Therefore, if the use of HCV concentrates participants in areas of high poverty because of low rents in those areas, then segregation into enclaves of poverty can occur and it defeats integration.

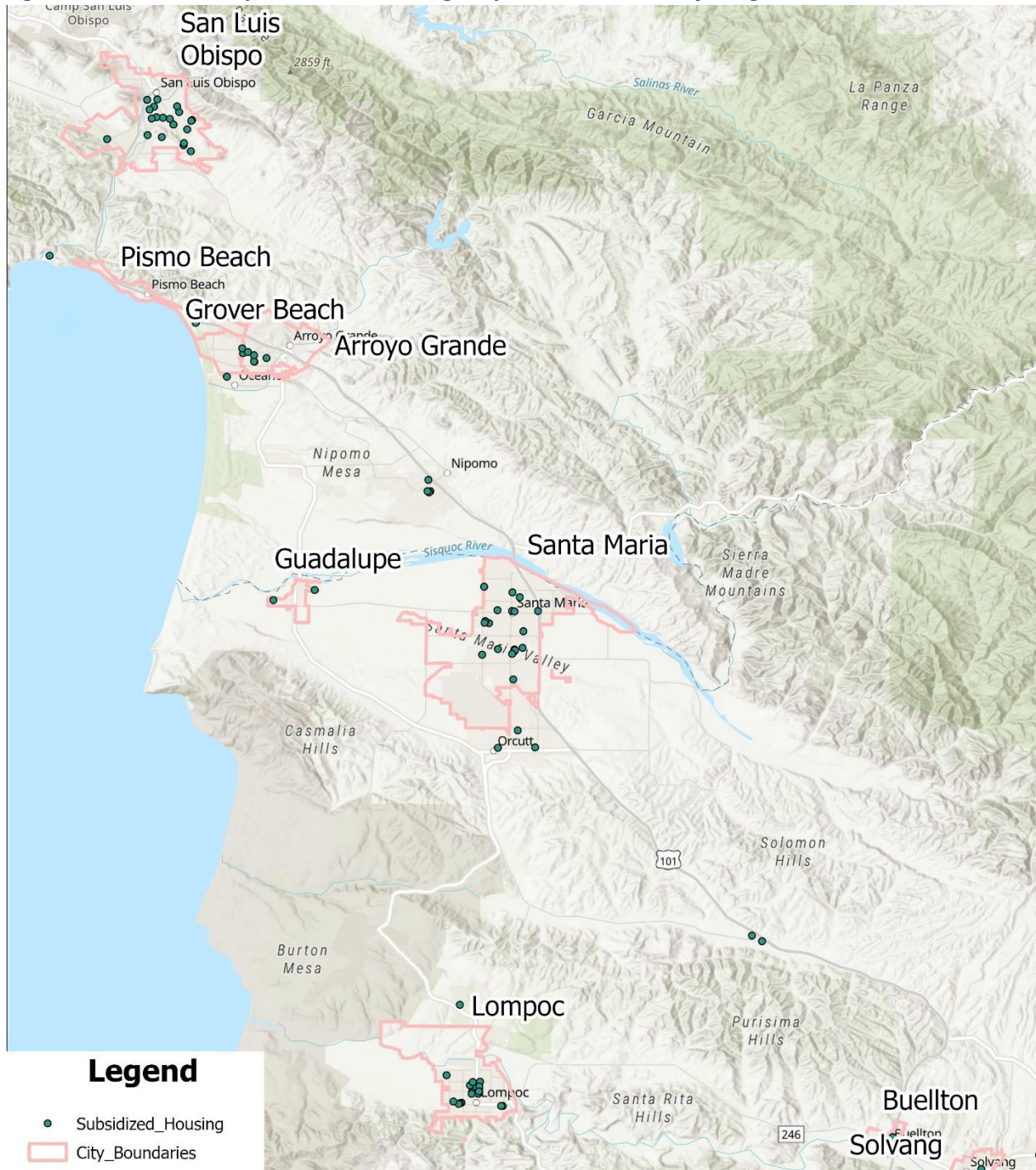
Regional Trends and Comparisons

Figure C-12 shows the locations of subsidized housing projects in the Guadalupe region in 2021. They do appear in all urbanized areas across the region and are more frequent in larger urban areas. The map reveals that subsidized housing units tended to be distributed through the respective cities in the region.

Local Trends and Analysis

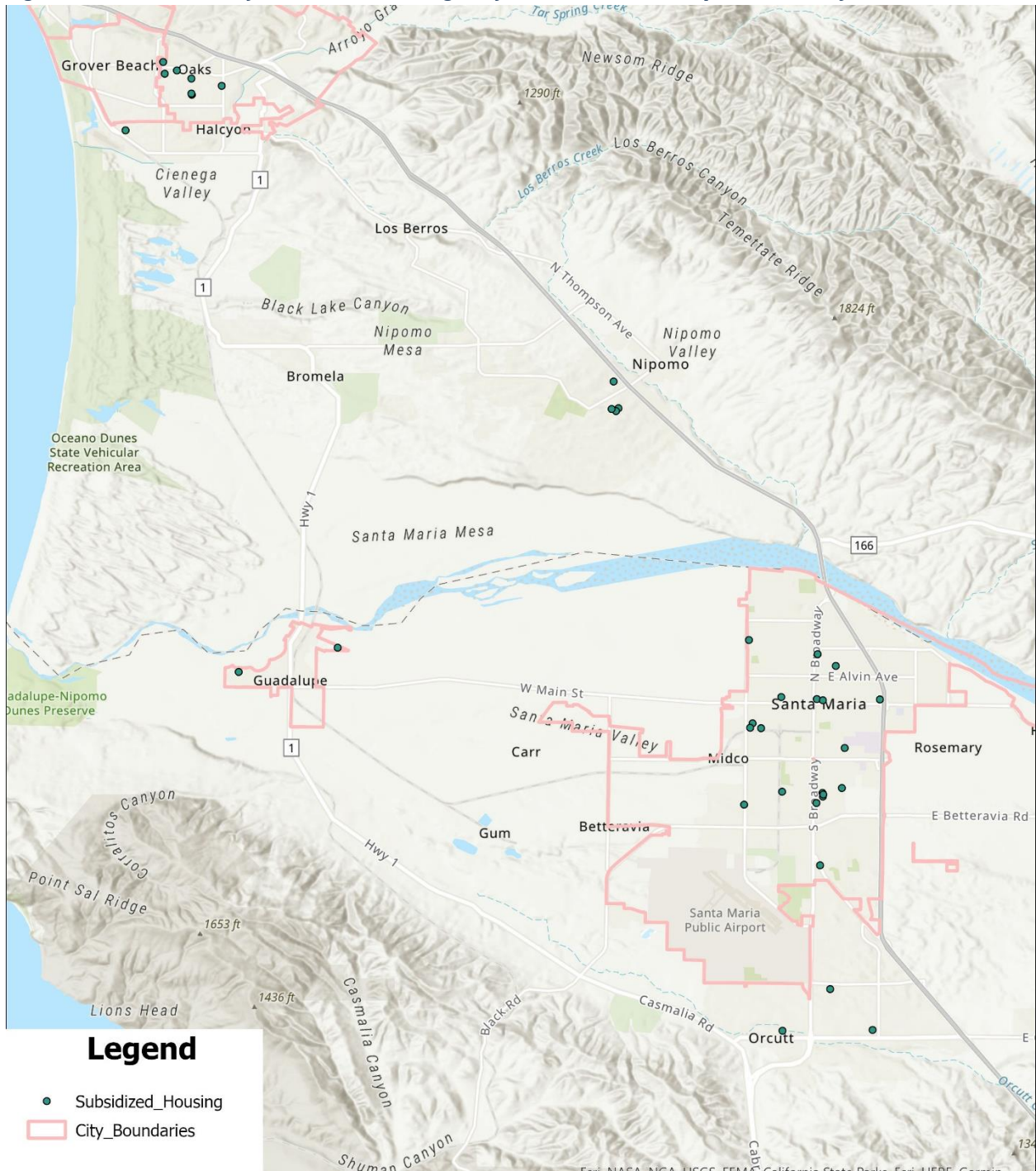
Figure C-13 shows the locations of subsidized housing projects within the City of Guadalupe in 2021. The map reveals that subsidized housing units are distributed across the City instead of clustering into any particular enclave. This is consistent with the integration objective of the housing choice voucher program.

Figure C-12: Locations of Subsidized Housing Projects in the Guadalupe Region, 2021



Source: State HCD AFFH Data Viewer, 2022

Figure C-13: Locations of Subsidized Housing Projects within Guadalupe and Vicinity, 2021



Source: State HCD AFFH Data Viewer, 2022

7.3.2.2 Racially or ethnically concentrated areas of poverty

HUD has developed a definition of racially/ethnically-concentrated areas of poverty (R/ECAPs). The definition combines thresholds for racial/ethnic concentration and poverty. Census tracts with extreme poverty that satisfy the racial/ethnic concentration thresholds are deemed R/ECAPs as follows:

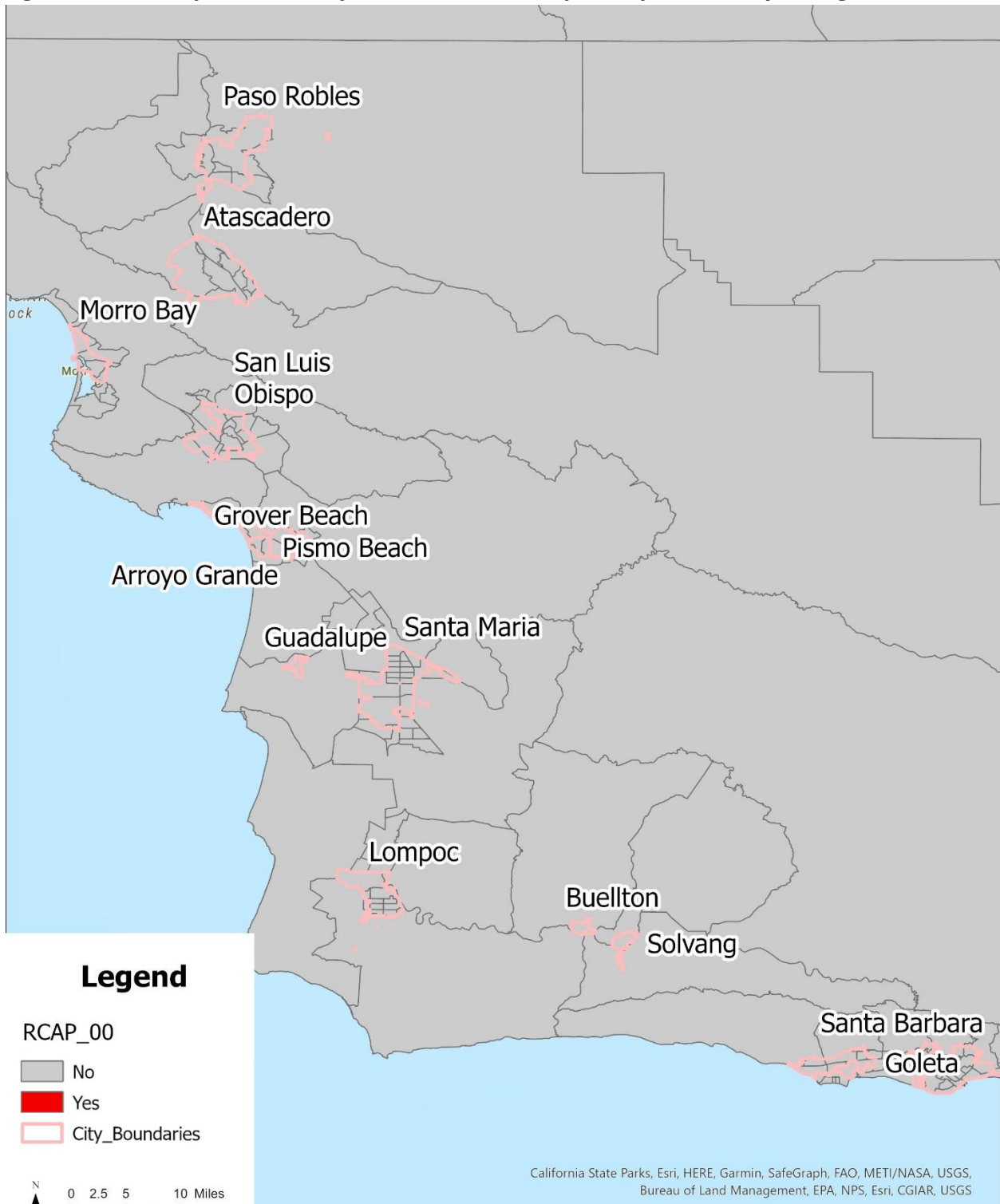
- **The threshold for racial/ethnic concentration** flags R/ECAPs with concentrations of non-white populations:
 - In relatively large, urbanized areas for up to Core Based Statistical Areas (CBSAs), which are urban centers of at least 10,000 people plus adjacent counties that are tied to the urban centers socioeconomically by commuting, census blocks with 50 percent or more of non-white populations qualify as R/ECAPS.
 - In smaller areas outside of CBSAs and larger geographies which are unlikely to have racial or ethnic concentrations as high as 50 percent, the racial/ethnic concentration threshold is set at 20 percent.
- **The threshold for extreme poverty** typically defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements the typical with an alternate criterion. Thus, a neighborhood meets the poverty qualification for R/ECAP based on the lower of two poverty thresholds:
 - If it has a poverty rate that exceeds 40 percent.
 - If it is three or more times the average tract poverty rate for its metropolitan or micropolitan area.

Similarly, the California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened a group of independent organizations and research centers in February 2017 that became the California Fair Housing Task Force. TCAC and HCD charged the Task Force with the creation of an opportunity map to identify areas in every region of the State where research supports the need for positive economic, educational, and health outcomes for low-income families and especially in the long-term outcomes for children.

Regional Trends and Comparisons

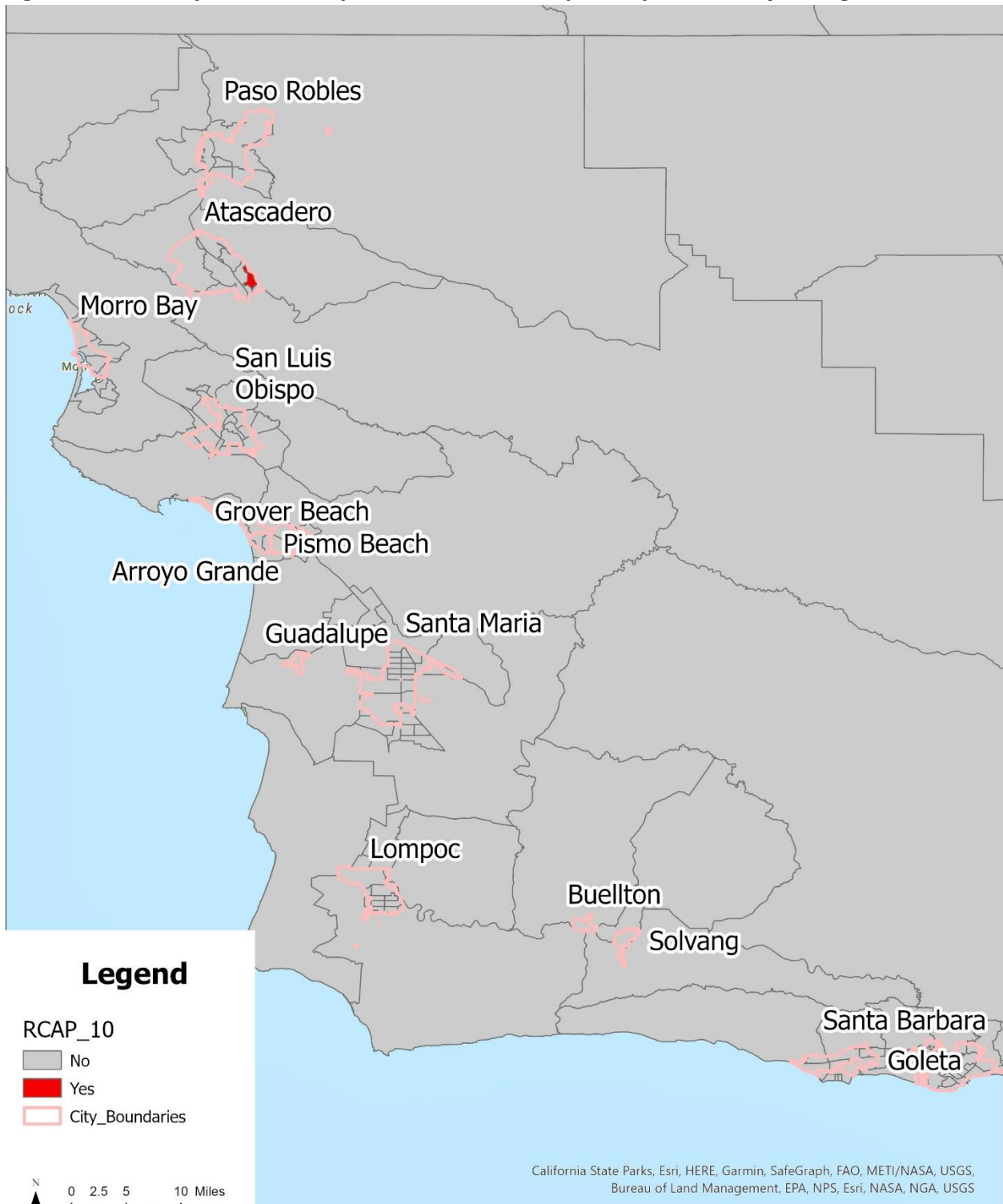
Figure C-14, Figure C-15, Figure C-16, and Figure C-17 depict trends in the incidence of race and ethnic concentrations of poverty within Guadalupe and its region in 2000, 2010, 2013, and 2020, respectively. The maps reveal that such concentrations were rare within the region. Such incidences appeared in Atascadero, (which is a city in San Luis Obispo County to the north of Guadalupe) by 2010 and remained thereafter. As of 2020, such incidences remained extremely low in Guadalupe and most of the region in comparison to the state average.

Figure C-14: Racially and Ethnically Concentrated Areas of Poverty in Guadalupe & Region, 2000



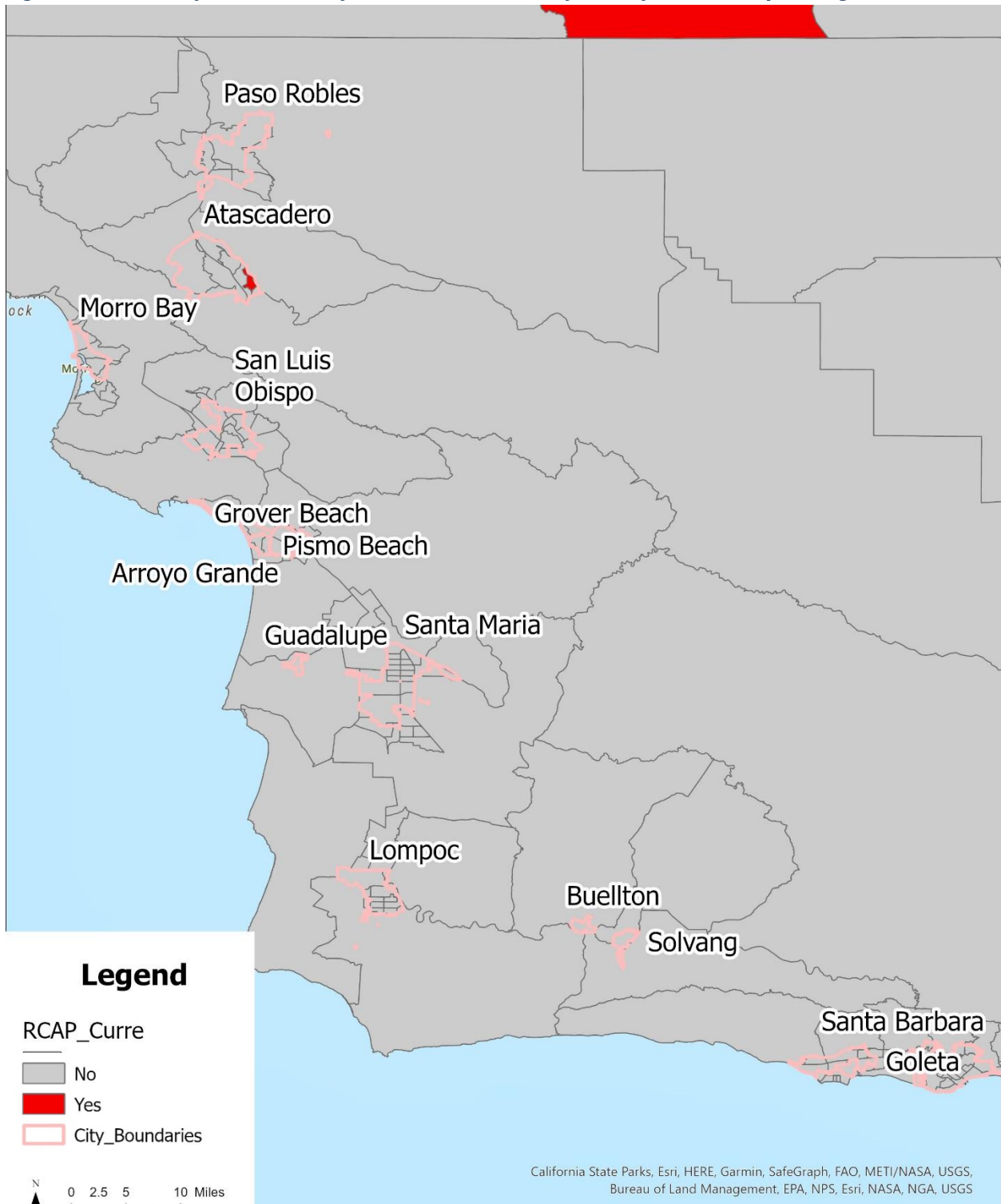
Sources: State HCD AFFH Data Viewer, 2022. Decennial census (2000)

Figure C-15: Racially and Ethnically Concentrated Areas of Poverty in Guadalupe & Region, 2010



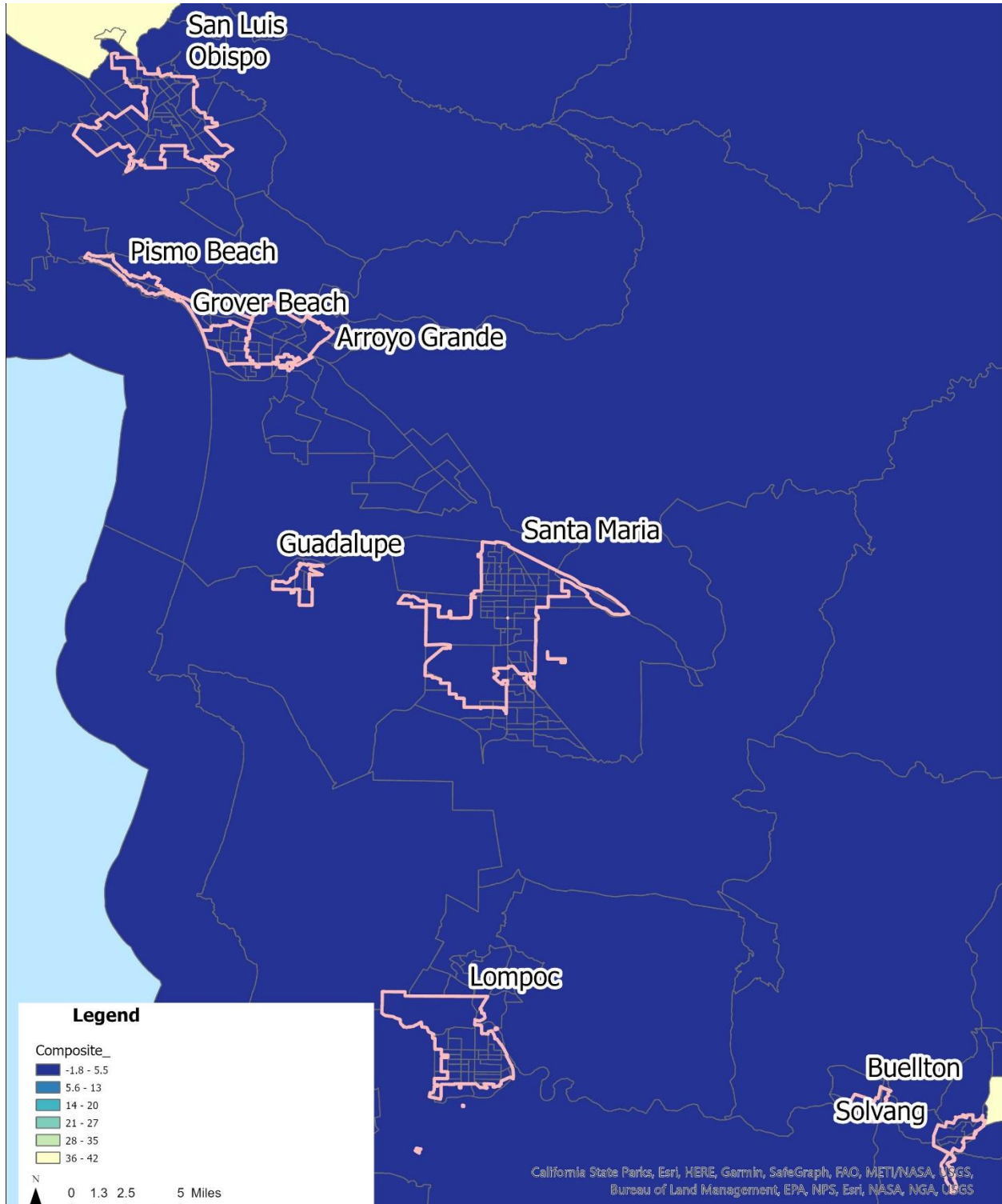
Sources: State HCD AFFH Data Viewer, 2022. Decennial census (2010)

Figure C-16: Racially and Ethnically Concentrated Areas of Poverty in Guadalupe & Region, 2013



Sources: State HCD AFFH Data Viewer, 2022. American Community Survey (ACS), 2009-2013

Figure C-17: Composite Opportunity Areas in Guadalupe & Region, 2020



Sources: State HCD AFFH Data Viewer, 2022. Original data sourced from:
<https://www.treasurer.ca.gov/ctcac/opportunity/2020.asp>

Local Trends and Analysis

Available data did not show that Guadalupe's neighborhoods had such areas of poverty from 2000 through 2020. Given that most of the population in Guadalupe is Hispanic, neighborhoods of noticeably low income could become ethnically concentrated areas of poverty, but available data did not confirm that situation. Figures C-18 and C-19 reveal that concentrations of non-Hispanic whites was low within the census blocks that make up Guadalupe neighborhoods. The most noticeable concentrations were in the downtown neighborhood in 2010. Overall, the percentage decreased by census block from an average of 11 percent in 2010 to 8 percent in 2020.

It is noteworthy that the City as a whole falls predominantly in the lower income categories. Prior to 2020, comparative median income data confirmed the need for more affordable housing in Guadalupe than some other communities in the region. Since Guadalupe depicted approximately 70 percent of the Area Median Income (AMI), it fell under the classification of a "disadvantaged community" according to the criteria of the State of California.

By 2020 after the Pasadera housing development came online with residents largely in the moderate and above moderate income brackets, median income in Guadalupe increased although it remained one of the three lowest in Santa Barbara County. With a median income in 2020 of \$68,000 (81% of AMI) Guadalupe barely exceeded the 80 percent threshold to be classified as disadvantaged. Indeed, many residents remained in the lower income categories. This provides further justification for relatively more affordable housing to adequately accommodate the many lower income residents of the City.

Trends and Patterns

Figures C-14 through C-17 show that trends of minimal incidence in concentrations of poverty persisted across the region from 2000 to 2010 and beyond. It is noteworthy, however, that minority populations were generally low in the region. Guadalupe, which had a relatively higher incidence of minorities in the region, also had a dominant Hispanic population. This could create the potential for large enough concentrations of Hispanic populations who lived in poverty to meet the criteria.

Other Relevant Factors

The interplay of low incomes and higher housing costs in California than other parts of the nation mean high burdens of housing cost among households. Concentrations of poverty or not, the problem with affordability of housing is pervasive across the State.

Conclusion

Relatively low incomes vis-à-vis relatively large families and households with relatively high unemployment can lead to poverty. That is no longer the situation in Guadalupe. Household sizes are large but more families in the City are in higher income groups. The 2020 unemployment rate of 3.9 percent compared favorably to the County rate of 5.7 percent. There remains, however, many family units in the City within those income categories in need of affordable housing. The relatively homogeneous ethnic composition in Guadalupe all but eliminates the issue of poverty concentrations by racial enclaves but the City's Hispanic dominance can create ethnic concentrations of poverty.

Figure C-18: Concentrations of Non-Hispanic Whites in Guadalupe Neighborhoods, 2010

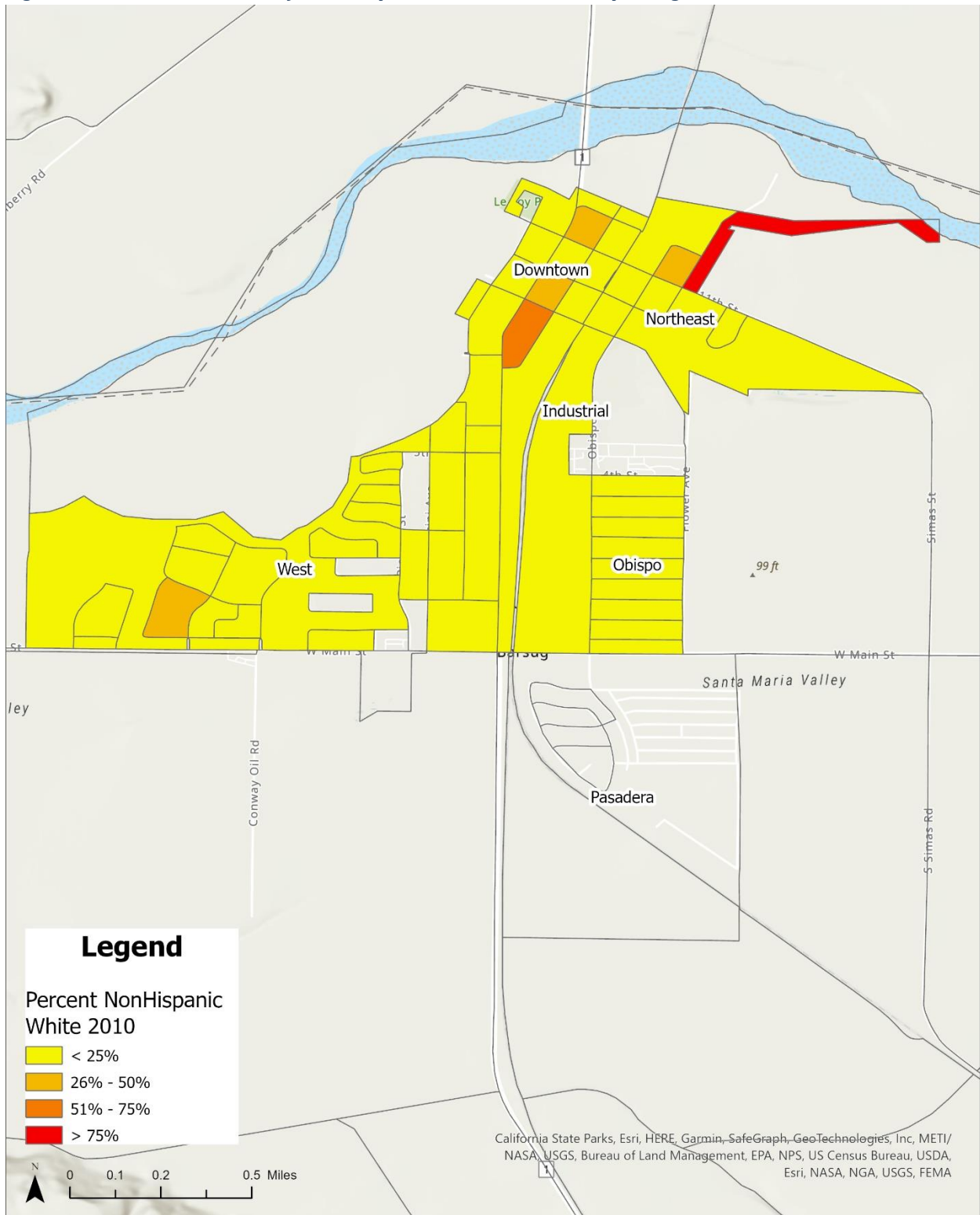
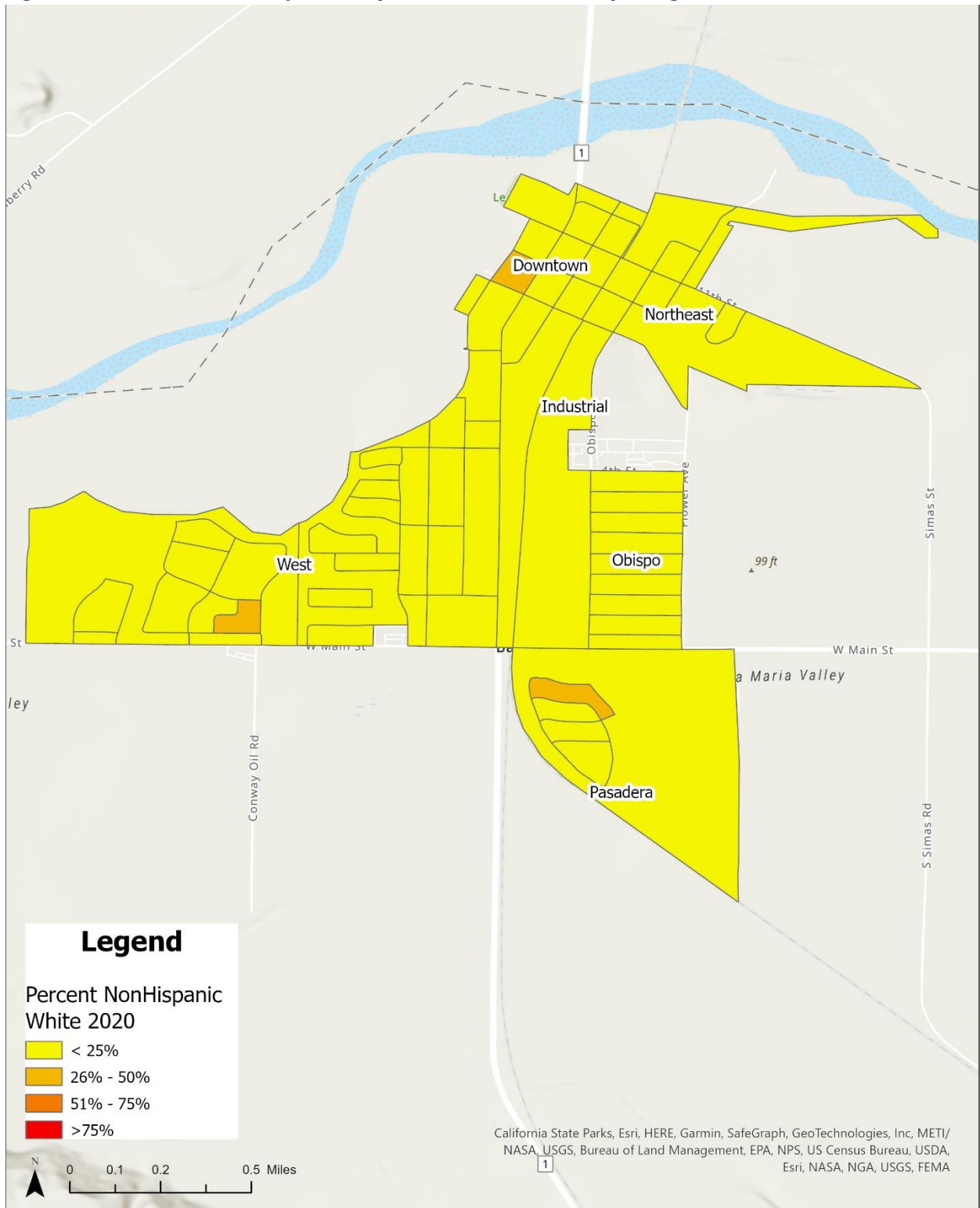


Figure C-19: Concentrations of Non-Hispanic Whites in Guadalupe Neighborhoods, 2020



Source: U.S Census Bureau, 2020 Decennial Census, Table P2

7.3.2.3 Disparities in access to opportunity

Research shows that places have independent and inter-related effects on such critical life outcomes as educational attainment, earnings from employment, and economic mobility. Different places present different levels of opportunity to achieve these critical life outcomes as well as housing choice. Mapping is a way to measure and visualize place-based characteristics linked to opportunity. Results of the analyses can inform how to target investments and policies to achieve beneficial economic, educational, health, and housing outcomes. It is noteworthy, however, that opportunity mapping has limitations since the accuracy of maps depends on the accuracy of the data which may derive from self-reported surveys of subsets of an area's population, and sometimes may not be recorded or be reliable in some areas.

The County of Santa Barbara has determined opportunity indices based on HUD criteria. The County notes that the federal government has repealed the Federal AFFH Rule, but the data and mapping tool to aid preparation of the AFFH remains useful in determining segregation and disparities in access to opportunity. (County of Santa Barbara, 2023 – 2031 Housing Element). The definitions of various opportunity indices are as follows:

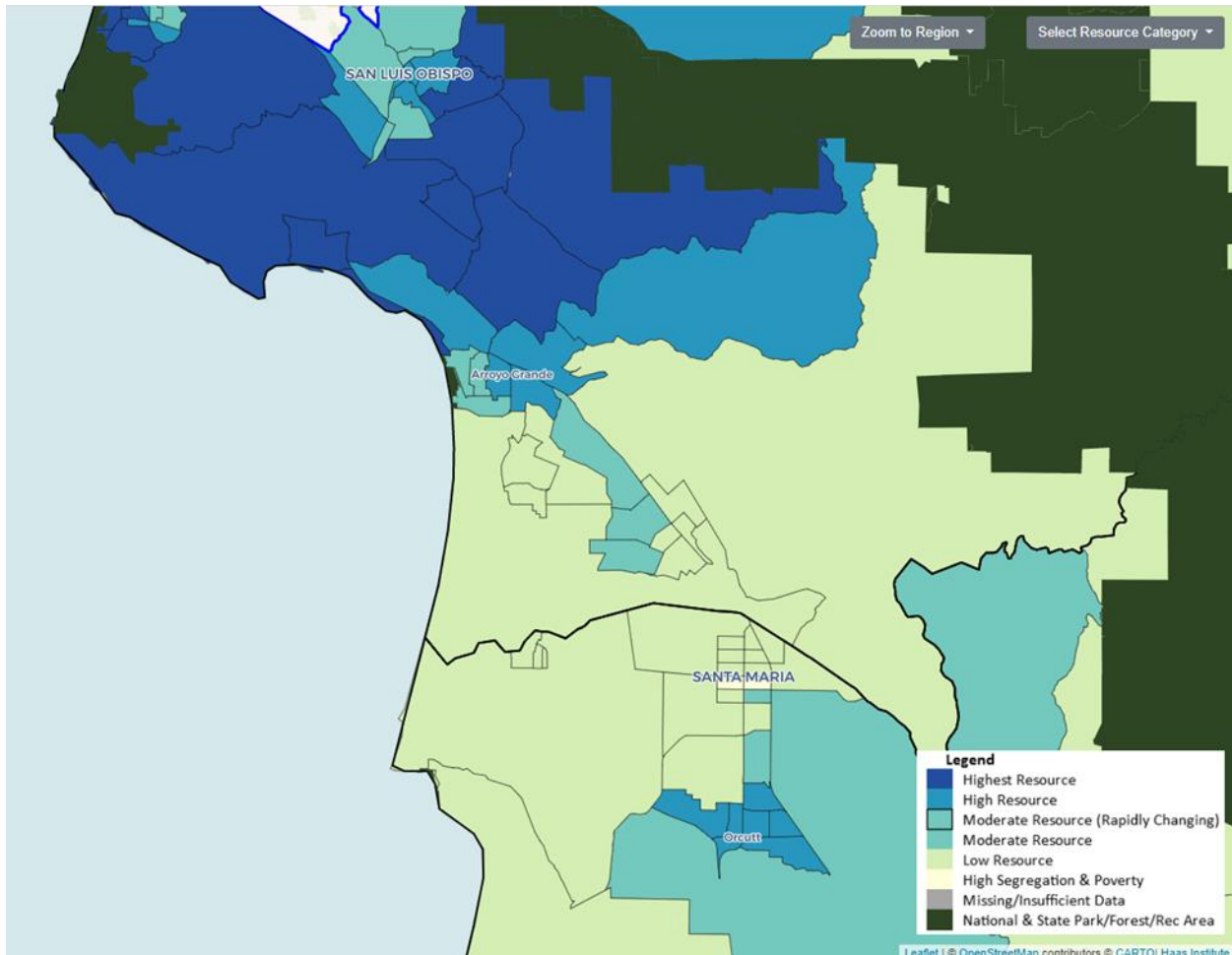
- *School Proficiency*: This index applies school-level data on the performance of 4th grade students on State exams to describe neighborhoods in the proximity of high-performing and low-performing elementary schools. The higher the value of the index, the higher is the quality of the school system serving the neighborhood.
- *Labor Market Engagement*: This index summarizes the relative intensity of labor market engagement and human capital in a neighborhood based on the level of employment, labor force participation, and educational attainment within the applicable census tract. The higher the value of the index, the higher is the labor force participation and human capital in the neighborhood.
- *Transit Access*: This index is based on estimates of transit trips taken by a single-parent family with three persons and income at 50 percent of the median income for renters in the region, which is defined as the Core-Based Statistical Area (CBSA). The higher the value of the index, the more likely it is that residents in that neighborhood would use public transit.
- *Transportation Cost*: This index is based on estimates of transportation costs for a single-parent family with three persons and income at 50 percent of the median income for renters in the region, which is defined as the Core-Based Statistical Area (CBSA). The higher the value of the index, the lower the cost of transportation in that neighborhood.
- *Proximity to Jobs*: This index estimates the accessibility of a residential neighborhood as an inverse function of its distances to all job locations within a region (CBSA) and a direct function of the sizes of the employment centers. The higher the value of the index, the better the access to employment opportunities for residents in the neighborhood.

- **Environmental Health:** This index summarizes potential exposure to harmful toxins at the neighborhood level. The higher the value of the index, the lower the exposure to toxins that are harmful to human health. Therefore, the higher the index value, the better the environmental quality of the neighborhood, which is defined as a census block-group.

Regional Trends and Comparisons

Figure C-20 depicts the levels of resource availability in Guadalupe and its region in 2020. Within the Guadalupe region, population centers in northern San Luis Obispo County to the north and southern Santa Barbara County to the south feature varying levels of opportunity measured in levels of resource availability which range from low to high. Guadalupe together with Santa Maria fall to the lower end of the range with the classification of low-resource.

Figure C-20: Levels of Resource Availability in Guadalupe & Region, 2020



Sources: State HCD AFFH Data Viewer, 2022.

Educational attainment and level of training affect job opportunities a person qualifies to hold. And the number and type of new future jobs affect future housing needs. Table C-8 shows comparative

opportunity Indices in 2020 for School Proficiency in the four counties in the Guadalupe region (County of Santa Barbara, 2023 – 2031 Housing Element, Table D-17). Based on school-level data on the performance of 4th grade students on State exams, the indices reflect proximity of neighborhoods to high-performing and low-performing elementary schools. The higher the index, the higher the quality of the school systems.

With indices ranging from 57 to 78, San Luis Obispo County had the highest indices within the region across all races and ethnicity as well as for residents living below the poverty level with indices ranging from 60 to 80. Black and Asian or Pacific Islander residents had the highest indices while Hispanic residents had the lowest.

Kern County had the lowest indices within the region ranging from 21 to 31. For residents living below the poverty level, the index range of 13 to 29 suggests even more difficult access to education. White residents had the highest indices while Black and Hispanic residents had the lowest.

Indices for Santa Barbara County fell in the middle of the range from approximately 26 to 45 generally. For populations below the poverty level, the range was a tad lower ranging from 20 to 45. White residents had the highest indices while Black and Hispanic residents had the lowest.

Table C-8: Comparative opportunity Indices for School Proficiency in the Guadalupe Region, 2020

Race/Ethnicity	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White	44.75	29.21	67.04	56.08
Black	34.79	21.60	78.12	35.82
Hispanic	25.92	21.24	56.87	31.05
Asian or Pacific Islander	42.89	31.41	71.88	58.11
Native American	38.06	26.00	62.84	40.53
Population Below Federal Poverty Level				
White	44.55	21.99	74.70	46.24
Black	20.49	12.89	74.86	37.34
Hispanic	21.38	18.55	59.63	24.33
Asian or Pacific Islander	53.99	28.79	80.88	46.79
Native American	36.39	22.12	70.77	21.32

Sources: HUD, 2020; County of Santa Barbara, 2023 – 2031 Housing Element, Table D-17.

Local Trends and Analysis

Different types of employment opportunities determine household incomes which in turn determine the types and sizes of housing that households could afford. Table C-9 shows indices on access to opportunity within Santa Barbara County. The indices confirm generally lower levels of opportunities for minority groups. The minority groups most noticeably disadvantaged in terms of access to opportunities are Blacks and Hispanics among the general population and among those below the poverty line. Indices

on transportation cost and environmental health are the two that appear most equitable in the Guadalupe area.

Table C-9: HUD Opportunity Indicators in Santa Barbara County, 2010

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Jobs Proximity Index	Labor Market Index	Transit Trips Index	Low Transportation Cost Index	Environmental Health Index
White	67.71	44.75	51.05	63.35	52.17	65.19	74.85
Black	57.64	34.79	40.87	43.22	42.03	66.92	79.12
Hispanic	44.85	25.92	45.81	46.07	49.03	69.59	74.64
Asian or Pacific Islander	64.49	42.89	51.84	55.29	54.07	68.36	73.05
Native American	57.08	38.06	43.52	51.93	43.28	64.97	77.11
Population Below Federal Poverty Level							
White	63.12	44.55	55.02	50.73	62.49	72.97	72.79
Black	43.97	20.49	48.44	41.04	49.14	74.18	77.24
Hispanic	34.61	21.38	46	38.57	50.73	74.38	74.84
Asian or Pacific Islander	66.51	53.99	59.09	48.89	70.28	77.05	70.4
Native American	56.65	36.39	53.05	53.48	47.48	68.4	78.38

Sources: HUD, 2020; County of Santa Barbara, 2023 – 2031 Housing Element, Table D-16.

Table C-10 is a summary from the American Community Survey. It shows that both Guadalupe and Santa Barbara County as a whole reflected relatively similar levels of employment with approximately 95 percent of those residents in the labor force employed in 2020. Similarly, approximately 5 percent of those in the labor force were unemployed. Guadalupe, however, depicted a slight advantage in the unemployment rate. On the surface, employment status would suggest some modicum of fairness. Nevertheless, the types of jobs and remuneration can make major differences in equality of economic opportunity.

Table C-10: Labor Force and Employment Rates - Guadalupe City vs. Santa Barbara County, 2020

	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
EMPLOYMENT STATUS				
In Labor Force*	3,529	68%	227,159	64%
Employed	3,393	96.1%	212,400	93.5%
Unemployed	136	3.9%	12,848	5.7%
Not in Labor Force	1,669	32%	129,540	36%
All ages 16 and over	5,198		356,699	

	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
EDUCATIONAL ATTAINMENT				
Population 25 to 64 years	3,383		208,085	
Less than high school graduate	1,367	40%	41,349	20%
High school graduate (includes equivalency)	616	18%	35,333	17%
Some college or associate degree	1,056	31%	62,513	30%
Bachelor's degree or higher	344	10%	68,890	33%

*Ages 16 and over in labor force

Source: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S2301

Table C-10 also shows comparative educational attainment between Guadalupe and Santa Barbara County. The differences are extreme at the lowest and highest levels of education. In 2020, a notable 40 percent of Guadalupe’s population did not graduate high school compared to half as much (20 percent) in the County. At the opposite end of the spectrum, Guadalupe had a third as much share of those with a bachelor’s degree or higher compared to Santa Barbara County as a whole. This disparity in level of education has major implications for type of employment and earning potential.

Table C-11 shows the distribution of employment by occupation in 2021 and median earnings in 2020. The largest employment sector for Guadalupe residents was agriculture with approximately two out of every five employed residents; this compares with 6 percent in the County. Agriculture together with the natural resource group of occupations constituted the largest sector at 28 percent (compared to 13 percent in the County) followed by sales occupations at 25 percent in the City and 19 percent in the County. The third and fourth largest occupation groups in Guadalupe were service and production occupations, respectively. The four top occupation groups employed 88 percent of Guadalupe residents. What is most notable is that those occupation groups predominantly offered the lower earning potential except for those in sales. Comparatively in the management occupations where Guadalupe had only 12 percent of its employed, the County had 38 percent of employed residents at salaries that are two times as high as similar fields for Guadalupe residents and three times as much as agriculture. With median earning at \$23,171, agriculture provided nearly \$8,000 more in median annual earning than the service occupation group, but it provided \$42,000 lower median earning than the highest-paying sector (Management). Close examination of the distribution suggests that working residents of Guadalupe fall predominantly into occupations that pay low to mid-level salaries that are below \$45,000 a year. Housing affordability would depend on the number of income earners in households and families.

Education and job training are ways to evolve toward opportunities for higher earning ability. However, populations in Guadalupe, particularly, lagged behind in educational attainment. In 2021, for instance, 36 percent of the population in California attained a bachelor’s degree or higher. Closely mirroring the State, 33 percent of residents in Santa Barbara County attained a bachelor’s degree or higher. Notably in Guadalupe, 10 percent of its population attained that level of education. This realization suggests the need for a push to provide resources and educational classes for low-income families in Guadalupe.

Table C-11: Distribution of Employment by Occupation (2021) and Median Earning (2020)

[Table C-11] Occupation	Guadalupe City			Santa Barbara County		
	Persons	Percent	Median Earning	Persons	Percent	Median Earning
Civilian employed population 16 years and over	3,400		\$26,646	211,109		\$35,775
Management, business, science, and arts occupations:	407	12%	\$32,288	80,757	38%	\$65,131
Management, business, and financial occupations:	229	7%	\$33,750	32,271	15%	\$74,050
Management occupations	177	5%	\$32,014	23,397	11%	\$79,312
Business and financial operations occupations	52	2%	\$45,795	8,874	4%	\$64,244
Computer, engineering, and science occupations:	28	1%	-	14,346	7%	\$77,442
Computer and mathematical occupations	0	0%	-	6,552	3%	\$86,731
Architecture and engineering occupations	17	1%	-	4,954	2%	\$81,447
Life, physical, and social science occupations	11	0%	-	2,840	1%	\$53,261
Education, legal, community service, arts, and media occupations:	96	3%	\$31,389	24,162	11%	\$40,723
Community and social service occupations	12	0%	-	3,532	2%	\$44,326
Legal occupations	0	0%	-	1,945	1%	\$91,988
Educational instruction, and library occupations	56	2%	\$30,278	14,175	7%	\$33,044
Arts, design, entertainment, sports, and media occupations	28	1%	\$67,882	4,510	2%	\$40,709
Healthcare practitioners and technical occupations:	54	2%	\$43,125	9,978	5%	\$74,182
Health diagnosing and treating practitioners and other technical occupations	15	0%	-	6,608	3%	\$87,490
Health technologists and technicians	39	1%	-	3,370	2%	\$41,632
Service occupations:	602	18%	\$15,167	43,154	20%	\$21,769
Healthcare support occupations	194	6%	\$18,450	8,352	4%	\$23,968
Protective service occupations:	78	2%	\$43,333	3,772	2%	\$60,329
Firefighting and prevention, and other protective service workers including supervisors	60	2%	\$29,167	2,261	1%	\$28,196
Law enforcement workers including supervisors	18	1%	-	1,511	1%	\$81,767

[Table C-11] Occupation	Guadalupe City			Santa Barbara County		
	Persons	Percent	Median Earning	Persons	Percent	Median Earning
Food preparation and serving related occupations	55	2%	\$14,777	14,008	7%	\$17,195
Building and grounds cleaning and maintenance occupations	234	7%	\$7,165	11,195	5%	\$24,857
Personal care and service occupations	41	1%	\$15,709	5,827	3%	\$20,536
Sales and office occupations:	859	25%	\$41,622	39,562	19%	\$32,802
Sales and related occupations	387	11%	\$23,750	18,604	9%	\$27,267
Office and administrative support occupations	472	14%	\$52,237	20,958	10%	\$35,508
Natural resources, construction, and maintenance occupations:	938	28%	\$26,037	28,050	13%	\$29,396
Farming, fishing, and forestry occupations	646	19%	\$23,171	13,101	6%	\$23,950
Construction and extraction occupations	163	5%	\$32,027	10,511	5%	\$40,214
Installation, maintenance, and repair occupations	129	4%	\$36,023	4,438	2%	\$41,277
Production, transportation, and material moving occupations:	594	17%	\$26,743	19,586	9%	\$29,563
Production occupations	152	4%	\$26,902	7,365	3%	\$35,135
Transportation occupations	119	4%	\$30,865	5,870	3%	\$31,601
Material moving occupations	323	10%	\$25,898	6,351	3%	\$23,797

Note: empty cells [-] indicate unavailable data

Sources: U.S Census Bureau, 2021 American Community Survey 5-Year Estimates, Table S2401 (Occupations); U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table B24011

Trends and Patterns

Guadalupe's location within reach of labor markets to the north and south in addition to its agriculture and production opportunities have enable it to maintain the trend of relatively low unemployment over time. Lower than typical educational attainment, minimal opportunities to improve skills in the City through education and training, and the necessity to work long hours to make reasonable income spell confinement to lower income jobs for residents of Guadalupe.

Other Relevant Factors

The situation in Guadalupe would more often than not lead to lower ability to earn higher incomes and the perpetuation of the need for affordable housing for the lower-income groups.

Conclusion

Many households in the City within the lower income categories would continue to need affordable housing. The relatively homogeneous ethnic composition in Guadalupe all but eliminates the issue of disparities in opportunities by racial enclaves but can emphasize such a phenomenon in terms of ethnicity.

7.3.2.4 Disproportionate housing needs with displacement risk

Residential displacement may be defined as “the process by which a household is forced to move from its residence or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control” (UC Berkley Urban Displacement Project). Factors that can trigger residential displacement include redevelopment of previously affordable areas to higher cost units and general increase in housing costs.

The Urban Displacement Project’s (UDP) Estimated Displacement Risk (EDR) model for California identifies varying levels of displacement risk for low-income renter households in all census tracts in the state from 2015 to 2019. The EDR uses machine learning and household level data to predict displacement. To create the EDR, UDP joined data from the following multiple sources:

- Household-level data from Data Axle (formerly Infogroup);
- Tract-level data from the 2014 and 2019 5-year American Community Survey;
- Affirmatively Furthering Fair Housing (AFFH) data from various sources compiled by the California Department of Housing and Community Development (HCD);
- Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data; and
- The Environmental Protection Agency’s Smart Location Database.

UDP uses a machine learning model to determine the variables that most strongly relate to displacement at the household level. A machine learning model is a computer algorithm that is trained with a set of data to recognize certain types of patterns. Then the UDP uses model parameters to predict tract-level displacement risk statewide while controlling for the region. UDP models displacement risk as the net migration rate of three separate income categories of renter households:

1. Extremely low-income (ELI), which are households with incomes from 0% to 30% of the Area Median Income (AMI);
2. Very low-income (VLI), which are households with incomes from 30% to 50% of AMI; and
3. Low-income (LI), which are households with incomes from 50% to 80% of AMI.

The model classifies census tracts with predicted net losses within these groups as experiencing any of three levels of displacement labeled as elevated, high, or extreme. The output also includes a category, termed “At Risk of Displacement,” in tracts that might be experiencing displacement.

Regional Trends and Comparisons

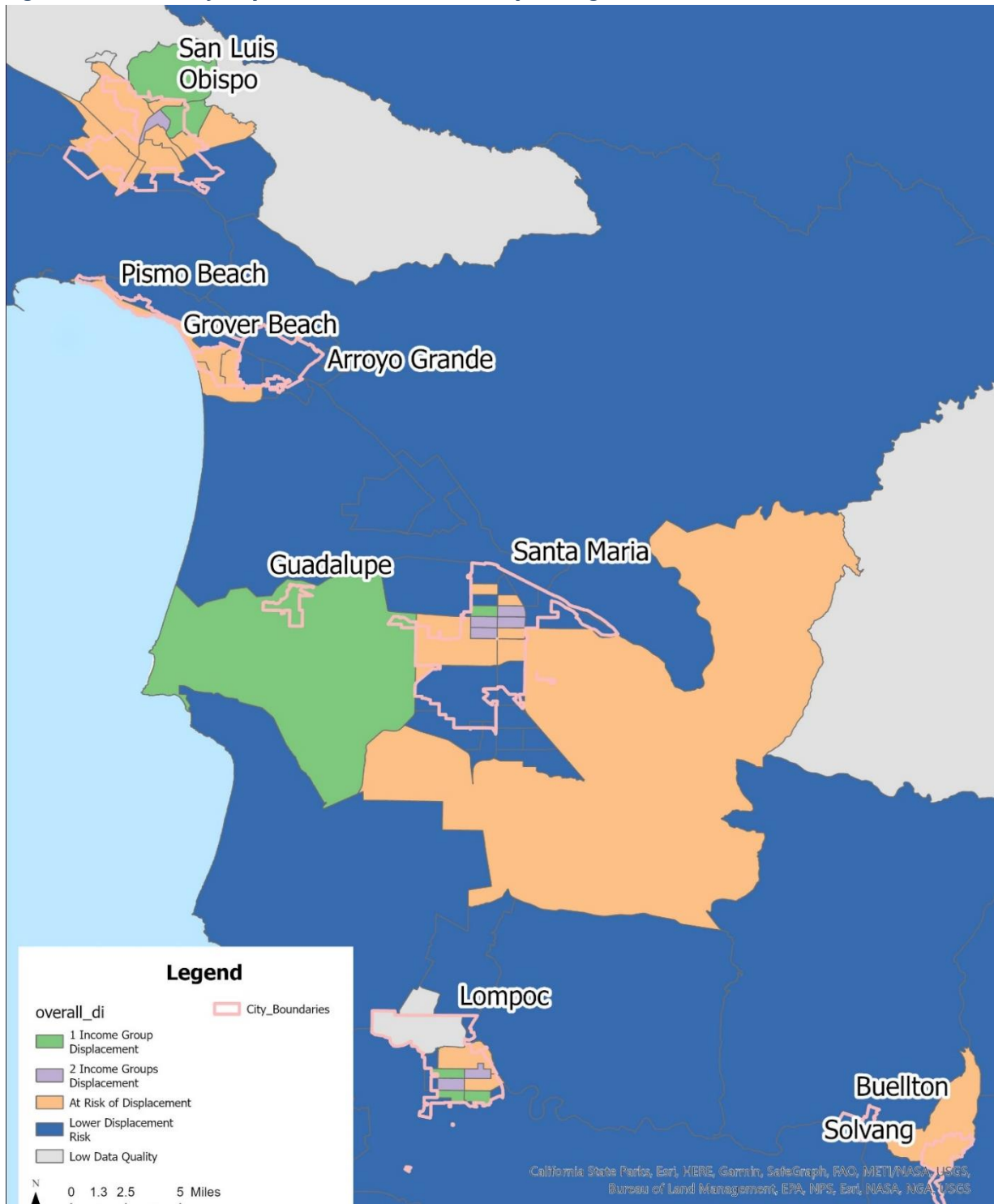
Figure C-21 shows estimated levels of displacement risk in Guadalupe and its region. While the full range of displacement risks exist in the larger cities of San Luis Obispo to the north, Santa Maria to the east, and Lompoc to the south, there are noticeable pockets of areas across the region that have the classification, “at risk of displacement.” This means the model estimates potential displacement or risk of displacement of the given population in the tracts with this classification.

Local Trends and Analysis

According to Figure C-21, the City of Guadalupe notably has the classification of “1 income group displacement”. This means one of the income groups in the census tract is likely to experience

displacement risk. Consequently, some of the neighborhoods could have small pockets of displacement within their boundaries.

Figure C-21: Levels of Displacement Risk in Guadalupe & Region, 2019



Sources: State HCD AFFH Data Viewer, 2022.

There are no development proposals in the Guadalupe General Plan and its housing section that would cause disproportionate housing needs within the jurisdiction or create the risk of displacing segments of the population. On the contrary, development proposals promote a variety of type and cost of housing in the form of mixed-use, ADU, and medium-income housing. The exception to this observation is difficulty in producing sufficient variety of housing to meet the allocation within every affordability group. The RHNA process determines the allocation within affordability groups at the regional level while considering the needs of the City and the larger region within which Guadalupe resides.

Trends and Patterns

Figure C-22 compares trends over the previous decade in vacancy rates within Guadalupe and Santa Barbara County. Guadalupe has hovered close to and sometimes dipped below the 5 percent vacancy rate commonly adjudged healthy for communities. The County has also maintained relatively low vacancy rates consistently at 7 percent of the housing stock. The relatively tight housing market within and outside Guadalupe in terms of available units is a condition that can trigger competitive bidding and ultimately displacement risk especially for those in the lower income brackets.

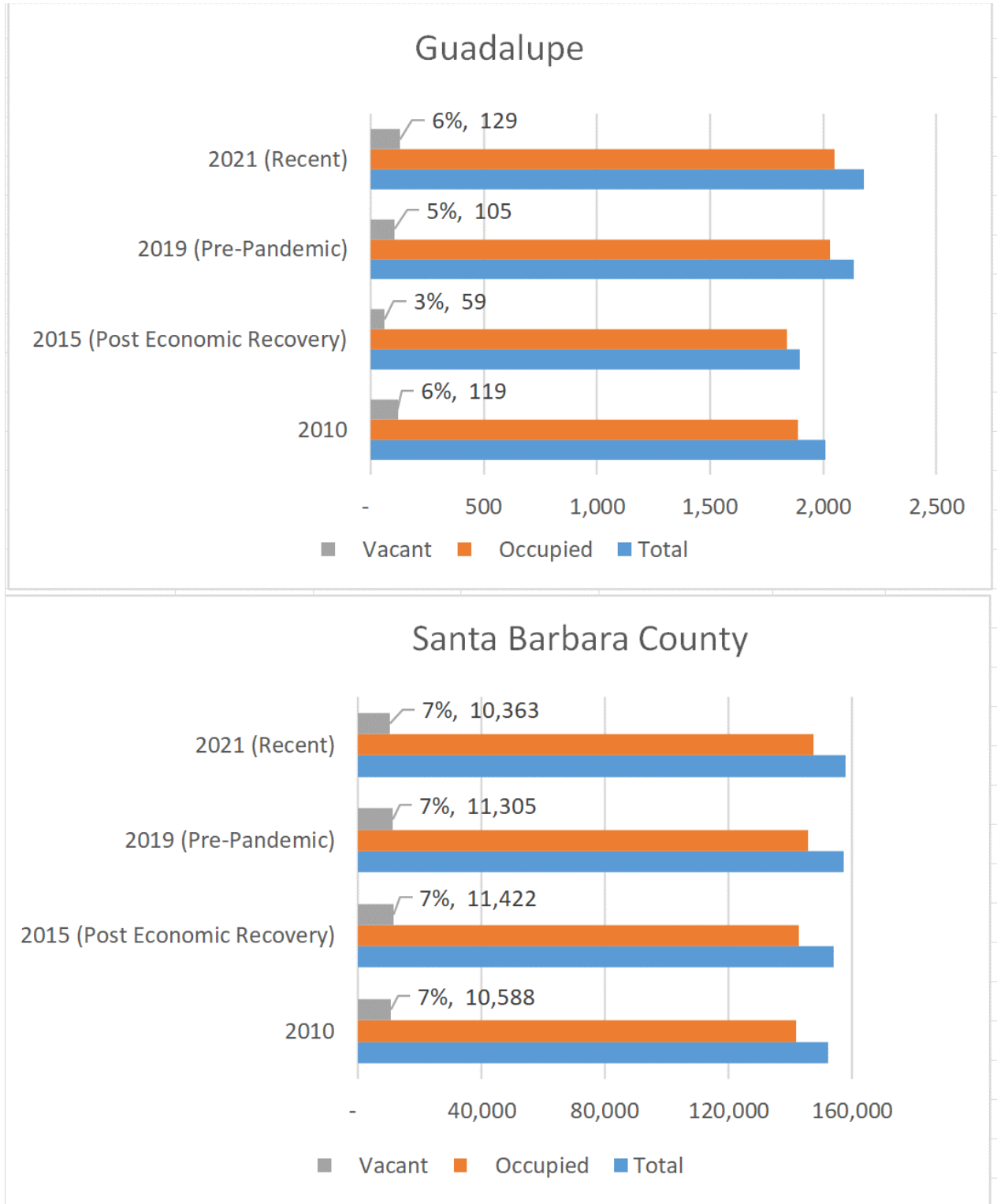
Review of the previous housing elements reveals that Guadalupe has a progressively good record of accomplishment in meeting its allocated housing needs and most consistently in taking care of the need in the lower income groups. The following paragraphs illustrate.

The 2009-to-2014 RHNA cycle straddled a period of weak recovery from the economic recession period, which began in December 2007 as a result of a crisis that subprime mortgages and the resulting housing bubble in previous years induced. The housing market correction that followed busted the housing bubble and the United States entered a severe economic recession. Although a recovery began in 2009, it was weak resulting in an erratic, slow, and uneven growth in jobs and Gross Domestic Product (GDP) through 2015. As a result, construction of new housing units halted in the City of Guadalupe during that housing cycle. The City saw the production of 3 new housing units in the above moderate income category.

During Guadalupe's 5th Cycle (2015 to 2023), the DJ Farms Specific Plan area broke ground in 2015, built and sold 130 new housing units by January 2019 and a total of 363 by the end of 2022. The units fell primarily in the moderate and above moderate-income categories. By the end of the cycle, the City fulfilled more than its share of RHNA allocations of 50 units for the planning period in all the income categories. Appendix A has additional details.

The City of Guadalupe adopted its 5th Cycle Housing Element on May 24, 2016 and submitted it to HCD for review on June 9, 2016. While HCD found the adopted housing element to be in full compliance with State housing element law (GC, Article 10.6), it was nevertheless late and triggered the requirement [Senate Bill 375, (Chapter 728, Statutes of 2008), amended GC Section 65588(e)(4)] to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. Therefore the due date for the City to revise its subsequent housing element was February 15, 2019.

Figure C-22: 2010 to 2021 Trends in Housing Vacancy in Guadalupe and Santa Barbara County



Sources: U.S Census Bureau, 2010, 2015, 2019, 2021 American Community Survey 5-Year Estimates, Table B25002

During the period of the 2019 to 2027 Housing Element, Guadalupe recorded the construction of 270 additional units mainly in the moderate and above moderate income brackets. Table C-12 summarizes progress in achieving quantified objectives under the 5th Cycle. The City exceeded housing production in both the lower income and moderate income categories. It is most notable that the pressure on demand for housing in the region also enabled the production of twelve times as many above moderate units as allocated under the 5th Cycle.

Table C-12. Progress in Achieving Quantified Objectives (All Incomes) in 2015-2023 Housing Element

Income Category	Quantified Objective	Completed Progress				Future
	(Allocated 5th Cycle Dwelling Units)	(Completed 2015 to 2019)	(Completed 2019 to 2022)	Total Completed in 5th Cycle	Percent of 5th Cycle RHNA Completed	(Dwelling Units Pending Construction)
	RHNA Allocation	New Construction				
Extremely low	5	2	4	6	120%	0
Very Low	7	1	26	27	386%	0
Low	8	1	7	8	100%	0
Moderate	13	23	131	154	1185%	40
Above Moderate	17	107	102	209	1229%	284
Total	50	134	270	404	808%	320

<p>00 – Accessory Dwelling Units</p> <p>00 – People’s Self-Help Housing Project</p> <p>00 – Pasadera Housing Development</p>	<p>DJ Farms Specific Plan broke ground in 2015, built and sold 130 new housing units by January 2019.</p> <p>DJ Farms built 363 dwelling units by end of 2022 (Guadalupe Building Department).</p> <p>DJ Farms had authorization to construct a total of 740 dwelling units as of the end of 2022.</p> <p>DJ Farms had a difference of 377 units to construct as of the end of 2022</p>
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Sources: City of Guadalupe Planning Department; SBCAG, 2014-2022 RHNA Allocations.

Other Relevant Factors

Closely related to the risk of displacement are the price and availability of the housing stock. The housing vacancy rate depicts the availability, which reflects the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate would be very low, and the price of housing would most likely increase. A low overall vacancy rate that indicates high demand and short supply of housing may result in overcrowding and ultimately unsafe, unsanitary, or otherwise unsuitable accommodations. When low vacancy results in high prices of homes and rentals, the effect is most severe on lower income households, people on fixed incomes, families with children, and other special-need groups. Housing discrimination could occur when the rental vacancy rate is low. And the risk of displacement could increase most notably to lower income households.

The vacancy rate also indicates whether a community has an adequate housing supply to provide choice and mobility. The US Department of Housing and Urban Development (HUD) indicates that a vacancy rate of 5 percent is enough to provide choice and mobility. The vacancy rate in Guadalupe over the previous decade ranged from 3 percent during an economic boom to 6 percent in 2010 in the aftermath

of the housing market crash of the mid-2000s. The data reveal that the City has been typically near the recommended vacancy rate of 5 percent, which would indicate that Guadalupe residents have somewhat of a limited housing choice and mobility and could be susceptible to displacement risks that low vacancy rates could trigger. Small numbers of homeless populations are known to exist in the City.

Conclusion

While there are no development proposals in the General Plan and its housing section that would cause disproportionate housing needs within the jurisdiction or create the risk of displacing segments of the population, the City has been typically close to the recommended vacancy rate of 5 percent, which would indicate that Guadalupe residents have somewhat of a limited housing choice and mobility and could be susceptible to the displacement risks that low vacancy rates could trigger. While such risks may be greater for households in the lower-income segments from price competition, the City has steadfastly kept the production of lower-income housing at par with its allocations over the previous two cycles. And the incidence of homelessness is rare in the City.

7.3.3 Sites Inventory

Appendix B has details on residential land inventory. Preparation of the Guadalupe General Plan included a complete land use inventory in 2017, which identified specific sites that were suitable for residential development. The site inventory and analysis helped in determining whether program actions are necessary to designate sites with appropriate zoning, development standards, and infrastructure capacity to accommodate the RHNA-allocated units. Using the inventory of available land, the analysis proceeded to determine (a) the suitability of individual parcels and (b) the appropriate development densities. For the 2023 to 2031 planning horizon, the Santa Barbara County Association of Governments approved the Regional Housing Needs Allocations (RHNA) and assigned a total of 431 new housing units to Guadalupe.

7.3.3.1 Location and Affordability of Sites

The 6th-Cycle, 2023 to 2031 Housing Element, narrowed its focus on the location and affordability of new housing development onto the historically compact city limits as the most accessible and most location-efficient area for relatively short-term housing development. Table B-4 in Appendix B is an inventory showing vacant parcels with residential development opportunities in the downtown area. Parcels that are vacant and designated for housing development can accommodate housing units for households with incomes that are below moderate and moderate.

For mixed-use development, the Housing Element designates mixed-use development at such strategic locations as the City's historic downtown. This offers additional housing opportunities for a range of income groups, including those for lower income residents. The General Plan identified 2.7 acres of vacant land downtown to accommodate mixed-use (housing and commercial) development for low, very low, and moderate-income housing. Anticipated to be high density residential units, housing in the mixed use development can accommodate 35 additional housing units. Figure B-2 of Appendix B

identifies parcels designated for mixed-use development in the City's historic downtown, replacing the previous General Commercial zoning designation.

For accessory dwelling units, residential lots with potential to comfortably develop affordable accessory dwelling units (ADU) have the potential to generate 28 such units across 31 acres of single-family homes mostly east of Downtown and in the Gularte Tract. Table B-6 of Appendix B is an inventory of those lots while Figure B-2 of Appendix B identifies parcels with ADU potential.

For moderate and above moderate housing the Pasadera development has the capacity to accommodate those types of units. Additionally, the General Plan has identified capacity across the City to accommodate a total of 639 dwelling units of various densities and price points.

The analysis points to the conclusion that the number of units possible in the downtown area, the location of sites, and the affordability of units to build can accommodate lower, moderate, and above moderate income RHNA allocations and result in a favorable assessment of fair housing in Guadalupe. The sites would not raise issues with integration and segregation within the City nor would they foster racially and ethnically concentrated areas of poverty due to the City's predominant Hispanic ethnicity. Rather than reduce areas of opportunity, the sites hold the promise of expanding convenience of access and filling gaps in any disproportionate housing needs of the past including the risk of displacements for lower income households.

7.3.3.2 Improvement or Exacerbation of Conditions by Sites

The concentration of new housing within the city limits of Guadalupe and the diversity of housing types proposed in the area are to assure location efficiency in terms of development cost since utilities are already present or within short extensions to the units to be developed. The cost of land would be minimal, if any, for mixed-use and ADUs which together with other location advantages can deliver affordable units of different sizes. Public transit already serves the City and is proposed under the Circulation Element of the General Plan to be routed through the City for increased accessibility to this transportation alternative. The increase in intensity of development together with the mixture of residential and commercial uses in the City would facilitate the use of non-motorized modes thereby reducing living costs for residents and indirectly expanding the abilities of those at the margins to afford housing in higher price ranges if they so choose.

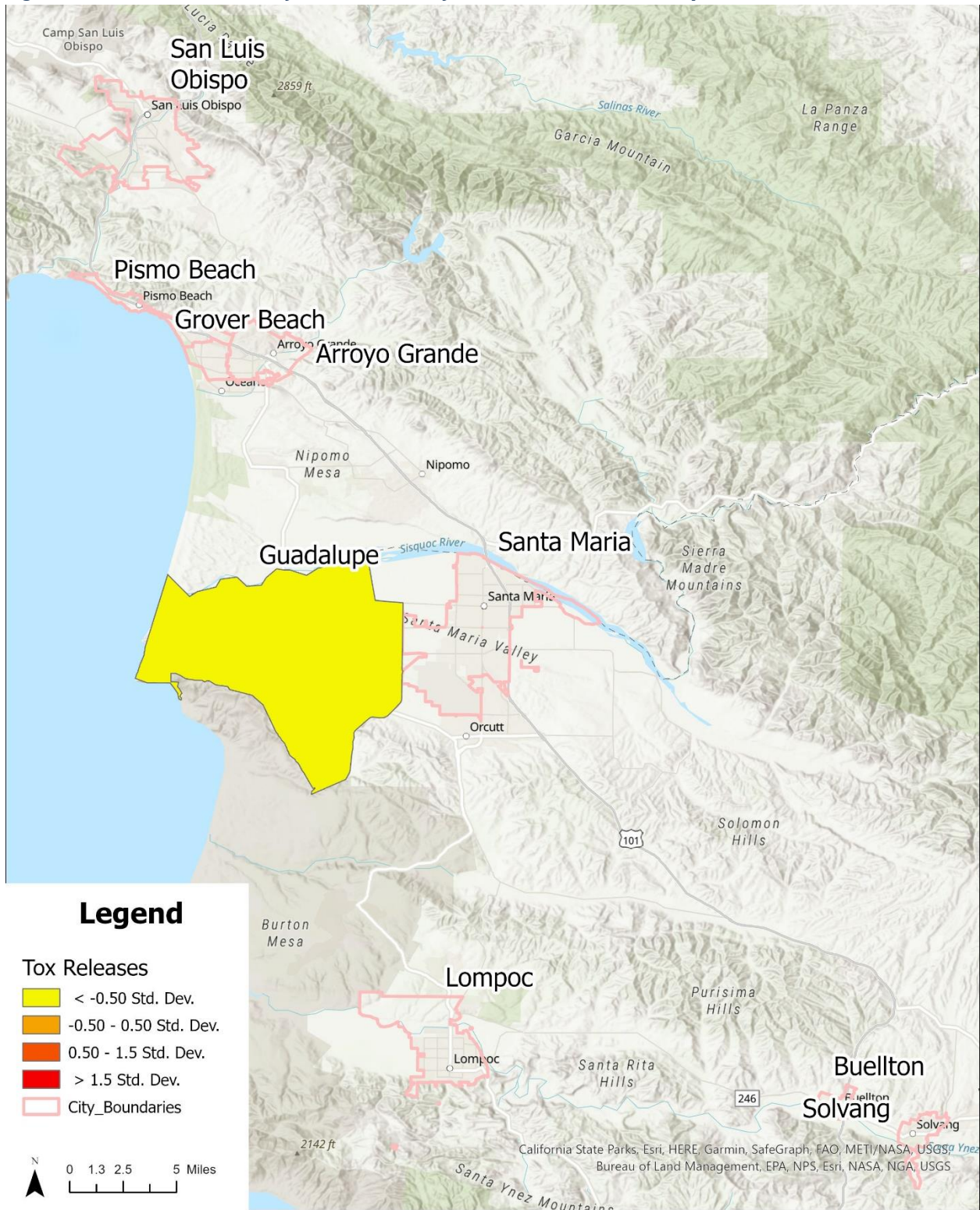
The analysis points to the conclusion that instead of exacerbating conditions for each of the fair housing areas, the concentration of housing under the 6th Cycle within City limits, can enhance the affordability of units to build, accommodate lower, moderate, and above moderate income RHNA allocations, and result in a favorable assessment of fair housing in Guadalupe. The compactness of the City would not raise issues with integration and segregation within the City nor would it foster racially and ethnically concentrated areas of poverty. Rather than reduce areas of opportunity, the compactness holds the promise of expanding convenience of access and filling gaps in any disproportionate housing needs of the past including the risk of displacements for lower income households.

7.3.4 Identification of Contributing Factors

Among the factors that could contribute to high cost, environmental risk, and environmental justice concerns in relation to fair housing issues in a community are: (a) the presence of hazardous waste and (b) toxic release. For the City of Guadalupe, however, all indications are that these two factors are not major issues although much of the new housing is to go into a largely built-up area. There are, therefore, no other known contributing factors to fair housing in Guadalupe.

According to data from the Cal Enviro Screen site, Guadalupe had little *hazardous waste* in its central city area. Similarly, data from the Cal Enviro Screen site via the HCD AFFH Data Viewer indicate that the City had minimal *toxic release* in its City limits. Figure C-23 depicts the incidence of toxic release within Guadalupe. Compared to the State average, Guadalupe fell in the lowest category.

Figure C-23: 2022 Incidence of Toxic Release by Census Tract in Guadalupe



Sources: State HCD AFFH Data Viewer, 2022

7.3.5 Goals and Actions

Goal 6 of the 6th Cycle Housing Element and associated policies and programs consolidate actions toward affirmatively furthering **Fair Housing**. This section repeats the relevant policy statements.

Goal 6: Equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

Pol-6.1. Strive to achieve equal access to sound and affordable housing for all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, family status, source of income, or disability.

Pol-6.2. Enforce the policies of the State Fair Employment and Housing Commission.

Programs:

Prg-6.1. Continue to provide information in English and Spanish from the Housing Authority and Department of Equal Housing and Employment about housing and tenant rights in City Hall.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Readily available information about equal opportunity to housing

Prg-6.2. Cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances including referrals of persons experiencing discrimination in housing for legal assistance.

Responsibility: All City Departments

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Minimization of housing discrimination

Prg-6.3. Notify such stakeholders as Self-Help Enterprises, Housing Authority of the County of Santa Barbara, California Rural legal Assistance, and churches as well as post notices at public venues prior to public meetings for amendments or updates to the housing element.

Responsibility: Planning Department

Timeframe: Prior to public meetings and in conjunction with other planning efforts

Funding: General Fund

Expected Outcome. Awareness of Housing Element updates and increased participation

Prg-6.4. Continue to permit up to 3-story structures in areas designated for multifamily housing. Notify and collaborate with such stakeholders as People's Self-Help Housing Corporation and the Santa Barbara County Housing Authority as well as post notices at public venues prior to public meetings about the amendments and create information material for dissemination to other developers.

Responsibility: Planning Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome. Flexibility and attractiveness of multifamily housing sites for production of affordable units

Prg-6.5. Evaluate the municipal code on the design review permit process and amend to include refinement of design guidelines that establish objective design standards and define required findings on terms like “compatibility” and “harmony” to reduce subjectivity and thereby address potential constraints or impacts on certainty about the City’s expectations on design.

Responsibility: Planning Department

Timeframe: within a year

Funding: General Fund

Expected Outcome. Lower subjectivity of officials and uncertainty to stakeholders about expectations of the City for design review

7.4 Appendix D: Development Fees

This appendix presents a master list of fees, which combines common planning department fees with a master schedule of development fees in Guadalupe. City Council Resolution adopted the 2022-2023 Master Fee Schedule. Requested services not covered by the Master Fee Schedule are to be charged actual costs at full cost recovery and might require a deposit. Where:

Full cost recovery = actual cost + 35% Administrative Overhead

Table D-1: Consolidated List of Fees in Guadalupe

[Table D-1]	Item	Current Fee		Proposed Fee		Increase
	Annexation	Deposit	\$12,500	Deposit	\$12,500	\$0
	Building Permit	<i>Fee required by CBC</i>		<i>Fee required by CBC</i>		
	Certificate of Compliance	Deposit	\$750	Deposit	\$750	\$0
	City Council Conceptual Review	Fee	\$900	Fee	\$968	\$68
	Coastal Development Permit	Deposit	\$1,000	Deposit	\$1,000	\$0
	CUP/DRP - major (<i>by determination of Planner</i>)	Deposit	\$3,500	Deposit	\$3,500	\$0
	CUP/DRP - minor	Deposit	\$1,500	Deposit	\$1,500	\$0
	CUP/DRP- home occupation permit	Fee	\$298	Fee	\$320	\$22
	EIR Addendum	Deposit	\$7,500	Deposit	\$7,500	\$0
	EIR or Supplemental EIR	Deposit	\$25,000	Deposit	\$25,000	\$0
	Environmental Clearance Review - Major (<i>by determination of Planner</i>)	Deposit	\$1,000	Deposit	\$1,000	\$0
	Environmental Clearance Review - Minor	Deposit	\$500	Deposit	\$500	\$0
	Environmental: Negative Declaration - Complex (Mitigated Negative Declaration)	Deposit	\$3,500	Deposit	\$3,500	\$0
	Environmental: Negative Declaration - Simple	Deposit	\$1,500	Deposit	\$1,500	\$0
	General Plan Amendment - major (<i>by determination of Planner</i>)	Deposit	\$8,000	Deposit	\$8,000	\$0
	General Plan Amendment - minor	Deposit	\$4,000	Deposit	\$4,000	\$0
	General Plan Amendment & Zone Change - major (<i>by determination of Planner</i>)	Deposit	\$15,000	Deposit	15,000	\$0
	General Plan Amendment & Zone Change - minor	Deposit	\$10,000	Deposit	10,000	\$0
	Grading Permit	<i>Fee required by CBC</i>		<i>Fee required by CBC</i>		
	Landscape Plan Check - major (<i>by determination of Planner</i>)	Deposit	\$800	Deposit	\$800	\$0
	Landscape Plan Check - minor	Deposit	\$400	Deposit	\$400	\$0
	Lot Line Adjustment	Deposit	\$1,500	Deposit	\$1,500	\$0
	Lot Merger	Deposit	\$750	Deposit	\$750	\$0
	Map: Final Map	Deposit	\$7,500	Deposit	\$7,500	\$0
	Map: Preliminary Parcel Map	Deposit	\$1,000	Deposit	\$1,000	\$0
	Map: Preliminary Track Map	Deposit	\$2,000	Deposit	\$2,000	\$0
	Map: Tentative Parcel Map	Deposit	\$3,000	Deposit	\$3,000	\$0
	Map: Tentative Track Map	Deposit	\$5,000	Deposit	\$5,000	\$0
	Mitigation Monitoring	Deposit	\$1,250	Deposit	\$1,250	\$0
	Planned Development - minor	Deposit	\$3,000	Deposit	\$3,000	\$0
	Planned Development- major (<i>by determination of Planner</i>)	Deposit	\$6,000	Deposit	\$6,000	\$0
	Pre-Application Review - major (<i>by determination of Planner</i>)	Deposit	\$2,500	Deposit	\$2,500	\$0
	Pre-Application Review - minor	Fee	\$394	Fee	\$424	\$30

Public Facility and Traffic Impact Fees (per annexation lot)	Fixed Fee	\$800	Fixed Fee	\$800	\$22
Public Facility and Traffic Impact Fees (per subdivision lot)	Fixed Fee	\$300	Fixed Fee	\$300	\$22
Public Improvement Plan Checking (per single lot)	Fixed Fee	\$290	Fixed Fee	\$290	\$22
Public Improvement Plan Checking (per subdivision)	Fixed Fee	\$1,460	Fixed Fee	\$1,460	\$22
Sewer connection fee (per multi-family unit)	Fixed Fee	\$2,361	Fixed Fee	\$2,361	\$22
Sewer connection fee (per single family unit)	Fixed Fee	\$3,542	Fixed Fee	\$3,542	\$22
Sign Permit - minor	Fee	\$135	Fee	\$145	\$10
Sign Permit-major (requiring Council approval)	Deposit	\$600	Deposit	\$600	\$0
Specific Plan - Development Agreement	Deposit	\$10,000	Deposit	10,000	\$0
Specific Plan - New	Deposit	\$8,000	Deposit	\$8,000	\$0
Specific Plan - Revision or Amendment	Deposit	\$4,000	Deposit	\$4,000	\$0
Sphere of Influence Adjustment	Deposit	\$5,000	Deposit	\$5,000	\$0
Temporary Use Permit	Deposit	\$500	Deposit	\$500	\$0
Time Extension or Appeal	Fee	\$687	Fee	\$739	\$52
Variance	Deposit	\$1,500	Deposit	\$1,500	\$0
Water Connection Fee (<i>based on the diameter of the service line</i>)	Fixed Fee		Fixed Fee		\$22
Zoning Clearance - change in use only	Fee	\$180	Fee	\$194	\$14
Zoning Clearance - home business application	Fee	\$180	Fee	\$194	\$14
Zoning Clearance - new multi-family residential or commercial	Fee	\$478	Fee	\$514	\$36
Zoning Clearance - new single family residential	Fee	\$298	Fee	\$320	\$22
Zoning Code Change - major (<i>by determination of Planner</i>)	Deposit	\$7,500	Deposit	\$7,500	\$0
Zoning Code Change - minor	Deposit	\$5,000	Deposit	\$5,000	\$0
Zoning Code Text Amendment	Deposit	\$2,500	Deposit	\$2,500	\$0
Zoning: Additional Reviews for All Zoning Clearances are billable at full cost recovery	<i>Full Cost Recovery</i>		<i>Full Cost Recovery</i>		

Any requested services not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery= actual cost + 35% Administrative Overhead . A deposit may be required.

Other Building Related Fees

Water & Wastewater Connections*	Current Fee	Proposed Fee	Increase
<u>Water Connections -- Res. & Non-Res.</u>			
0.75" meter	\$2,905	\$3,138	\$233
1.0" meter	\$3,269	\$3,531	\$262
1.5" meter	\$4,359	\$4,709	\$349
2.0" meter	\$8,717	\$9,415	\$699
3.0" meter	\$11,623	\$12,555	\$932
4.0" meter	\$16,226	\$17,527	\$1,301
6.0" meter	\$28,332	\$30,603	\$2,271
8.0" meter	\$39,231	\$42,376	\$3,145
<u>Wastewater Connections -- Residential</u>			
Single Family (per unit)	\$4,359	\$4,709	\$350
Multi-Family (per unit)	\$2,905	\$3,138	\$233
Hotel			
Base plus	\$4,359	\$4,709	\$350
Per Room	\$2,421	\$2,615	\$194
<u>Wastewater Connections -- Non-Residential</u>			
0.75" water meter	\$4,359	\$4,709	\$349
1.0" water meter	\$4,905	\$5,298	\$393
1.5" water meter	\$6,537	\$7,061	\$524
2.0" water meter	\$13,076	\$14,124	\$1,048
3.0" water meter	\$17,273	\$18,658	\$1,385
4.0" water meter	\$25,039	\$27,046	\$2,007
6.0" water meter	\$42,497	\$45,903	\$3,407
8.0" water meter	\$58,841	\$63,558	\$4,717

* Water connection charges are set following the provisions of Municipal Code 13.04.020.C
Wastewater connection charges are set following the provisions of Municipal Code 13.12.250.B

These code sections established charges in January, 1994 and allowed for annual increments based on the Engineering News Construction Cost Index.

The New Fees above use the 2021 October Engineering Construction Cost Index

Amounts shown represent the fee for connecting to City utilities, not the cost of installing the water or wastewater connection.

Special Water Connection Fees*	Current Fee	Proposed Fee	Increase
<u>Water Connections where no meter required -- 13.04.020.C</u>			
Single family residence	\$2,905	\$3,138	\$233
Duplex	\$2,905	\$3,138	\$233
Three family dwelling or apartment	\$3,269	\$3,531	\$262
Each apartment in excess of three, add	\$1,079	\$1,165	\$86
Business establishment (5,000 sq. ft. or less)	\$3,269	\$3,531	\$262
Business establishment (5,001 sq. ft. or more)	<i>Use meter size for comparable business</i>	<i>Use meter size for comparable business</i>	
Note: City's standard practice is to require a meter for all connections.			
<u>Water Connections outside City limits -- 13.04.050</u>			
Per lot	<i>Per Development Agreement or per City's regular Connection Fee table</i>	<i>Per Development Agreement or per City's regular Connection Fee table</i>	Varies
Annexation required	Yes	Yes	NA
Developer pays cost of extension of water main	Yes	Yes	NA

* Replaces by Resolution fees formerly set by Ordinance.

Other Impact Fees	Current Fee	<i>Proposed Fee</i>	Increase
<u>Park Development Fee (3.28.060)</u>			
Each residential dwelling unit (includes homes, apartments, & condos)	\$150	<i>\$150</i>	\$0
Hotels & motels Per unit (including manager's quarters)	\$75	<i>\$75</i>	\$0
Industrial buildings per square foot of floor area	\$0.10	<i>\$0.10</i>	\$0
All other uses (includes retail, commercial, service) per square foot of floor area	\$0.10	<i>\$0.10</i>	\$0
<u>Public Facilities Fee (13.16.040)</u>			
		<i>Per Development</i>	
Annexation fee (per acre or portion thereof)	\$800	\$800	
Subdivision fee (per subdivided lot)			\$0
Building fee (per square foot of floor area)	\$300	<i>\$300</i>	\$0
	\$0.10	<i>\$0.10</i>	\$0

Specific fees in this table were in the Municipal Code.
Same fee is now being established by Resolution.
Further financial analysis must take place before City can increase these fees.

Special Fees Related to Business Taxes, Licenses, and Regulations (Title 5 of Muni. Code)*	Current Fee	<i>Proposed Fee</i>	Increase
See Municipal Code 5.04 for Business License Fees			
Special Fees set elsewhere in the Municipal Code			
Astrology and Fortune Telling Permit -- 5.16.030	\$18	\$19	\$1
Auctioneer's Permit -- 5.16.030	\$120	\$129	\$9
Permit for Jewelry Sales at Public Auction -- 5.20.140 , 5.20.170, & 5.20.200			
Fee (first 30 days)	\$120	\$129	\$9
Each additional 30 days	\$60	\$65	\$5
Investigation of applicant	Full Cost Recovery	Full cost recovery	
Deposit	\$300	\$323	\$23
Bingo Permits (non-profit organizations) -- 5.24.030			
One day	\$30	\$32	\$2
Annual	\$300	\$323	\$23
Annual renewal	\$300	\$323	\$23
Cable Television Application Fee -- 5.28.030.A.6			
To cover cost of City staff review	Full cost recovery (Deposit of \$2,500)	Full cost recovery (Deposit of \$2,500)	
Cardroom Work Permit (each person)-- 5.32.080.E	\$241	\$259	\$18
Business permit = \$500/business + \$200/table (5.32.050)			
Coin-Operated Machine Permits -- 5.36.030			
Mechanical music machine (per quarter)	\$30	\$32	\$2
Game machine (per quarter)	\$60	\$65	\$5
Vending machine (per quarter)	\$12	\$13	\$1
Public Dance Permit -- 5.40.060.A			
Per public dance	\$30	\$32	\$2
Maximum fee per location per year	\$241	\$259	\$18
Farmers Market Permit -- 5.51.090	\$144	\$155	\$11

GMC section 9.22.370	Current Fee	<i>Proposed Fee</i>	Increase
Cannabis Fee Schedule			
Community Benefit Agreement		\$3,013	
Annual Regulatory Fee		\$19,904	
Pre-License Site Inspection		\$1,600	

* **Replaces by Resolution fees formerly set by Ordinance.**

*Any requested service not covered by Master Fee Schedule will be charged actual cost at full cost recovery.
Full cost recovery = direct cost (personnel time & materials) + 35% overhead*

Code Compliance & Collections	Current Fee
Code Compliance Efforts -- Hourly personnel rate Collection Efforts -- Hourly personnel rate Stage 1 - Internal Compliance Proceeding Stage 2 - Hearing /Court Proceeding Late payment fee	<p style="text-align: center;"><i>Full cost recovery*</i></p> <p style="text-align: center;"><i>Full cost recovery*</i></p> <p style="text-align: center;"><i>Full cost recovery*</i></p> <p style="text-align: center;"><i>Full cost recovery*</i></p> <p style="text-align: center;"><i>10% of balance due</i> <i>(\$10 minimum)</i></p>
Citation & Fines may apply: 1st violation: 2nd violation: 3rd violation:	<p style="text-align: center;"><u>Fines per Municipal Code 1.08.020</u></p> Up to \$100 per offense per day Up to \$200 per offense per day Up to \$500 per offense per day

****Full cost recovery = direct cost (personnel time & materials) + 35% overhead***
See Schedule of Hourly Personnel Rates for current personnel time costs
Includes City employees & independent contractors

Short Term Rentals	Current Fee
Initial Registration Fee Annual Renewal Fee Administrative Use Permit Application	\$180 \$180 \$394

see Ordinance No. 2021-497 for Short Term Rentals, approved Aug. 12, 2022.

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**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023**

Tiffany Gonzales

Todd Bodem

Prepared by:
Tiffany Gonzales,
Community Development Director, LADG

Approved by:
Todd Bodem, City Administrator

SUBJECT: Completion and Close-Out of CDBG FY 2017 Grant Project: Le Roy Park and Community Center and City of Guadalupe Community Resilience Plan.

RECOMMENDATION:

It is recommended that the City Council hold a public hearing seeking community input on the completion of the city’s Community Development Block Grant (CDBG) FY 2017 Grant Project: Le Roy Park and Community Center and City of Guadalupe Community Resilience Plan, adopt Resolution No. 2023-62 for the approval and acceptance of the City of Guadalupe Community Resilience Plan, and adopt Resolution No. 2023-63 for the approval and acceptance of the completion and closeout report of the City of Guadalupe’s CDBG FY 2017 project/contract prior to the close-out of the grant as required by the Community Development Block Grant close-out process.

BACKGROUND:

In October 2017, the City of Guadalupe approved the submission of two grant applications to the State of California Department of Housing and Community Department (HCD) for the Community Development Block Grant (CDBG) program, approved a resolution in support of the grant applications, authorized the City Administrator to sign applications and supportive documents on behalf of the city, and hired Los Amigos de Guadalupe (LADG) which at the time was called Rural Community Development Corporation of California (RCDCC) for a fee of \$1,000 to complete the grant applications on behalf the city. In November 2017, the city successfully submitted the two grant applications to the State’s CDBG program. In the original grant application, the city requested \$4.4M for the rehabilitation of Leroy Park and the community center, and planning and technical assistance to develop a community resilience plan. Both projects were expected to benefit approximately 7,080 people.

LADG (RCDCC at the time) , paid the \$5,000 in required matching funds after the City Council approved the submission of the planning grant application with the grant application for the renovation of Le Roy Park. LADG (RCDCC at the time) was awarded a contract with the City on October 9, 2018, to administer this grant which included a requirement for the preparation of the City of Guadalupe Community Resilience Plan.

Leroy Park and Community Center:

The design process started in November 2018 with a community-wide meeting to discuss what the community wanted to see at LeRoy Park and was followed by 13 community stakeholders' meetings (known as Los Amigos del Le Roy Park) where the project design was refined, taking into consideration the suggestions collected throughout the stakeholders' meetings and the budget of the project. In April 2020, the city received an email stating the Le Roy Park and Community Center project would be eligible for a 20% increase in funds, and in May 2020 the City Council approved Resolution No. 2020-32 to submit to the State of California CDBG program one or more application(s) for the purpose of supplementing the project. Due to time delays and increases in costs, project costs had increased from the original cost estimate that was completed in November 2017. In July 2020 the construction contract was awarded to Quincon, Inc. for a total of \$4,095,036 and groundbreaking commenced with a groundbreaking event held on July 24th, 2020. The project was awarded an additional \$900,000 in October 2020 bringing the total amount in awarded funds to \$5.4M.

Twice the city applied for an extension to the State of California CDBG program to complete the projects. In September 2021 the current contract was approved for a new deadline of February 28, 2022, and then again in March 2022, with a final deadline of March 31, 2023. Due to several compelling issues, the project was slow to start, and due to significant cost increases since the application was submitted, the city had to phase in the work. During the design process, it should be noted that the project was determined to be significantly underfunded for all the features the community members had asked for in the initial application process. To move the project forward to the "construction phase," the city and Amigos del Le Roy Park reduced the scope of work, with the understanding that the CDBG program would want at minimum the community center to be completed. Therefore, the city and the Amigos del Le Roy Park moved all park features to the unfunded Phase 2. This allowed the city to keep the project moving forward while adding park features as additional funding became available. The city, with the help of LADG (RCDCC at the time), successfully raised almost 80% of the needed funding to renovate the remaining park features via our Capital Campaign.

City of Guadalupe Community Resilience Plan

The work on Guadalupe's Resiliency Plan began in early 2019, with an introductory presentation to the City Council on February 26th. Initial progress was strong, with leadership meetings in the spring of 2019 and the first stakeholder meetings in September and November of the same year. With the onset of COVID-19 in March 2020, the formal Resilience-Guadalupe effort was put on hold as the community shifted its energy to an immediate response to the pandemic.

The planning effort restarted with remote meetings via Zoom. Several remaining community groups were held along with 7 focus groups, all completed in 2021, which completed what was an extensive community participation. After the outreach effort was completed, the plan was placed on the back burner for quite some time due to Covid 19 and staffing changes/shortages within LADG. The draft was formalized and released for public comment on February 10, 2023. The draft plan was placed on the LADG webpage, an email was sent out to the LADG email list (400 strong), and a physical copy was placed at City Hall in the Administration Department and at the Guadalupe Library. No comments were received at the close of the comment period on March 10, 2023. The Final Copy and all the materials and data for a future initiative to implement the plan will remain available on the LADG website. A Final Copy of the plan will also remain available at City Hall in the Administration Department.

On April 25, 2023, the City Council approved and adopted the City of Guadalupe Community Resilience Plan by resolution, as required by the State CDBG planning grant requirement, however, it is also required by the State CDBG that public notice be given about the recommendation of the City Council for its final approval and adoption of the plan. This was not done.

DISCUSSION:

The pandemic did slow down the Le Roy Park project and the City of Guadalupe Community Resilience Plan was stalled for nearly a year. As noted earlier in the report, the plan was moved to a remote process, but the pivot from in-person to remote was slow. This was partially due to having to develop a remote process and because the next part of the planning effort was to develop a youth stakeholder meeting. The teachers and students were at home, sheltering in place, and many students had poor or little internet access.

The sealed bid process for the Le Roy Park project had to be completed twice because, during the first sealed bid process, all bids came in higher than the cost estimates, and beyond the grant funds. The solution to fully fund the community center was found when CDBG offered supplemental funding, but the City needed to re-bid the project. The City was finally able to execute a construction contract in August of 2020.

Resolution No. 2023-30 was passed, approved, and adopted at a regular meeting on April 25th, 2023, unanimously, but because there was not a formal public notice provided to the residents about the recommendation to the City Council to approve and adopt the City of Guadalupe Community Resilience Plan as written, this action did not meet State CDBG process requirements. It is recommended by the city's State HCD Representative to present before the City Council once more for the approval and adoption of the City of Guadalupe Community Resilience Plan following that the residents were provided with a formal public notice.

ACCOMPLISHMENTS:

Phase 1 of the Leroy Park and Community Center construction project was completed in May 2022 with a ribbon-cutting ceremony held in June 2022. This was a community event, sponsored in part by Central Coast Community Energy (3CE) and the Knights of Columbus. Live music and a free community BBQ helped residents celebrate the long-awaited milestone of the renovation of the city's beloved Le Roy Park and Community Center.

In May 2022, the City of Guadalupe was awarded an additional \$1.7M from the United States Department of Agriculture Rural Development (USDA RD) under the Community Facilities program to complete Phase 2 of Le Roy Park and Community Center.

Along with a list of Assets and Impediments and a comprehensive list of community data, the City of Guadalupe Community Resilience Plan has some recommendations directed at the community, not just City staff or the City Council. While some recommendations would require the city to implement, community-based organizations could pick up others.

A total of 7,080 residents are benefiting from the completion of Phase 1 of the Le Roy Park and Community Center and the City of Guadalupe Community Resilience Plan. The Boys & Girls Club: Ron Estabillo Club House and Park are both back, up, and running, and serving the youth of Guadalupe.

The project was funded for a total of \$5.4M; \$5,037,027 for the renovation of Le Roy Park and Community Center; \$87,345 for the City of Guadalupe Community Resilience Plan, and \$275,628 for the administration of the grant. 99.7% or \$5,386,490 of the grant was expended, with \$13,510 (.3%) to be disencumbered.

FISCAL IMPACT:

Usage fees of the Le Roy Park and Community Center are expected to help generate some revenue for the City of Guadalupe.

While this plan has no direct fiscal impact, the plan has the potential to generate funds with the data and findings being a valuable reference document for grant writing for both the City and community-based organizations.

ATTACHMENTS:

1. Resolution No. 2023-62
2. Resolution No. 2023-63

RESOLUTION NO. 2023-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE APPROVING AND ADOPTING THE CITY OF GUADALUPE COMMUNITY RESILIENCE PLAN

WHEREAS, the City Council approved the submission of a State Community Development Block Grant (CDBG) program application for, among other activities, a Planning Grant on November 14, 2017; and

WHEREAS, the City contracted with Los Amigos de Guadalupe (at the time was called Rural Community Development Corporation of California) to complete the Resilience-Guadalupe Plan on October 23, 2018; and

WHEREAS, LADG completed extensive community outreach to ensure that all segments of the community were given the opportunity to participate in this planning effort; and

WHEREAS, LADG used multiple methods to glean data/input from creating a Leadership Team, to developing a survey, to creating a Facebook page, to creating Zoom meetings during the Covid epidemic, to going into the Guadalupe Union School District schools to ensure youth involvement, to organizing Spanish only community meetings, to researching all public data showing important demographic data; and

WHEREAS, LADG organized a final Leadership Team meeting, opened a public comment period for the final draft version of the Resilience-Guadalupe Plan, which closed on March 10, 2023, with no comment; and

WHEREAS, as part of the State CDBG planning grant requirement, the program requires that the Resilience-Guadalupe Plan be approved by the City Council via a resolution; and

WHEREAS, the City Council members received a hard copy of the “Final” Resilience-Guadalupe Plan; and

WHEREAS, the City Council members passed, approved, and adopted Resolution No. 2023-30 approving the City of Guadalupe Community Resilience Plan as written, and

WHEREAS, because the City did not provide a formal public notice to the residents about the recommendation to the City Council to approve and adopt the City of Guadalupe Community Resilience Plan as written, this action did not meet State CDBG process requirements; and

WHEREAS, it is recommended by the city’s State HCD Representative to present before the City Council once more for the approval and adoption of the City of Guadalupe Community Resilience Plan following that the residents were provided with a formal public notice; and

WHEREAS, notice of the recommendation to the City Council to approve and adopt the City of Guadalupe Community Resilience Plan was given on June 30, 2023, by posting copies of the notice in three public places in the City and on the City’s website.

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

SECTION 1. The City of Guadalupe Resilience Plan as given to as “Final” for the purpose of “closing” the awarded activity from the State CDBG program after public notice has been given is hereby approved and adopted.

SECTION 2. 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 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2023-62**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

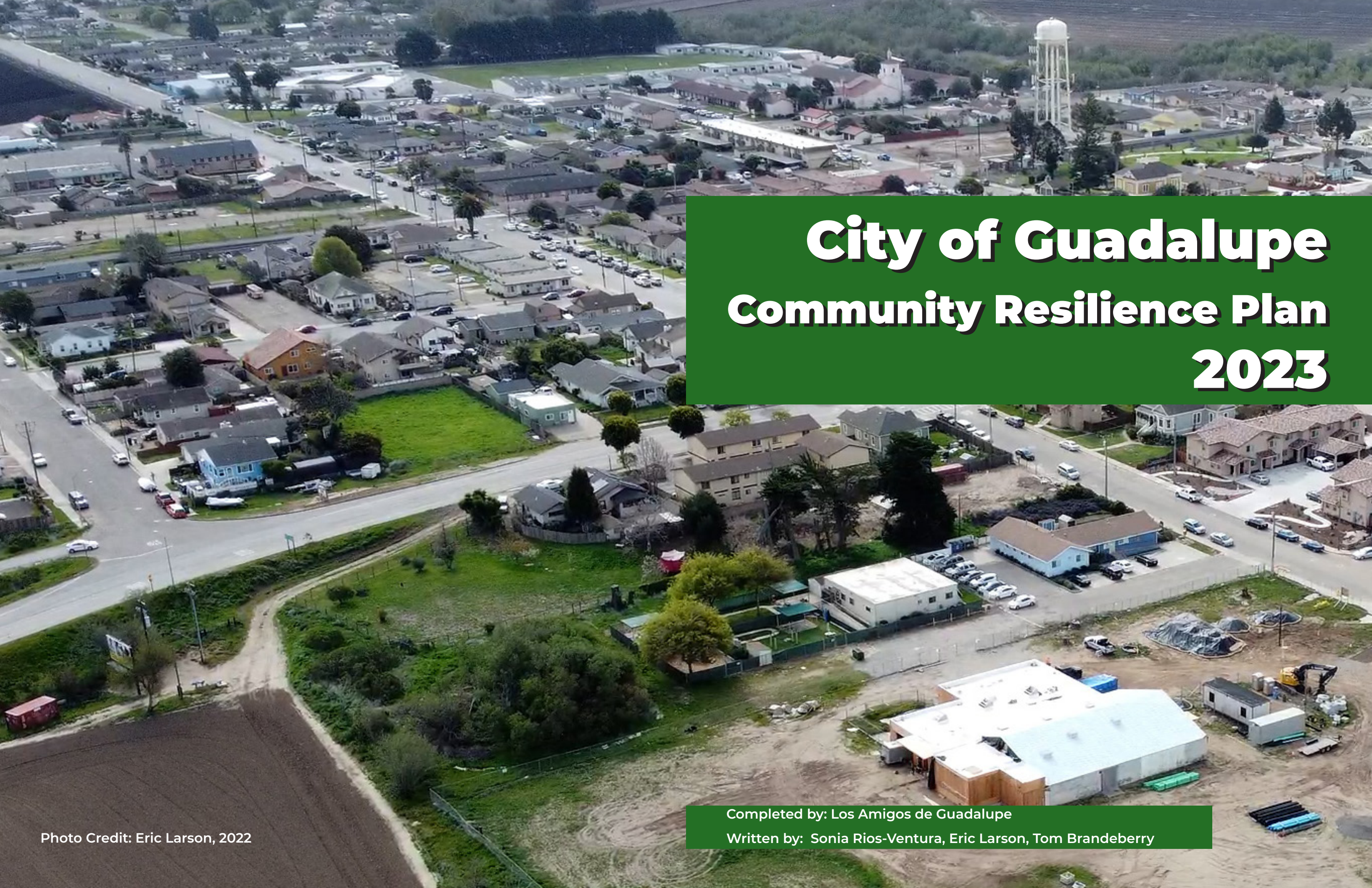
ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



City of Guadalupe Community Resilience Plan 2023

Photo Credit: Eric Larson, 2022

Completed by: Los Amigos de Guadalupe

Written by: Sonia Rios-Ventura, Eric Larson, Tom Brandeberry

Contents

- Foreword 5
- Acknowledgements & Thanks 9
- About the City of Guadalupe 15
 - Introduction 15
 - Geography and Climate 16
 - History 21
- Resiliency As Development..... 25
 - Resilience Defined..... 25
 - Resiliency is Not Just Disaster Preparedness, nor A Specific Response to
Climate Change 28
 - Planning for Community Resilience..... 29
- A Portrait of Guadalupe – by the Numbers 33
 - Holistic Approaches to Vulnerability: Using Indices to Evaluate the Community 34
 - Vulnerability as Impediment..... 45
- The Core of Resiliency: Identifying Assets, Addressing Impediments..... 49
 - Community Assets – A Community is More than Money 49
 - LeRoy Park and Community Center: A Case in Point..... 51
 - Connecting Assets and Impediments to Resiliency Strategies and Planning..... 54
 - Identifying Impediments..... 55
- Charting the Course Forward 65
 - Guadalupe’s Dilemma: Developing Internal Resources to Increase Resilience
Requires External Investment..... 65
 - One Possible Path Forward: Guadalupe as a Destination 66
 - Moving from Plan to Strategy: A Community-Owned Process 69
- Final Thoughts 79
- End Notes 82
- Appendix A – City of Guadalupe Resilience Plan Economic Development Opportunities/Constraints and
Recommendations by Lisa Wise Consulting, Inc..... 83
- Appendix B – US Census Data Summary..... 103



Progress to Date _____

Since this report is over 4 years in the making, it is important to acknowledge that some of the identified impediments from the early data collecting have begun to be addressed by the City, the School District and community nonprofits, like Los Amigos de Guadalupe. This is not a meant to be exhausted list and it doesn't mean the work is done, but it's important to acknowledge progress and the hard work done to date to support a more resilient Guadalupe. This is not a complete list but it is meant to be here to update the community on progress in resilience.

City of Guadalupe

City staff work with developers and property owners to facilitate new business. Often, there's more than one way to address an issue. Staff will evaluate multiple options, then provide the developer or property owner with acceptable options so that meeting standards can be met in the most cost-efficient manner.

- **Guadalupe Business Association.** The City, in partnership with Los Amigos de Guadalupe, worked with City staff and the Mayor, and local business leaders had a series of meeting with the goal of creating some sort of business group. These meetings directly resulting in the incorporation of the Guadalupe Business Association (GBA) as a 501 (C)(6) nonprofit. Additionally, the GBA and the City have worked closely on a number of subjects with the City for example, inviting the GBA to participate in review of proposed new ordinances.
- **Food Bank.** With the Covid 19 pandemic, community members, led by the mayor and his wife, came together to address the urgent need for food security. This food bank service continues today and shows the degree of resilience the community already has. Additionally, the City used state funding to ensure those at high risk did not stand in line for food bank supplies but were delivered by Los Amigos de Guadalupe staff.

- With support from Los Amigos de Guadalupe, the City determine that some of the City's social infrastructure (City Facilities) needed to be improved based on early data from this plan. The City approved finding funding for the LeRoy Park (considered the community's unofficial town square), Central Park (funds in place, plans being developed) and Royal Theatre (funds in place, plans completed, clearing conditions, and developing bid documents).
- City staff have work with developers and property owners to facilitate new business. Often, there's more than one way to address an issue. Staff have, for example, evaluated multiple options, then provide the developer or property owner with acceptable options so that meeting standards can be met in the most cost-efficient manner.

Guadalupe Unified School District (GUSD)

At the time this planning effort began, the GUSD had a new Superintendent (Dr. Emilio Handall). While, like the City, work is not finished, but a number of improvements/efforts should be acknowledged.

- The GUSD has expanded its Transitional Kindergarten Program to so that all four-year-old's can now attend school full-day/expanded day prior to kindergarten at no cost.
- Building of a new Kindergarten wing at Buren Elementary School. Eight brand new classrooms built specifically for our kindergarten students and staff.
- Installation of broadband internet to the entire district. Enhancing internet access for all staff and students
- Awarded funding to serve up to 100 three-year-old's for a full-day throughout the year.
- Funding for a new junior high school (targeted to open in Fall of 2025), which will include a new gymnasium. The project will also include an adjacent new Early Learning Center with eight new classrooms to serve all four-year-old's and State Preschool students, three-year-olds.

Los Amigos de Guadalupe

When this planning first started, a new statewide nonprofit called Rural Community Development Corporation of California (RCDCC) was hired by the City to support the renovation of LeRoy Park and complete this Resilience-Guadalupe plan. The Board, once the worked started determined that RCDCC would have greatly impact as a local, Guadalupe nonprofit by supporting the City and the Community build resilience and fill the gap in capacity. The statewide RCDCC Board became aa local

LADG Board of Directors, and that Board voted on a new name: Los Amigos de Guadalupe. With LADG gathering data for the Plan and working closely with the City, LADG staff began addressing community impediments. The following is a list of actions, started during this planning effort. Much of the above, as it relates to the City was supported, and in some cases, implemented by LADG. The core of this new to Guadalupe nonprofit is to increase social capital for the community and support improving and increase social infrastructure.



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Foreword

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Work on the Guadalupe Community-Resilience Plan started in early 2019, with an introductory presentation to the City Council on February 26th. Initial progress was strong, with leadership meetings in spring of 2019 and the first stakeholder meetings in September and November of the same year. It is notable that at least one key impediment – the lack of a business-focused organization in the city – was identified early in that process. An initial meeting of business and community leaders was held in February 2020 and the seeds of the Guadalupe Business Association were planted. With the onset of COVID-19 in March 2020, the formal Resilience-Guadalupe effort was put on hold as the community shifted energy to immediate response to the pandemic.

Far from killing the resilience plan, Guadalupe’s response to COVID-19 only served to demonstrate the community’s ability to act with common purpose and drive. It was a real-world test of Guadalupe’s resiliency and it passed! Business and city leaders continued to meet virtually to discuss how best to leverage government and private funding to maintain the city’s economic base and serve citizens hardest hit by the pandemic. Several different solutions were born from these meetings. Cemented by the needs discussed in those conversations, the Guadalupe Business Association was formally incorporated on October 1st, 2020. Civic leaders and community groups organized and operated (and continue to operate) food banks to sustain those residents most vulnerable to the virus and its effects. In the midst of the third surge of cases in December 2020, the community came together to find a low-contact, open-air way to caravan Santa Claus, fire trucks, vintage cars, and civic leaders through every neighborhood in town. Whether we call it resiliency or just “community”, Guadalupe has it.

Unfortunately, no community can rest for too long on just one success. Resiliency is an ongoing effort, and our planet and the people who inhabit it will continue to throw challenges toward Guadalupe. While the COVID-19 emergency highlighted

many of Guadalupe's intangible strengths and assets, it also exposed impediments. The next shock will not be the same as the pandemic, but it will stress many of the same foundations. Too many citizens remain in jobs that keep them too close to the floor of poverty, homelessness, and poor health. The education level and English skills of some residents are still a barrier to moving up the income ladder. While agriculture remains the lifeblood of the Santa Maria Valley and Guadalupe, a year of drought or crop-killing blight keeps the entire region vulnerable to losses in a singular industry. Over a year "on pandemic pause" in the improvement and development of Guadalupe's historic downtown area has incrementally aged each building, giving risk-taking entrepreneurs yet another factor to consider. The pandemic caused the closure of several once-promising businesses in the diverse cluster that must take root if the historic downtown is to succeed.

Recovering the momentum of those pre-COVID days will be hard work and preparing for the next challenge remains an open and ongoing task. Community forums prior to COVID identified many impediments, but also a great number of assets. Few of those underlying strengths and weaknesses shifted dramatically as the result of the pandemic, and really only magnified or clarified their effects and opportunities. It is the hope of those involved in this revived Guadalupe Community-Resilience Plan effort that our work can now continue, comfortable that the lessons of the past 20-plus months have revealed our path to be true and the community ready and well-tested for the change and challenge of the future. We remain confident in the future of Guadalupe, and that this plan will serve as a reliable guide to a prosperous community.

Note on Data Sources: At the original time of writing, data from the 2020 Decennial Census had not been released. As a result, this report relies most heavily on the 2019 U.S. Census American Community Survey, whose estimates are a combination of past Census data and statistical sampling and provides the best current demographics for most communities, including Guadalupe.

The 2020 Census, conducted during the COVID pandemic, is still being evaluated for accuracy and with greater care to anonymize data in small populations. As the Census Bureau continues to evaluate 2020 data and conducts additional surveys (for example, the American Community Survey), Census data is likely to become more accurate and reliability will increase.

The authors remain confident in the broad trends portrayed in the previous year's demographic data used to inform this plan, and urge caution using 2020 Census data or assuming that data is more accurate or reliable, especially for smaller communities. Although the Census Bureau has announced that the 2020 data is broadly within predicted parameters at high levels (national, state,

and metropolitan areas), its accuracy becomes less reliable as the sample size decreases. For example, the 2020 Census reliable describes the population of Guadalupe as 8,057 people, though it may be 7,999 or 8,115 (a margin of error less than one percent). In broader terms, more appropriate for this plan, Guadalupe's population has grown significantly from just over 7,000 in 2010. However, the count of seniors within the population likely contains a greater margin of error; while the 2020 Census states there are 721 people age 65 or older in Guadalupe, that number may be off by 125 people more or less. Again, in terms applicable to this plan, the number of seniors grew from around 580 to around 720 between 2010 and 2020.

In all cases, the writers of this plan have striven to provide the most recent data available, in its most accessible form. Across the complete document, some numbers may conflict slightly when put side-by-side with data from different sources, depending on surveying, analytic, and presentation methods used by that particular agency or source. The reader is advised to check sourcing notes carefully when or if sources differ, and give more weight to broad trends in the data to make judgments or decisions, rather than specific numbers.

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Resilience-Guadalupe Acknowledgements

A lot of active and dedicated people, some who have championed Guadalupe, some who work in Guadalupe, and many who are community members, have contributed to this plan in some way, from completing the surveys, to attending the many meetings, both remote and in-person. They all gave their views of Guadalupe, assets and impediments, strengths of Guadalupe and weaknesses of Guadalupe.

Well over 200 people were a part of this planning effort. In our local schools alone, we had participation from 7th and 8th graders to teachers and even the Superintendent. City staff, Council members, many service organizations, and community members were also involved in the process.

While the coronavirus has drawn out, and even interrupted the process, it never completely stopped its progress, which says a lot about the community and the people who remain invested in its success.

The State of California's CDBG program has funded this planning grant, with the exception of \$5,000, which was funded by Los Amigos de Guadalupe. The Community Development Block Grant (CDBG) program is a program under the U.S. Department of Housing and Urban Development (HUD) that funds many different community and economic development activities. Without the CDBG program, many rural communities, especially disadvantaged ones, throughout the country would be left without a critical source of funding. The City of Guadalupe has been successful in applying for these competitive funds and is grateful for its existence.

From the LeRoy Park and Community Center renovation project to the Microenterprise Assistance program, to the food bank delivery program and the

Senior Meals program, CDBG is an important catalyst to support economic growth and helps the City leverage funds for community needs. Within this Plan, there are many initiatives both the City and the community will need to work on to ensure Guadalupe continues improving its community resilience. The CDBG program, while not a funding source for all the community's needs, will continue to fund community programs both partially and in full.

Los Amigos de Guadalupe (LADG) is the lead organization for the development of this plan. LADG, formally known as RCDCC, and a 501(c)(3) nonprofit organization, wrote the application on behalf of the city to fund this planning effort. LADG funded the required \$5,000 cash match, and led all efforts, events, data collecting, and the actual writing of this plan. LADG would like to acknowledge Sonia Rios-Ventura, who was the Community Development Manager, Eric Larson, who was the Vice President of the LADG Board, and Tom Brandeberry, who has held various roles within LADG, as the principal writers of this plan. LADG would also like to acknowledge Jack Boyce who worked for LADG, when it was RCDCC, as a CivicSpark Fellow. He was actively involved in the beginning of the planning process and instrumental in organizing the initial process.

Resilience Leadership Team

This group was composed of City Staff and key community leaders who helped LADG in the planning and implementation of the stakeholder groups. The Leadership Team was used as a group to test out processes and ideas, prior to going out to the community at large. They made suggestions on outreach, reviewed the community survey, and gave important feedback on what assets and impediments were critical to the future of Guadalupe. This group was the first to review the draft plan, and the final draft that went to council. While much of their work was done at the early stages of the plan process, their work was essential to getting to this final plan.

- Ariston Julian, Mayor
- Joan Hartmann, District III County Supervisor
- Alma Hernandez, District III County Supervisor's Office
- Dr. Emilio Handall, Guadalupe Union School District Superintendent
- Gina Rubalcaba, prior City Council Member
- Liliana Cardenas, prior City Council Member
- Todd Bodem, City Administrator
- Cruz Ramos, prior City Administrator
- Michael Cash, Chief of Police & Director of Public Safety
- Shannon Sweeney, Public Works Director
- Larry Appel, Contract City Planner
- Amy Blanchard, Business Owner
- Mai Betancourt, Business Owner

- Sonia Rios-Ventura, LADG Community Development Manager
- Jack Boyce, prior CivicSpark Fellow
- Tom Brandeberry, LADG staff

Garret Matsuura with Arclight Media was hired to manage both the Resilience-Guadalupe web page, and the presentation of this plan. His work has been greatly appreciated.

Other Planning Efforts

We would also like to acknowledge these planning efforts which were also in process alongside our planning efforts, and those doing them helped greatly in informing this plan.

- Rachel Couch, Project Manager, State Coastal Conservancy, Trail to the Ocean
- Josh Meyer, LGC - Multimodal Transportation and Revitalization Plan
- Eileen Monahan, Early Childhood Education Consultant, Preschool Child Care

Stakeholders Meetings

The following stakeholder meetings were held to gain general input into the plan, with a focus on community assets and impediments. We wish to thank everyone that participated in the events and hope we have not missed anyone who was in attendance. For the youth classroom presentations, names of the youth have been excluded due to their age and school confidentiality concerns.

09/29/2019: Stakeholders (open to all):

This group was advertised to the community as a whole. Everyone was encouraged to participate and give their input on what they saw as Guadalupe's assets and impediments.

- Alma Hernandez, Ariston Julian, Bob Havlicek, Charlie Guzman, Eileen Monahan, Enrique Ortiz, Gina Rubalcava, Grace Ortiz, Joan Hartmann, Joanne Britton, Joe Talaugon, Joice Earleen Raguz, Joyce Ellen-Lippman, Kivin Sweeney, Larry Deese, Laurie Brummett, Penny Chamousis, Richard Segovia, Shannon Sweeney, Shirley Boydston, Sonia Rios-Ventura, Suzanne Singh, Thomas Brandeberry, Victor Cobatuan

11/14/2019 - 11/15/2019: Youth Stakeholders (7 & 8th graders):

Sonia Rios-Ventura did a presentation to the students on what Resilience is and engaged the youth to get their input on what they saw as Guadalupe's assets and

impediments. The Guadalupe Unified School District, its schools' principals and the teachers of these 7th and 8th grade students were very open to the idea of involving the youth in the planning effort.

- Maria J., Adan G., Nataly C., Natanael R., Paola D., Hector L., Henny B., Emily P., Sugey R., Crystal V., Joe O., Dulce M., Luis P., Velen V., Noah T., Jaylen M., Camila M., Natalie C., Daniela E., Zulema M., Bryan H., Guadalupe R., Sergio S. Ismael C., Jheovanny O., Bryanna B., Margarita B., Reylina M., Nevqeh R., Lexie G., Daniel A., Shania G., Gabriel M., Marlen D., Diego D., Guadalupe T., Cerina M., Kevin R., Joaquin R., Priscilda M., Tatiana C., Alfonso C., Mateo P., Carolina G., George Z., Adilene P., Kaley C., Adrian S., Azariah Y., Olga R., Alberto D., Hector R., Lauren C., Malina S., Naomi M., Jonathan P., Sophia R., Polo C., Stephanie O., Xavier G., Alexis A., James D., Frankie S., Eva A., Isaiah H., Elizabeth M., Elahny G., Jacob M., Dylan C., Emily G., Lesly C., Juan L., Gazelle M., Dulce S., Samuel C., Vicente R., Patricia R., Berenice P., Quetzalli A., Dayra A., Akari D., Yesenia G., Douglas M., Carlos T., Benny M., Daniel R., Giselle H., Joe., Carmin., Alejandro E., William N., Jim S., Alessandro G., Anthony C., Daniel M., Na'shay S., Karen G., Junali C., Angelina S., Emily M., Shanreign F., Mario F., Linda Z., Gianna E., Pablo T., Ana C., Vanessa L., Joe L., Joseph N., Julieta A., Aaliyan R., Abraham L., Joselyn B., Leslie L., Alondra G., Victoria C., Esmeralda R., Jessica R., Jennifer H., Maddison M., Alberto P., Leonardo F., Bryan E., Briana D., Mia O., Bryhanna A., Nahomi Cr., Abigail R., Edgar V., Rolando G., Elias I., Robert G., Maria N., Melina A., Yareli A., Alexis M., Natalie B., Jonathan T., Beatriz S., Omar Q., Roland R., Jennifer J., Ivan P., Dulce M., Anthony B., Noah V., Leandro H., Jorge B., Maria D., Veronica C., Nathan T., Brando C., Fabio E., Juan Z., Andres C., Noah G., Edgar O., Gladys S., Andrew L., Vanessa A., Yoselin F., Brenda A., Johnny H., Ovidio R., Jose F., Gabriel M., Alberto B., Arreanrah L., Selena O., Kassandra C., Corah T., Yareli P., Kevin M., Araceli G., Bryan B., Yuritzia R., Anabel M., Adam C., Jessica S., Suse C., Bibian P., Yolanda M., Synthia A., Naomi D., Miranda J., Ezekiel R., Jovanni M., Sergio S., Alex U., Fabian S., Joci E., Donns G., Diana L., Emily Q., Yartiza P.

12/09/2019: Spanish-only Stakeholders:

This group was advertised to the Spanish-speaking community and everyone was encouraged to participate and give their input on what they saw as Guadalupe's assets and impediments. We would especially thank the Little House, and Samuel Duarte for their support of this stakeholder meeting.

- Liliana Cardenas, Samuel Duarte, Mireya Pina, Reina Chavez, Luila Hernandez, Maribel Zamora

02/22/2021: Youth Stakeholder Group (Leos):

The leadership group expressed the need for more youth involvement; therefore we reached out to the local Leos club as they are seen as the leaders of the intermediate school students. Just prior to the Covid 19 pandemic, a group of adults who work with the youth of Guadalupe, were organizing a large meeting. This remote meeting was developed to ensure we had some youth representation.

- Lisbeth A., Yesenia G., Xitlali B., Camelia Q., Diana L., Nadya R., Bryanna A., Elizabeth M., Adilene P., Natalia V., Mia M., Margarita B., Jassmine M., Crystal C.

Focus Groups

The focus groups were all completed remotely due to Covid 19. Focus Groups were divided into subject matters.

Each focus group was conducted to breakdown and combine the assets and impediments pertaining to that category. Focus Groups allow the Planning process to look more closely at what data we had up to that point and then priorities what the community should focus on.

Business - 01/26/2021:

- Larry Appel, Bill Bartels, Tom Brandeberry, Sonia Rios-Ventura, Teresa M. Young, Eric Larson, Bob Havlicek

Children, Youth, Seniors, and Health & Wellbeing - 04/29/2021:

- AM: Alhan Diaz-Correa, Aeron Arlin Genet, Christina Hernandez, Emilio Handell, Jesse Ortiz, Garrett Wong, Shannon Sweeney, Eric Larson, Tom Brandeberry
- PM: Tom Brandeberry, Sonia Rios-Ventura, Teresa M. Young, Elieen Monoham, Unknown person,

Built Environment, Housing, Transportation - 05/06/2021:

- AM: Gregory Young, Garret Wong, Shannon Sweeney, Tom Brandeberry, Maggie with PSSH, Zoey Carlson, Lisa (Guadalupe Resident), 2 Unknown
- PM: Tom Brandeberry, Sonia Rios-Ventura, Bob Havlicek, Christina Hernandez, Liliana Cardenas, 2 Unknown

Safety and Governance 05/13/2021

- AM: Garret Wong, Belinda Popovich, Tom Brandeberry,
- PM: Tom Brandeberry, Sonia Rios-Ventura, Christina Hernandez, Bob Havlicek,

Resilience Survey

The Resilience Survey was created in both English & Spanish to collect community input in regards to their thoughts about the community, health, family, and the local economy.

February 6, 2020 - March 31, 2020:

(The email survey was sent the to stakeholder's list, shared to Facebook pages, and the losamigosdeguadalupe.org website)

It is likely we have forgotten some individuals that contributed to this planning effort. Please accept our apology for the lapse in memory.



3

About the City of Guadalupe

Introduction

Guadalupe is a growing city of about 8,000 people located in the northwest corner of Santa Barbara County. The city straddles California Highway 1 – the Pacific Coast Highway – and the Union Pacific Railroad for north-south transportation. California Highway 166 leads east and inland toward Santa Maria. Guadalupe is physically bounded on the north by the San Luis Obispo County line and southern bank of the seasonally dry river bed of the Santa Maria River; the remaining borders of the city are unconstrained by geographic features, yet undeveloped because of political protections afforded the adjacent cultivated croplands.

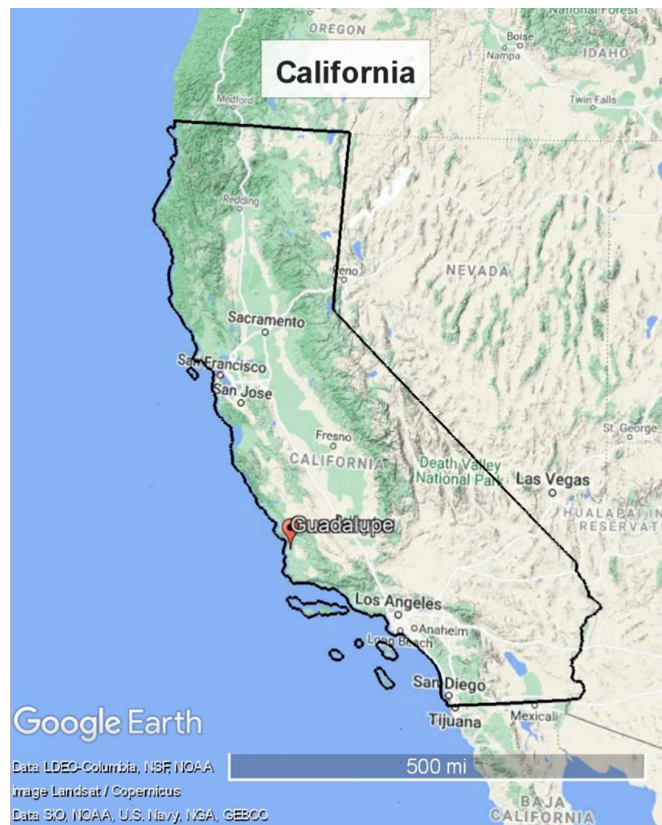


Figure 1: Guadalupe's Location in California

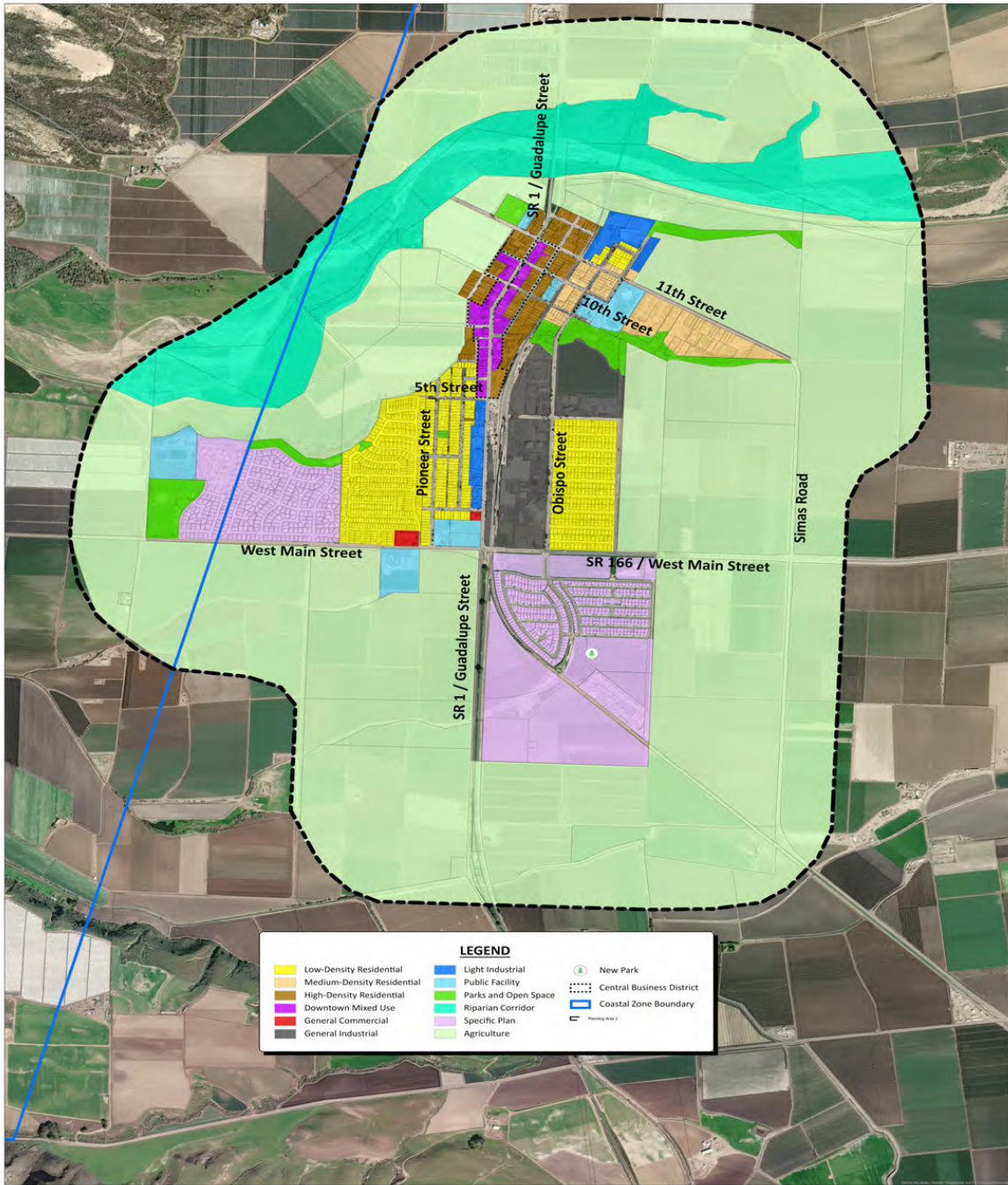
The Pacific Ocean and a wide, sandy, and wild beach are three-and-a-half miles to the west of the city, separated by just over two miles of those virtually

untouchable, cultivated croplands and a mile and a quarter of protected sand dunes. Eight miles to Guadalupe's east lies the commercial and population center of the Santa Maria Valley, the city of Santa Maria and its suburb of Orcutt. They are bordered by Highway 101 and provide big box stores, distractions, attractions, and services for almost 165,000 residents of northern Santa Barbara County and southern San Luis Obispo County.

Geography and Climate

The city of Guadalupe lies just over three miles inland from the beaches of California's Central Coast, in the lowest part of the Santa Maria River Valley where that river flows into the Pacific Ocean via a dune-lined estuary-lagoon (see Figures 2 through 10 for a full depiction of Guadalupe's location, immediate environs, and city overview, including historical growth of built-up areas).

The Central Coast has a Mediterranean-type climate, with hot, dry summers and a monsoon-like pattern that typically brings Pacific Ocean moisture onto land during cooler – but not cold – November to March. Owing both to year-round growing conditions and its position at the bottom (delta lands) of the Santa Maria River Valley, the farmland surrounding Guadalupe is some of the most valuable and productive cropland in the nation. The Santa Maria Valley is protected in almost all directions by coastal and inland mountain ranges, which blunt daily and some seasonal coastal wind in- and out-flows. This has a temperature-regulating effect within the valley which adds to the Valley's agricultural productivity.



Source: City of Guadalupe 2021

Figure 2-2

Land Use Diagram

Guadalupe 2042 General Plan



Maps of Guadalupe and Surroundings



Figure 2: Guadalupe's Location in Santa Barbara County

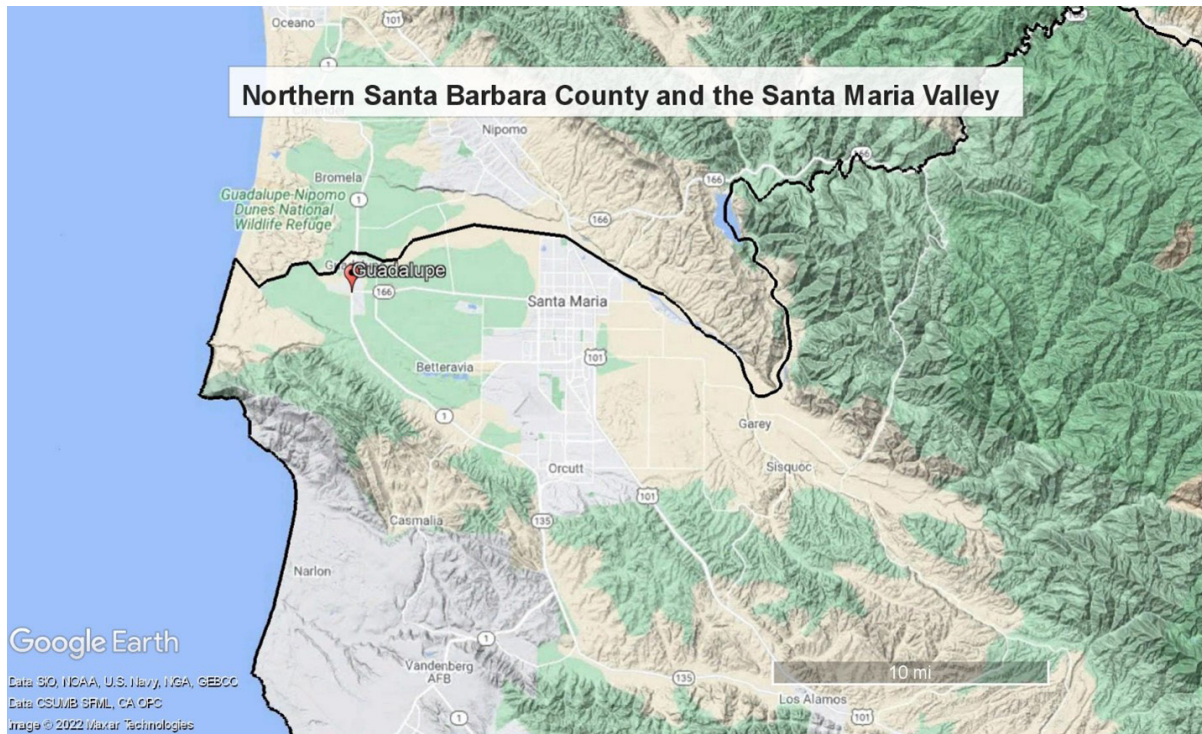


Figure 3: Guadalupe's Location in Northern Santa Barbara County and the Santa Maria Valley

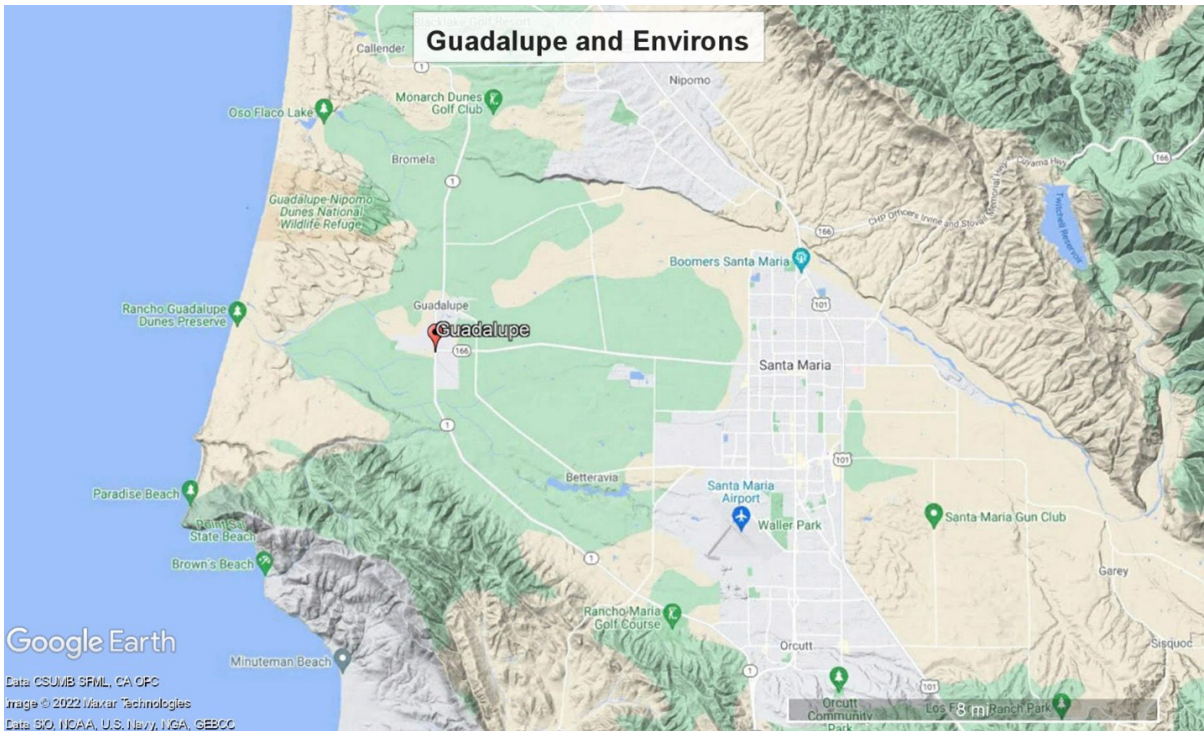


Figure 4: Guadalupe and Environs – Conventional Map



Figure 5: Guadalupe and Environs - Satellite Imagery



Figure 6: Guadalupe and Environs - Satellite Imagery and Terrain Profile



Figure 7: Guadalupe and Environs - City to Dunes, Beach and Ocean



Figure 8: Guadalupe Overview - Conventional Road and Street Map



Figure 9: Guadalupe Overview - Satellite Imagery Dated September 1994 Depicting Built-up Areas



Figure 10: Guadalupe Overview - Satellite Imagery Dated February 2021 Depicting Comparative Built-up Area growth after 25 years; most notably to the west and south.

History

Prior to the era of European expansion into North America, the Santa Maria River Valley was known to various Native American tribes, but it was the Chumash tribe that had settled in the area from San Luis Obispo to Malibu. They were the first to meet Spanish expeditions traveling up the Pacific Coast beginning in the 16th century. Later, Spanish missionaries spread north from Mexico into California, and in 1878, the newly founded La Purisima Mission's land holdings included the Santa Maria Valley and land south to the Gaviota Pass on the coast.

When Mexico gained independence from Spain in 1820, land in the now Mexican-governed California became available for additional settlers. Other Europeans bought or were granted land in the valley and became the second round of permanent immigrant settlers. A Mexican land grant in the area known as Rancho Guadalupe was recorded in 1840 and gives



Figure 11: The Palace Hotel, later home to the Far Western Tavern (Photo Courtesy Doug Jenzen)

When Mexico gained independence from Spain in 1820, land in the now Mexican-governed California became available for additional settlers. Other Europeans bought or were granted land in the valley and became the second round of permanent immigrant settlers. A Mexican land grant in the area known as Rancho Guadalupe was recorded in 1840 and gives

the present city its name. In addition to Mexican vaqueros (ranch hands) who remained after the Mexican-American War in 1846, additional European settlers began to arrive in the newly created state of California (1860) and started farms and ranches in the fertile soil and year-round mild climate of the Santa Maria Valley in the 1870s. A more organized settlement in the present location of Guadalupe began to take



Figure 12: Looking north into Guadalupe, CA-1 and Union Pacific Rail lines run through the city (Photo Credit: Eric Larson)

shape when the railroad link from San Francisco to Los Angeles was completed in 1901 and was further defined where a spur line of the Southern Pacific Railroad into the Santa Maria Valley was completed in 1912. That line connected the valley's crude oil and agricultural products to larger California ports and markets (Contreras, 2018). By the time of official cityhood in 1946, the town at the junction of the railroad connection into the valley had become home to a multi-cultural mix of European, African-American, Jewish, Scottish, Irish, Japanese, Chinese, Filipino, Mexican, and other immigrants. The names of these founding community members still adorn businesses, buildings and streets in the town. Although it was primarily the European-origin settlers who built up the economic foundations of the settlement, Japanese residents notably raised the \$2,800 needed to complete the school building in 1930 (Boydstun, 2021). The close-knit community bonds of that era remain to this day.



Guadalupe's early and continuing fortunes remain tied to agriculture and its location on road and rail networks. The arrival of U.S. Highway 101 through Santa Maria in the late 1920s as a trucking route (versus a rail route) signaled the shift of the agriculture industry toward the growing city of Santa Maria (Cal Poly Graduate Planning

Studio, 2009). The short line Santa Maria Valley Railroad runs from Guadalupe to Santa Maria and still carries diverse cargo loads. The railyard at Guadalupe remains vital for the onward movement of select heavy and bulk materials still produced in

the valley. Guadalupe also remains a stop for the Amtrak passenger trains that run between Northern and Southern California. The scenic and historic Pacific Coast Highway (California Highway 1) carries international tourists and local commerce alike through town. For most of its history, Guadalupe has been an agricultural outpost and transportation hub at the entrance of the Santa Maria River Valley; a mixing pot community where descriptions like “multi-ethnic”, “immigrant”, and “working-class” have been badges of honor.



Resiliency As Development

The direct consequences of natural disasters are easy to understand. Earthquakes, fires, floods, and drought produce physical forces that rip pipes from the ground, reduce buildings to ash, wash away bridges, and turn plants to dust. Less certain and less tangible are the long-term economic and social impacts of recovery on a community. Recovery from any shock generally requires applying massive resources – personal savings, private insurance, and government relief – to compensate for losses and then apply those resources to rebuilding. In addition to the loss of business during a crisis, the resources committed to rebuilding become unavailable for future investments and uses. In some cases, individuals, companies, or organizations may simply choose to reduce vulnerability by moving to other locations, taking critical services or assets out of the community.

This reallocation and loss of resources is particularly hard on communities that had limited resources prior to a disaster event. In this case, resiliency efforts must be full-spectrum: increasing the assets available to the community through economic and community development, investing resources in mitigation efforts that reduce individual and community vulnerability to shocks, and organizing local government, business, and not-for-profit service providers to quickly restore critical community services. Ultimately, the purpose of this Community-Resilience Plan is to increase community cohesion, prosperity and well-being long before a disaster strikes.

Resilience Defined

Resilience, applied to the community, is the capacity to recover from events or conditions that affect the community. Resiliency can be considered the “toughness” of the community to absorb change, both gradual and sudden, as well as the

elasticity or flexibility of the community to return to its previous state. Resilience is not simply the ability to resist a specific type of event – for example, it is not only building a wall around the community to resist floods. Rather, resilience builds across multiple fronts: reducing both vulnerability to predictable and unforeseen events of any type, increasing the capacity to reduce the effects of these events, and establishing and emplacing processes to return a community to its version of “normal”. Community-Resilience planning addresses both stresses and shocks, as described below. A resilient community is one in which the people living and working in a community – particularly the poor and vulnerable – survive and thrive no matter what stresses or shocks they encounter.

A word of caution: no community can be made completely invulnerable in the modern world without immense and unbearable cost. Local economies depend on interaction with markets both across the street and around the world. Buildings can be constructed to make them stronger against the harshest earthquakes, but only at great expense. Residents cannot lock themselves inside their houses for days or weeks without contact, and neither can the community isolate itself from business, goods, or visitors for any length of time without significant consequences on economic well-being, as well as physical and mental health. Shocks come from many directions and sources, not all of them predictable. While vulnerabilities can be reduced with physical barriers, communities must also increase resilience – to again be strong, healthy, and successful after something bad happens.

Community Resilience, the ecosystem call a “community,” focuses on two elements needed for a resilience response to sudden disasters (like Guadalupe recent floods) or stresses (the longer term pandemic of Covid 19, or the economic downturn of 2008): Social capital and Social infrastructure. In many ways, addressing, or focusing on these two elements of a community will improve a community’s resilience regardless of the type of disaster or stress.

Social capital refers to the networks of relationships and the resources that are embedded within them. It can refer to the value that is created by the connections between people and groups, and the ability to access these resources through these connections. These resources can be tangible, such as money or information, or intangible, such as trust or reputation. In general terms, social capital can be thought of as the “goodwill” that exists within a community or society, and that can be used to achieve certain goals or to create benefits for individuals or groups.

Social infrastructure refers to the institutions and systems that are in place in a society to support the well-being and quality of life of its members. These can include things like schools, hospitals, parks, public transportation, and community centers. These facilities and services provide the foundation for a healthy and functional society and are intended to meet the basic needs of the population and

promote social cohesion. They are often provided and maintained by the government but can also be provided by non-profit organizations or private companies. In general terms, social infrastructure can be thought of as the “building blocks” of a society, which help to support and enhance the lives of the people who live there.

Stresses are underlying or foundational conditions that negatively affect a community – they may be economic, social, or environmental. In some ways, stresses are indirect threats to a community, in that they provide a poor foundation for the community’s response to specific events and long-term sustainability. A financially poor community suffers a particular form of stress, though a rich community with poor social connections may also be stressed – a condition which is only aggravated when disaster strikes. Unlike stresses which are often years in the making, **shocks**, in contrast, are discrete events that directly threaten a community. Shocks, such as an earthquake or fire, may lead to direct physical damage of infrastructure, property, and people. Other types of shocks, such as the loss of a large employer or industry, may have less physical effect, but still affect the financial prosperity of individuals and the community. Shocks vary in scope and severity, and may arise from both natural or man-made events, including those that start elsewhere on the globe.

Vulnerability is a difficult concept to describe because it has different meanings depending on the audience; it is often synonymous with “weakness”, “fragility”, “deficiency”, or “exposure”. It is better to think of vulnerability as susceptibility to harm, as well as the combination of wide environmental and social conditions that limit community response to the impacts of a hazard. “Vulnerability is not simply about poverty, but extensive research over the past 30 years has revealed that it is generally the poor who tend to suffer worst from disasters” (United Nations Office for Disaster Risk Reduction, 2017). Those that take steps to avoid driving a car are reducing their personal vulnerability by reducing their exposure to car accidents; drivers that can afford the latest safety improvements in automobiles are also reducing their vulnerability, but not their exposure to auto accidents.

Mitigation, or preemptive risk reduction, refers to actions which increase warning and/or lessen the consequences of an event on people and the built environment. Mitigation is a key contributor to a community’s overall resiliency, and can reduce recovery time by lessening physical and economic damage. While Guadalupe’s residents may not be able to control the time and place of a major earthquake, there are some warning systems in place, buildings have been built or improved to be safer shelters, and Guadalupe’s fire department has practiced response to broken gas lines. All of those steps decrease the consequences of predictable and unpredictable disasters – reducing or mitigating the overall risk. Flood levees, redundant wastewater systems, planned emergency or contingency funds, and community shelters are all forms of mitigation. When speaking of secondary effects

of a disaster, diversifying the economy of a community is also a form of mitigation. It reduces the vulnerability of the community to economic and non-economic disruption by having immediately accessible resources within the community, rather than waiting for outside assistance to organize and respond. Simply stated: mitigation improves resiliency. The recent flood damage and resident displacement show the value of levees.

Mitigation takes place before a disaster strikes and can have massive benefits for a community. In 2020, the Pew Charitable Trusts, using Federal Emergency Management Agency (FEMA) data, estimated every federal dollar spent on natural hazard mitigation saved an average of six dollars in post-disaster recovery costs (Stauffer, 2020). Where hazards are generally well-known and predictable (for example, hurricanes on the Gulf Coast or wildfire in California), mitigation strategies to address those hazards are particularly effective. Riverine and hurricane-driven flood mitigation saves post-disaster spending at a 1:7 investment to savings ratio, while wildfire and earthquake mitigation have a more modest 1:3 savings. The bottom line on mitigation is that spending resources to reduce vulnerability prior to a disaster is a significantly more efficient investment of the community's resources than money spent on unmitigated disaster recovery. It should be noted here that small communities like Guadalupe are unlikely to receive mitigation investments from the state or the federal government since the cost, for example, of a levee is not economically justifiable for the size of the community.

Unlike some disaster mitigation investments that only show return value after a disaster, diversifying the economy of Guadalupe and investing in improvements to infrastructure now will begin to pay immediate dividends for the community. For example, the community has both groundwater and water piped in from other locations. Considering the potential loss of water supplies from other locations as both the direct consequence of a natural disaster, or a manmade event such as a budget shortfall, the community may want to plan for ground water being the sole source of the community water supply. Contrarily, a community may decide to spend all of its resources on recovery alone, building a fleet of response vehicles, stockpiling medical supplies, and putting money into what may literally be a "rainy day fund". While data shows this approach is generally more costly in the long-term, it may be the most politically palatable solution for some communities – it is still better than being completely unprepared for an inevitable disaster.

Resiliency is Not Just Disaster Preparedness, nor A Specific Response to Climate Change

As often as this resiliency plan may reference specific shock events, it is not a direct response to specific disaster scenarios. Many people choose to live in California,

where the land is fertile, the sun is plentiful, and the views of the ocean and mountains are amazing, but also where any number of natural disasters can strike at any time. Hazards come in all forms, and all have consequences for the community. Some are instantaneous – such as a fire – while others can be seen

coming from miles or years away – such as a drought. Still others are well-known and well-planned for – Guadalupe is just 19 miles from the nuclear power generating station and spent nuclear materials storage at Diablo Canyon and local emergency responders are well-trained to respond to an emergency, thanks in large part to funding by the plant’s owner, Pacific Gas and Electric.

This plan does not directly address the processes of specific disaster preparation or immediate response to the spectrum of natural and human-made hazards which may affect the community. Those steps are covered by the City of Guadalupe Emergency Response Plan (ERP), which outlines the actions the City and its departments would take for protection of people, property, and infrastructure immediately prior (where there is adequate warning), during, and after a crisis event. Rather, this Community-Resilience Plan seeks to work far in advance of any traumatic event, but with community stresses in mind, by building social cohesion and improving the community’s social infrastructures using identified community assets (strengthen) and impediments (improve) as a focal point.

Additionally, climate change has increased the severity of certain types of natural hazards in our lifetimes, specifically those involving weather. High temperatures are higher, seasonal rains have shifted in both location and timing, and predictable snow and rainfall that once sustained California have become very unpredictable. While this plan does not specifically address climate change as a direct threat to Guadalupe, it acknowledges the severity of weather events – including those far from Guadalupe – does directly increase the impact on people, property, and infrastructure, and makes long-term recovery from all types of disaster more expensive.

Planning for Community Resilience

While recovery cannot begin until after a traumatic event, resilience can be planned and enhanced long before a shock event takes place, and as part of the effort in responding to historic stresses. In fact, a community’s resilience can be improved through the improvement of the social networks and increased social infrastructure development and use. This plan adopts this more holistic view of resilience by recognizing that the ability to recover after a shock is the direct outcome of preparing not just buildings and infrastructure for the most likely shocks, but recognizing the stresses which impede community response to shocks, and

improving the capacity of the people within the community to react following an event that threatens it.

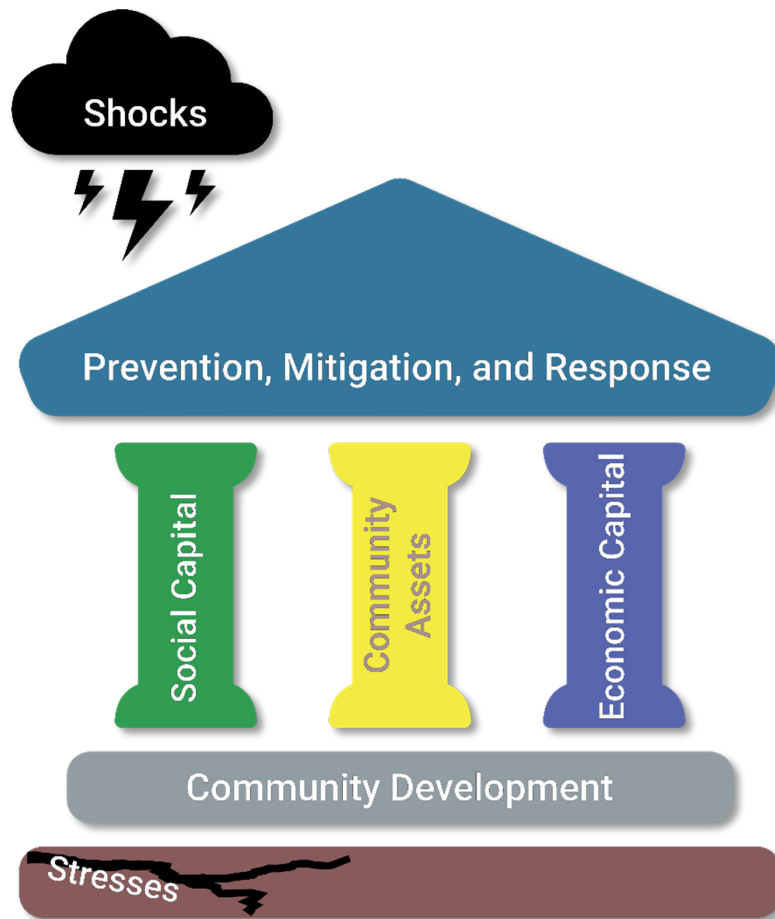


Figure 13: Model of Community Resiliency

A concept fundamental to resiliency is understanding risk and prioritizing resources to the effort based on risk. Addressing and implementing mitigation strategies for every possible shock would be both expensive and foolhardy. However, investing in common tools that address multiple needs across the risk spectrum is both possible and advisable – for example, water infrastructure for a community must be as resilient in a flood as during an earthquake, and a reliable water supply is always good for businesses and residents.

Resiliency planning also addresses the capacity of the community to prepare, respond, and recover from shocks, by building, reinforcing, and channeling common interests – through community development. Complimentary to economic development, which seeks to increase the financial resources available to individuals and the community, community development increases the social cohesion of the community. A cohesive community believes in itself and its future, applies itself

to common objectives decided by the community, and includes all members of the community in both planning and action. A community must believe it has value recovering after a disaster if it is to successfully survive a shock or to overcome stresses.

This plan recognizes executing a recovery effort after a shock is directly linked to the social and economic well-being of the community. To reiterate a key concept: an impoverished community with bad relationships within the community is far less likely to recover from a major trauma, while a community with neighbors dedicated to helping other neighbors may be enough to overcome both the shock event and the many obstacles inherent to recovery. Community development is primarily concerned with reducing stresses in the community, where possible, which reduces the obstacles to recovery from a shock. As with mitigation, community development is best practiced prior to the shock and has direct benefits for the community whether the shock happens or not.

Finally, this plan primarily considers resilient actions that affect the whole community, but acknowledges that specific individuals and groups may find themselves at higher risk for the consequences of a specific type of shock or discrete event. For example, COVID-19 has been a shock to the entire community, though individuals with certain health conditions are at higher risk for infection, hospitalization, or even death. Individuals in certain jobs are more susceptible to layoffs and economic shifts. This plan proposes actions for and by the community in order to affect the greatest positive outcome for the greatest number of community members, as well as enabling individuals with tools that contribute directly to their personal success and then indirectly to the community's well-being.

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A Portrait of Guadalupe: by the Numbers

No single piece of demographic or economic data can adequately describe a community. There is no one variable that illustrates the stresses or strengths, nor a vulnerability to a specific type of shock. However, by drawing on multiple factors and analyzing their interaction, as well as using information from several indices, a community can begin to recognize potential items or patterns that affect resilience. The community can then identify particular -- and actionable -- stresses that put the population at risk from any disaster, and may hinder recovery from a shock or shocks.

The indices used below are derived from publicly available data collected by the Census Bureau and other state or federal government sources, and the internal workings of each index are well-described in publicly available academic literature. The data in these indices tends to lag by as much as two to three years, and typically comes from surveys that use statistical sampling to generate estimates, as opposed to going house-to-house like the official 10-year Census. Despite these cautions, when placed in context, they are highly reliable measures.

To that point, the score or scores generated by the indices are not particularly useful in isolation; they tend to reveal more about a community when compared with scores of nearby and/or similar communities, or in the context of regional, state, or national average scores, and may be used to determine progress (or decline) over time for a single location. In practice, this means the data most accurately portrays past trends, not future destiny. It is also stereotypical -- meaning it portrays the situation of the average citizen, not any singular individual. This Data is also not useful for day-to-day decision-making in the community. The data does not tell anyone what is happening right now, only what has been happening.

Finally, these scores neither show the intangible heart or soul of a community, nor the degree to which the community members identify with or are proud of the community they live in. The perception of those outside a community may be that the numbers show it is an awful place to live, but the reality is quite different for those who experience that community daily. Despite these flaws, the indices below give us a common, evidence-based starting point for discussing Guadalupe's baseline, and where its vulnerabilities are.

Holistic Approaches to Vulnerability: Using Indices to Evaluate the Community

The indices described here are useful tools that aggregate demographic, geographical, environmental, health, and other data sources to create a single score or combination of scores that describe the stresses within a community -- described in terms of vulnerability, deprivation, or distress. The Center for Disease Control Social Vulnerability Index (SVI) combines 15 indicators, while the Health Resources and Services Administration uses the Area Deprivation Index's (ADI) 17 indicators to assess conditions at the Census Tract level of detail. Economic Innovation Group's Distressed Communities Index (DCI) uses just seven indicators, but focuses more on specific indicators of poverty down to the zip code level of analysis (see Figure 14 for a map depicting Guadalupe's single Census Tract overlaid on Guadalupe's single zip code—for the purposes of this report, the two geographies produce equivalent results and analysis). A final index to draw from is the California Hard-to-Count (CA-HTC) Index, which is not specifically health or resiliency-focused, but still serves the purpose of aggregating data to portray a community's vulnerability. In the case of CA-HTC, the vulnerability was undercount on the 2020 U.S. Census, which can affect the community's ability to access resources from county, state, and federal government programs.

Guadalupe (Santa Barbara County Census Tract 25.02) has an SVI score of .8304 (on a scale from 0 to 1, where 1 is the highest vulnerability), putting it at a "high" vulnerability rating. Within the SVI are four themes with sub-scores: Socioeconomic Status, Household Composition and Disability, and Housing Type and Transportation. Guadalupe is particularly vulnerable (a score of .9794) in the final theme of "Minority Status and Language", reflecting the high concentration of minority population and those that speak English "less than well." For comparison, Santa Barbara County has an overall SVI of .7111, and SVI scores in nearby Santa Maria and Orcutt range from .1697 (Census Tract 20.13, Orcutt west of Orcutt Expressway) to .9869 (Census Tract 22.06, bounded by Main Street, Broadway, Alvin Avenue, and US-101 in Santa Maria).

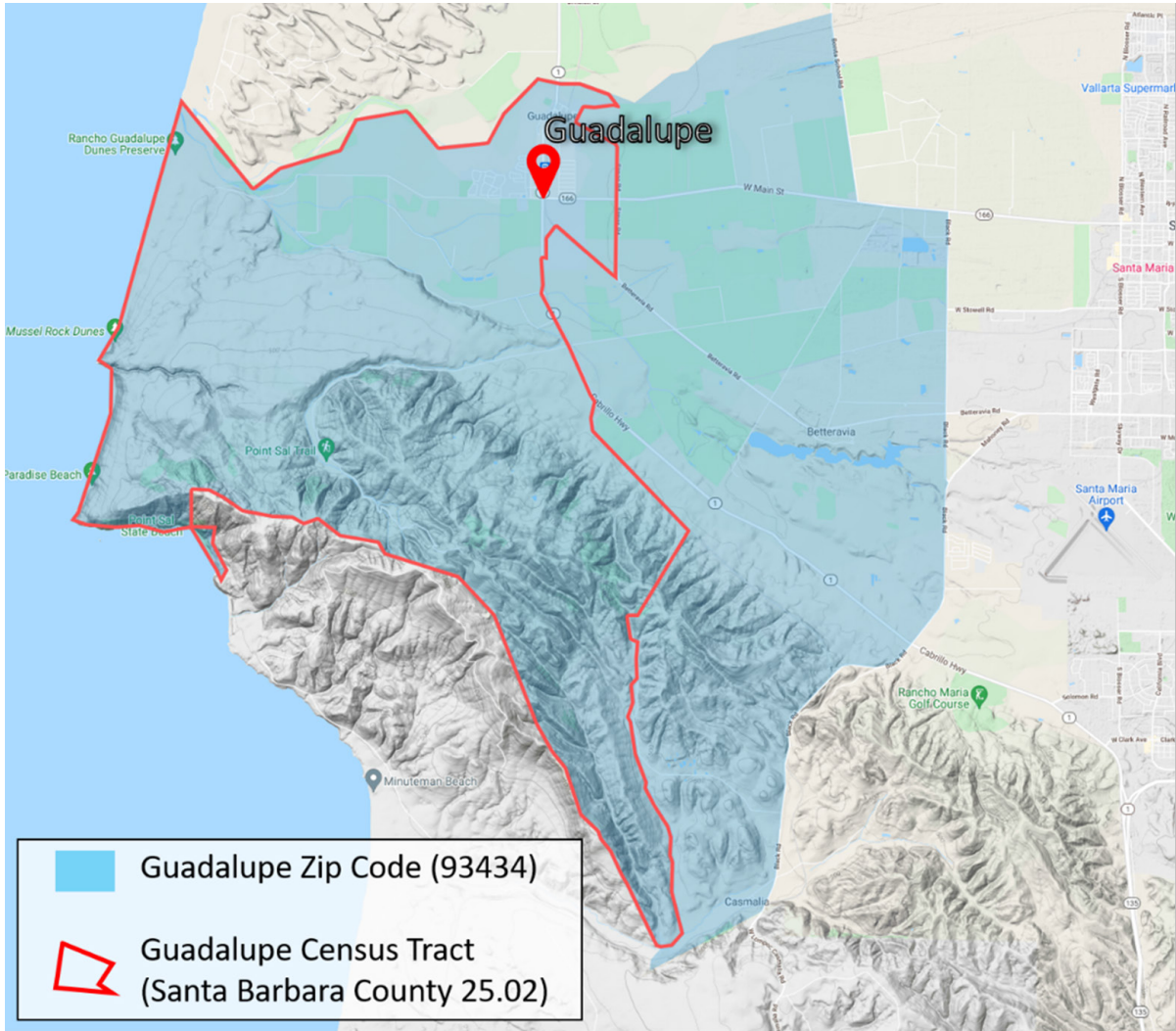


Figure 14: Map Depicting Geographies of Guadalupe’s Zip Code versus U.S. Census Tract

The Area Deprivation Index (ADI) score for Guadalupe is 127.7 on a 160-point scale, indicating a score higher for deprivation than both the California and national average; it is in the 91st percentile of scores, placing Guadalupe in the top 10% of U.S. communities for deprivation and susceptibility to a number of poverty-linked risks, including preventable diseases and natural disasters. Within the ADI’s 17 indicators, Guadalupe scores lowest in the following categories:

- Under 9 years of education
- High School Graduation
- White collar employment
- Single parents with children
- Homes with crowding

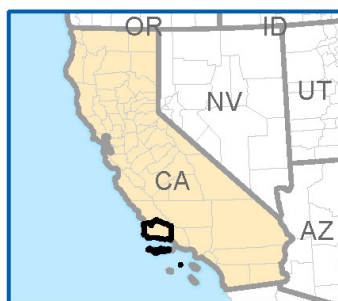
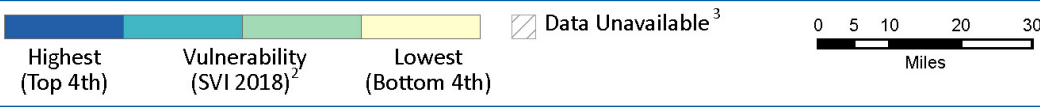
CDC Social Vulnerability Index 2018

Santa Barbara County, California

PART 1



Overall Social Vulnerability¹



Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. The **CDC Social Vulnerability Index (CDC SVI 2018)⁴ County Map** depicts the social vulnerability of communities, at census tract level, within a specified county. CDC SVI

2018 groups **fifteen census-derived factors** into **four themes** that summarize the extent to which the area is socially vulnerable to disaster. The factors include economic data as well as data regarding education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall Social Vulnerability combines all the variables to provide a comprehensive assessment.

MAP PRODUCED 3/16/2020



Agency for Toxic Substances and Disease Registry

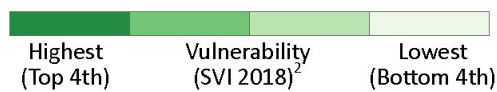
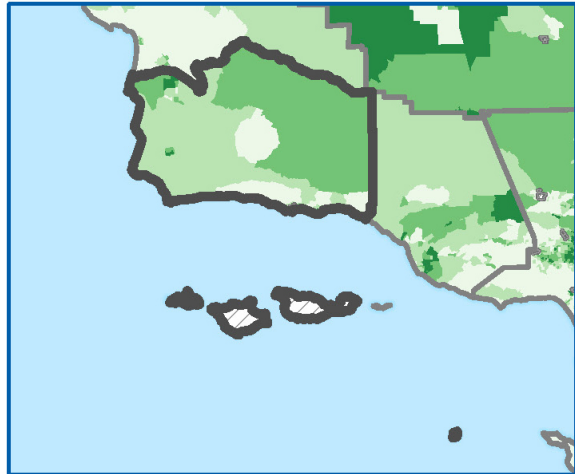
Division of Toxicology and Human Health Sciences

FINAL - FOR EXTERNAL USE

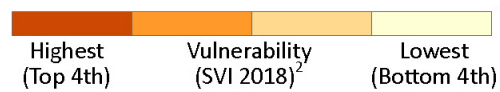
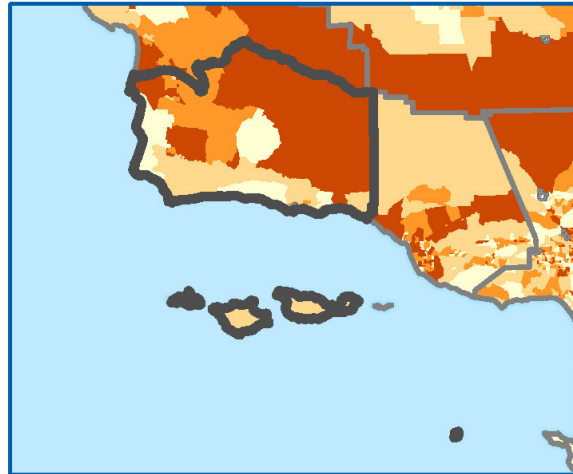


CDC SVI Themes

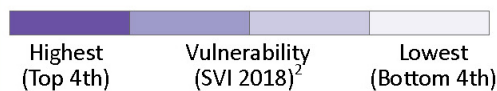
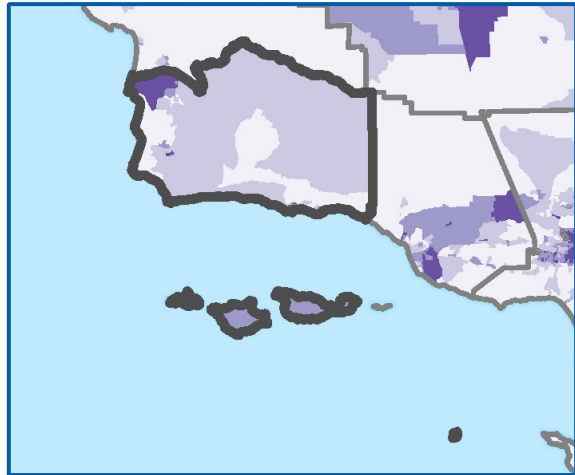
Socioeconomic Status⁵



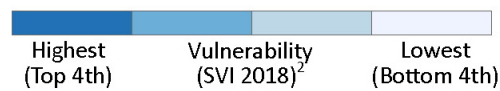
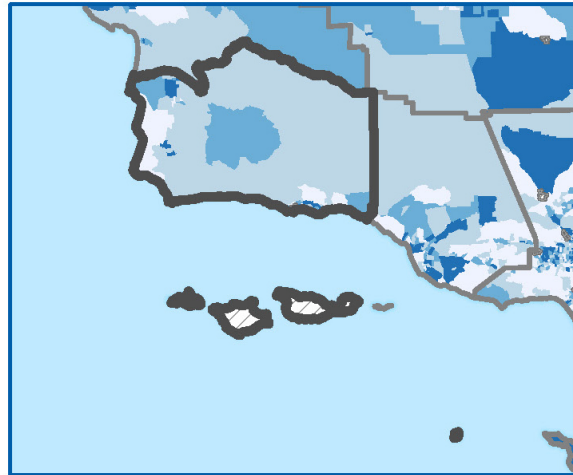
Household Composition/Disability⁶



Race/Ethnicity/Language⁷



Housing Type/Transportation⁸



Data Sources: ²CDC/ATSDR/GRASP, U.S. Census Bureau, Esri® StreetMap™ Premium.

Notes: ¹Overall Social Vulnerability: All 15 variables. ³Census tracts with 0 population. ⁴The CDC SVI combines percentile rankings of US Census American Community Survey (ACS) 2014-2018 variables, for the state, at the census tract level. ⁵Socioeconomic Status: Poverty, Unemployed, Per Capita Income, No High School Diploma. ⁶Household Composition/Disability: Aged 65 and Over, Aged 17 and Younger, Single-parent Household, Aged 5 and over with a Disability. ⁷Race/Ethnicity/Language: Minority, English Language Ability. ⁸Housing Type/Transportation: Multi-unit, Mobile Homes, Crowding, No Vehicle, Group Quarters.

Projection: NAD 1983 California Teale Albers.

References: Flanagan, B.E., et al., A Social Vulnerability Index for Disaster Management. *Journal of Homeland Security and Emergency Management*, 2011. 8(1).

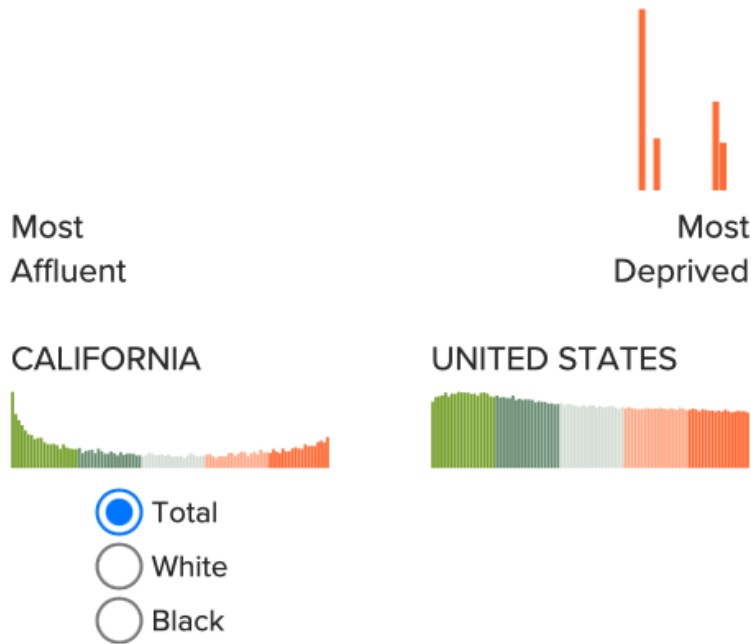
CDC SVI web page: <http://svi.cdc.gov>.

³ Original source material available at: https://graphicacy-dci-pdf-images.s3.amazonaws.com/DCI_CA_Zip_code_93434.pdf or <https://eig.org/dci/interactive-map?path=zip/93434>

⁴ Original source material available at: https://census.ca.gov/wp-content/uploads/sites/4/2021/05/cahtci_all.pdf (Warning: this document is over 1,000 pages long and over 50MB.)

Disparities of Deprivation in Guadalupe, CA

PERCENT (%) OF THE TOTAL POPULATION OF OUR COMMUNITY BY DEPRIVATION SCORE

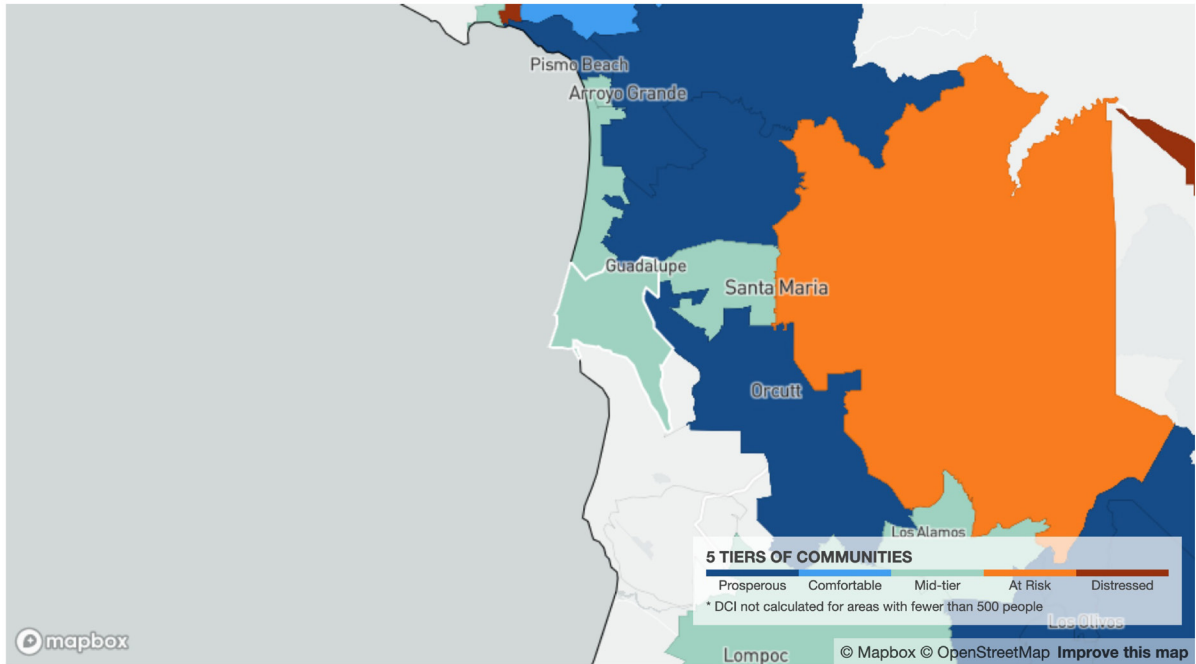


Area Deprivation Index for the Census Block Groups in our 1-city area (Broadstreet 2021). Made at broadstreet.io

The Distressed Community Index (DCI) for Guadalupe paints a more positive picture of the community, and may be interpreted as a sign of hope and forward progress. Currently, Guadalupe scores a 46.8 on a 100-point scale, and is firmly in the “mid-tier” of all California zip codes. States do not receive scores, though California itself fares well in the DCI, with just 8% of the population living in distressed communities; Santa Barbara County scores a 27.3, falling in the “comfortable” category. When compared to its 2000 score of 86.7, Guadalupe has made significant gains in the seven indicators used in the DCI. Lack of high school diploma (42.9% of population) is clearly a major factor that brings down the overall score, and is directly related to lower scores in Median Household Income and Poverty Rate.

Unlike some of the worst-hit communities in Appalachia, the rural Deep South and Midwest, and parts of California with concentrated logging, mining, or agriculture sectors, which lost jobs even during the economic recovery of 2014-2018, Guadalupe has defied those trends by growing out of its 2000 “Distressed” score. According to EIG’s 2020 DCI report, “two-thirds of zip codes that were distressed (in 2000), remained so” (Economic Innovation Group, 2020). It would appear at first glance

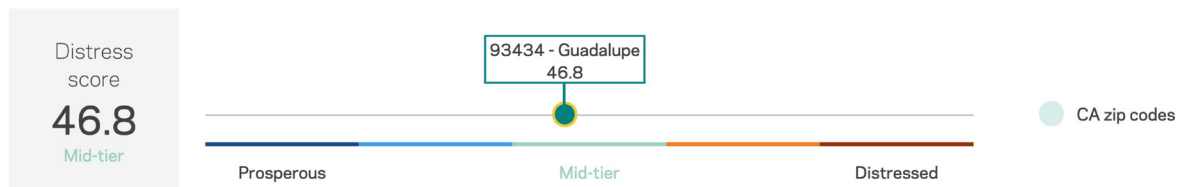
that Guadalupe has risen above the “point of no return” that infects and then dooms many distressed communities – where industries, talent, and wealth have been lost or departed for better opportunities, and communities are “left behind” to wither and die. While much work remains, it should be comforting to know that Guadalupe no longer has to fight only for survival, it can begin to envision a more prosperous future.



DESIGNED & BUILT BY **Graphicacy**

DCI score

CURRENT



PREVIOUS

2000 **86.7 Distressed**

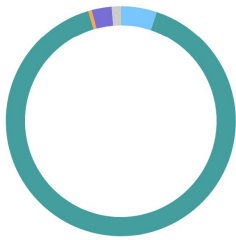
DCI factors

No high school diploma	Poverty rate	Adults not working	Housing vacancy rate	Median household income	Change in employment	Change in establishments
43.9%	16.6%	22.8%	1.8%	\$45.4k	65.5%	16.3%
National	National	National	National	National	National	National
12.3%	13.9%	23.5%	9.4%	\$60.5k	8.0%	4.5%

Demographics distribution

RACE OR ETHNICITY

% of population by race or ethnicity



Non-Hispanic White	5.1%
Hispanic or Latino	90.4%
Black or African-American	0.5%
American Indian or Alaska Native	0.0%
Asian or Pacific Islander	2.8%
Some Other Race	1.3%

NATIVITY

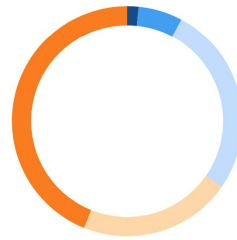
% of population by nativity



Foreign-born	36.8%
Native-born	63.2%

EDUCATION

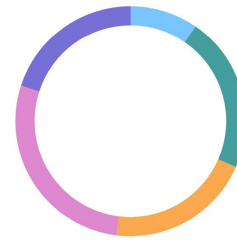
% of population 25+ by educational attainment



Advanced degree	1.6%
Bachelor's degree	6.2%
Some college	26.9%
High school diploma	21.4%
No high school diploma	43.9%

OCCUPATION

% of 16+ population by occupation



Management and Professional	9.6%
Service	21.9%
Sales and Office	20.4%
Natural Resources and Construction	28.0%
Production and Transportation	20.0%

DEFINING DCI FACTORS

No high school diploma

The share of the population age 25 and older who lack a high school diploma or equivalent.

Median household income

Median household income enters into the DCI as a percent of metro area or state median household income.

Poverty rate

The share of individuals living below the federal poverty line.

Change in employment

The change from 2014 to 2018 in the number of employees working in the geography.

Adults not working

The share of the population age 25 to 54 not working (i.e. either unemployed or not in the labor force).

Change in establishments

The change from 2014 to 2018 in the number of establishments located in the geography.

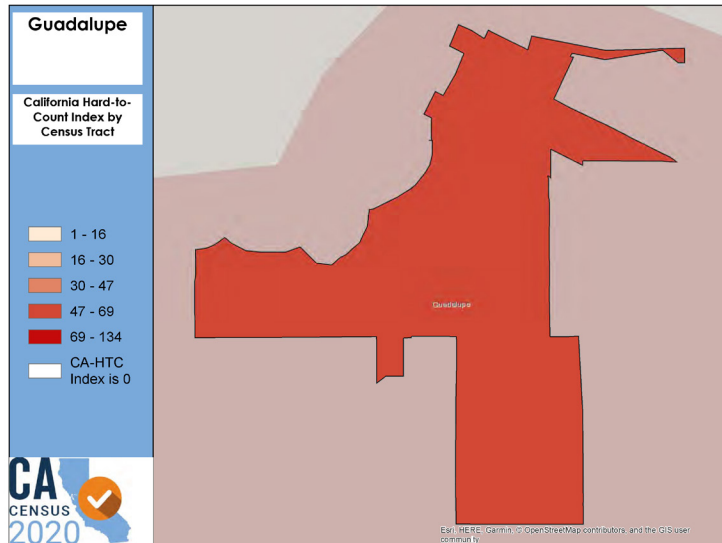
Housing vacancy rate

The share of housing units that are vacant, adjusted for recreational, seasonal, or occasional use vacancies.

<https://eig.org/dci/interactive-map?path=zip/93434>

A final index comes from the State of California, and was prepared in 2020 (using 2019 American Community Survey data) as the 2020 Census was nearing, the California Hard-to-Count Index (CA-HTC). With billions of dollars each year allocated to state and local jurisdictions based solely on Census data, the state

was legitimately concerned about an accurate count – and so, identified areas where an undercount was most likely, based on a town or county’s historical correlations with low response rates to the Census. Guadalupe’s rating was 56 on a scale of 0-134, above the statewide median. The lowest score was found in Imperial County (with a county-wide score of 73); Guadalupe was on-par with nearby Kern County (at a county-wide score of 55). Across California, those households most likely to be undercounted had the following characteristics:



- Live in large multi-unit housing
- Live in rented housing
- Do not have broadband internet
- Do not have family living with them
- Are foreign-born
- Have income below 150% of poverty level

Guadalupe’s highest-correlation factors were related to education and language and housing.

Census 2020 California Hard-to-Count Fact Sheet State of California

Race and Hispanic Origin	
Total population	39,283,497
Hispanic or Latino of any race	39.0%
Hispanic Exclusive Race:	
White alone	37.2%
Black or African-American alone	5.5%
American Indian and Alaska Native alone	0.4%
Asian alone	14.3%
Native Hawaiian and Other Pacific Islander alone	0.4%
Some other race alone	0.3%
Two or more races	3.0%

Top 3 Languages Spoken at Home	
Total Limited-English Population (Persons 5 years and older who do not speak English "very well")	6,550,453
Spanish	61.7%
Chinese (incl. Mandarin, Cantonese)	10.2%
Other Indo-European languages	5.7%

Hard-to-Count Characteristics	
The California Hard-to-Count (CA-HTC) Index is based on multiple demographic, housing and socioeconomic variables correlated with an area being difficult to enumerate. Census tracts with higher indexes are likely to be places that will pose significant challenges to enumerate in 2020.	
Percent of Total Housing Units:	
That are vacant (includes seasonal)	8.0%
With 3 or more units in a multi-unit structure	29.0%
Percent of Occupied Housing Units (or Households):	
That are renter-occupied	45.2%
That are overcrowded	3.0%
Without broadband Internet	26.1%
With limited-English speaking ability	8.9%
That are non-family	31.3%
Receiving public assistance income	3.2%
Percent of population:	
Under 5 years old	6.2%
That is foreign-born	26.8%
Who moved from outside county in past year	4.9%
With income below 150 percent of poverty level	22.1%
Age 16 or older that are unemployed	6.1%
Age 25 or older who are not high school graduates	16.7%

California Hard-to-Count Characteristics in County	
Median CA-HTC Index all census tracts	37.0
Total Population in Census Tracts with above median CA-HTC	19,639,637
Leading HTC characteristics in those areas: Multi-unit structures, Crowded units, Non-high school graduates, Households receiving public assistance, Renter-occupied units	

Largest 35 Counties Sorted by Median CA-HTC Index			
County	Census 2020 Region	Total Population	CA-HTC Index
Imperial	10	180,701	73
Merced	4	271,382	64
Tulare	6	461,898	61.5
Fresno	6	984,521	58
Kern	6	887,641	55
Los Angeles	8	10,081,570	48
Madera	4	155,433	46
San Francisco	3	874,961	45
Monterey	5	433,410	43
Kings	6	150,691	43
Humboldt	2	135,940	41
San Bernardino	7	2,149,031	40
Stanislaus	4	543,194	39.5
San Joaquin	4	742,603	38
Butte	1	225,817	38
Yolo	1	217,352	38
Alameda	3	1,656,754	36
Riverside	7	2,411,439	33
Santa Barbara	5	444,829	32.5
Santa Clara	3	1,927,470	31
San Diego	10	3,316,073	30
Sacramento	1	1,524,553	30
Shasta	1	179,212	30
Orange	9	3,168,044	27
Santa Cruz	5	273,962	27
Napa	2	139,623	27
El Dorado	1	188,563	26
San Luis Obispo	5	282,165	25.5
San Mateo	3	767,423	25
Solano	3	441,829	23.5
Sonoma	2	499,772	22
Marin	3	259,943	20.5
Placer	1	385,512	20
Ventura	5	847,263	19.5
Contra Costa	3	1,142,251	19



For a detailed map of all census tracts, go to census.ca.gov/HTC-map

Data Source: U.S. Census Bureau, American Community Survey, 2015-2019 (5-year).

Geography Note: Census tracts do not cross county boundaries but a tract may be divided by city, district, and other boundaries. Also, the same tract number may be used in more than one county.

To learn more about California's Census 2020 efforts, please visit census.ca.gov

Census 2020 California Hard-to-Count Fact Sheet Guadalupe - Santa Barbara County (CA Census 2020 Region 5)

Race and Hispanic Origin	
Total population	7,451
Hispanic or Latino of any race	90.4%
Hispanic Exclusive Race:	
White alone	5.9%
Black or African-American alone	0.4%
American Indian and Alaska Native alone	0.0%
Asian alone	3.1%
Native Hawaiian and Other Pacific Islander alone	0.0%
Some other race alone	0.0%
Two or more races	0.2%
Top 2 Languages Spoken at Home	
Total Limited-English Population (Persons 5 years and older who do not speak English "very well")	
	2,369
Spanish	96.3%
Tagalog (incl. Filipino)	3.7%

Hard-to-Count Characteristics	
The California Hard-to-Count (CA-HTC) Index is based on multiple demographic, housing and socioeconomic variables correlated with an area being difficult to enumerate. Census tracts with higher indexes are likely to be places that will pose significant challenges to enumerate in 2020.	
Percent of Total Housing Units:	
That are vacant (includes seasonal)	4.9%
With 3 or more units in a multi-unit structure	17.7%
Percent of Occupied Housing Units (or Households):	
That are renter-occupied	48.7%
That are overcrowded	6.3%
Without broadband Internet	39.9%
With limited-English speaking ability	18.9%
That are non-family	17.7%
Receiving public assistance income	2.2%
Percent of population:	
Under 5 years old	8.6%
That is foreign-born	38.3%
Who moved from outside county in past year	3.4%
With income below 150 percent of poverty level	31.6%
Age 16 or older that are unemployed	4.2%
Age 25 or older who are not high school graduates	44.6%

California Hard-to-Count Characteristics	
Median CA-HTC index all census tracts	56
Estimated Total Population in Census Tracts with above median CA-HTC	152
Leading HTC characteristics in those areas: Non-high school graduates; Crowded units; Limited English-speaking households	

Top 1 CA-HTC Census Tract in Place	
Census Tract 25.02:	
Total Population	7,573
CA-HTC Index	56.0
Leading Hard-to-Count Reasons: Non-high school graduates Crowded units Limited English-speaking households	



For a detailed map of all census tracts, go to census.ca.gov/HTC-map

Data Source: U.S. Census Bureau, American Community Survey, 2015-2019 (5-year).

Geography Note: Census tracts do not cross county boundaries but a tract may be divided by city, district, and other boundaries. Also, the same tract number may be used in more than one county. "CDP" – A Census Designated Place is a unincorporated community.

To learn more about California's Census 2020 efforts, please visit census.ca.gov

A summary of all index findings discussed above is presented in Figure 15. These indices are good snapshots of how a community compares to others and over time. With a long time horizon (5-10 years), community and economic development plans can be evaluated using data from the indices. As discussed, Guadalupe made significant progress (whether by design or good luck) since 2000 in the CDI score. When this Resiliency Plan is implemented, a good measure of success will be improvements in scores across these indices over time, as well as in relation to other communities in the area, or with similar demographic profiles.

Summary of Demographic Indices Findings				
	Index (Score Range)			
	SVI (0.0 – 1.0)	ADI (0 – 160)	DCI (0 – 100)	CA-HTC (0-134)
Overall Score (Year)	.8304 (2018)	127.7 (2019)	46.8 (2018)	56.0 (2019)
Previous Score (Year)	.8503 (2016)	N/A	86.7 (2000)	N/A
National Median	.5000	100	50	37
Category	Indicators or Variables of Concern			
Education and Language	Speak English “less than well” No High School Diploma	Under 9 years of education High School Graduation	No High School Diploma	Limited English-speaking households Non-High School Graduates
Income	Per Capita Income	White Collar Employment	Poverty Rate Median Household Income	
Children	Households with children less than 17	Single Parents with Children		
Housing		Homes with Crowding	Housing Vacancy Rate	Crowded Units
Minority Status	Minority Population			

Figure 15: Index Finding Summary

A complete demographic profile of Guadalupe is also made available as an appendix to this document. Those profiles are pulled directly from U.S. Census Bureau sources, and come primarily from the U.S. Census Bureau's 2019 American Community Survey data. Guadalupe is presented in parallel with Santa Barbara County, California, and United States for easy comparison and to place Guadalupe's data in a broader context.

Vulnerability as Impediment

In all four aforementioned indices, education is clearly a measurable impediment to Guadalupe's future growth. Whether described as the predominance of English as a second language, High School Diploma/Graduation, or Years of Education, the story is the same: lower education levels correlate directly to lower earning potential, which correlates directly to lower community wealth, consequently resulting in higher levels of vulnerability for the community. Education is not fixed overnight – it is a generational change that may take a decade or more to overcome. Similarly, community wealth will not dramatically increase in just a year or two. Investment in the human capital – the earning potential – of Guadalupe is a long-term investment. This is a high-priority investment, but one that is unlikely to bear significant fruit before the next natural or man-made shock strikes.

Simple poverty is also not necessarily an impediment to Guadalupe's future. Guadalupe's poverty rate of 16.6% is only slightly higher than the national average of 13.9% and Santa Barbara County's at 14.8%. High poverty rates generally have two long-term implications for a community: first, dwindling employment opportunities reduce household resources that contribute to the community's economy and tax base; second, a diversion of remaining resources from future investments to alleviate current and pressing homelessness, food insecurity, and health issues. These problems are often exacerbated when a community is isolated geographically and economically, with no neighboring communities (and their diversified resources) to turn to.

That is not the case for Guadalupe. The surrounding counties of Santa Barbara and San Luis Obispo are relatively wealthy, with an abundance of economic capital available to address short-term poverty. Guadalupe is only eight minutes from Santa Maria, 40 from San Luis Obispo, and 75 from Santa Barbara, so it remains physically accessible and connected to the surrounding region. Guadalupe is a desirable place to live with a housing vacancy rate of just 1.8%, pointing to a combination of affordability and buyer attraction to the opportunities and amenities of Guadalupe, the Santa Maria Valley, and Central Coast.

Jobs are available in the area, and Guadalupe's residents are actively engaged in them. According to Census and Labor data, many of those jobs are simply in lesser-paying industries such as agriculture and personal/household services. While Guadalupe's unemployment rate is slightly higher than the national and state rates, rural areas and those with high agricultural employment tend to have wild swings in the employment market, reflecting the seasonal and even intra-seasonal needs for that type of labor. This means Guadalupe is essentially "normal" for a community in an agricultural area, but those seasonal swings in employment -- and household income -- make it difficult to confidently invest in the future. Again, this highlights a dilemma for Guadalupe: residents have jobs, are generally earning enough to make ends meet, and aren't expending additional resources to simply survive, but there is very little excess wealth available in the community to invest beyond today's needs.

It is clear, then, that Guadalupe will remain vulnerable to stresses as long as the city and residents are confined to their current earning potential and lack confidence required to invest for the future. This lack of economic capital to further resiliency objectives remains a major impediment for the foreseeable future, complicated by the long lead time to improve human capital through education. If Guadalupe is to grow in the near-term, economic capital will likely have to come from outside the community, and invested in non-economic assets in which Guadalupe is rich.

Analysis and solutions behind the categories "Children" and "Housing" require a more nuanced understanding of relationships between and within these areas. In general, households with children depend on one or more supporting elements: first, two parents are fully employed and expend resources to purchase child care, one parent is not fully employed in order to care for children full time or outside of school hours, or extended family or a community network provides child care while the parents work. In the ADI data, single parents are identified as a variable of concern; a single parent cannot depend on a second income to offset childcare costs but may have an older parent or other family present in the home to provide some child care. Although single parents are typically more vulnerable to shocks that may come with the loss of or change in employment, any family that must provide childcare faces difficult decisions between full employment and childcare.

Housing also has wide and varying impact on household vulnerability, as housing is amongst the largest expenses for most Americans. Housing affordability in California is broadly recognized as a problem, and while the Central Coast is more affordable than some locations in the state, it remains a major source of stress on poor households especially, who are typically renters and more susceptible to annual and even monthly inflation in housing costs. In markets like Guadalupe, low vacancy rates cause housing prices to go up as renters and buyers alike compete for available openings.

Finally, within the ADI data – which focuses on community health – the combination of single parent families and homes with crowding leads to situations where children may interact with family members across three age groups: children, parents, and grandparents. Children who attend school act as vectors for viruses such as influenza, which can then quickly spread to more vulnerable elderly members of the family. Crowded households are particularly susceptible to airborne diseases because their ability to isolate vulnerable family members from known contagions is limited. From a single-parent perspective, any illness for the primary money-earner could spell disaster for the household. Even a day or two away from a minimum-wage job can cost the household enough to lose housing, go hungry, or skip a dose of medicine. Time and time again, it becomes apparent that these single indicators found within a community quickly compound in their effects on individual households, and then into the rest of the community.

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6

The Core of Resiliency: Identifying Assets, Addressing Impediments

Community Assets – A Community is More than Money

Communities contain a variety of assets that go well beyond what is in its collective bank account. The Community Capitals Framework, first outlined in 2004 by rural community development researcher-practitioners, catalogs seven types of assets (also referred to as “capitals”) that can be found within a community:

- **Natural:** the natural environment of a community, and the value derived from it through interaction with the community. The value of cultivated land (active engagement) and the value of protected natural spaces (passive engagement) are equally considered.
- **Human:** the intellectual talents and physical labor of a community, typically turned into paid work, but may also be dedicated to volunteer and other service activities.
- **Cultural:** often equated with artistic attractions, cultural capital is also the history and heritage of a community, as well as morals, ethics, and values passed between generations, i.e. a town’s cultural identity.

- **Social:** the organization and cohesion of a community; how a community communicates, coordinates, and cooperates to achieve common purpose.
- **Political:** the organization and operationalization of choices about resources in the community; who controls and how a community collects and distributes resources to address its current needs and future goals.
- **Built:** physical assets within the community; permanent buildings, homes, parks, infrastructure and other items that support the daily productive activities of the community.
- **Financial:** any resource that can be leveraged to produce additional resources; not restricted to money in the bank, financial capital may also be how other capitals are monetized or produce monetary value.



Figure 16: LeRoy Park under reconstruction in May 2021 (Photo Credit: Eric Larson)

LeRoy Park and Community Center: A Case in Point

LeRoy Park, first dedicated to the town in 1871, has long been a central part of the community and its culture. In the shared space of LeRoy Park, community and family BBQs, quinceañeras, and other family-focused events often brought together groups that didn't normally interact with each other. Wealthy families, looking for space to host an event, used the park alongside poor families normally crammed into small apartments, but seeking a chance to create a special family memory. These small interactions created opportunity for improving social cohesion. With the Boys and Girls Club using the community center, there were additional opportunities for other social groups to build connections and cohesion.

Unfortunately, the 1990s and early 2000s witnessed a slow deterioration of the quality of the park and community center, with the community center officially closed due to mold in August of 2018. Just prior to its closure, the only organization that used the building was the Boys and Girls club from 2-6 PM, Monday through Friday -- simply stated, for most of the past 20 years, the building was seriously underutilized. The Park was also seldom used as facilities fell into disrepair.

In a city often described as close-knit, this major community gathering place (falling into the above categories of social, built, and cultural asset) had been lost. In other words, the deterioration of the park and community center has, over time, eroded community cohesion by eliminating a place where the "common" in community was being reinforced.







Community assets are not exclusive, and a single one – such as a protected beach – may have value as natural, cultural, and financial capital. Birdwatchers may be attracted to a morning surrounded by the natural environment of the beach, then spend lunchtime at a favorite Main Street café catching up with fellow birders. In this example, one asset has become a source for multiple capitals. Similarly, a few talented artists (human capital) in a town may transform into a large, visible, and well-known mural (cultural capital) or an art shop (arguably, both cultural and financial capital). With the exception of financial capital, other capitals are not generally assigned a monetary value; rather, they are the raw materials that combine to create value for the community. A protected beach has natural value – hard to quantify as a dollar amount – but if it gains a reputation for attracting out-of-town tourists who spend money at local restaurants and shops, it creates financial capital out of the human (business owners and employees) and built capital (buildings, clean water, electric lines) of the community.

In the case of Guadalupe, the community is well-endowed with a variety of non-financial assets (the full set of which will be discussed with more depth later in this document). The community's natural capital, set amongst fertile fields and adjacent to the Guadalupe-Nipomo Dunes complex, is foremost among a long list of assets that don't have clear financial value, yet have outside influence in Guadalupe's future fortunes. Guadalupe's social and political capitals are solid; there is little

visible confrontation over social and political issues in the city, and the community generally agrees on a common direction for itself. Culturally, Guadalupe's Hispanic and multicultural identity are well-known and well-respected; the community is proud of its people, history and place in the Santa Maria Valley. The community has a reputation as being hard-working and close-knit. Guadalupe's list of assets is at least equivalent to its list of impediments, and none of the impediments are fundamentally insurmountable.

Connecting Assets and Impediments to Resiliency Strategies and Planning

Communities are an interactive and interconnected human ecosystem, and can be just as complex as their natural counterparts. In a community, as in nature, a problem at the lowest level can bubble up to cause major issues elsewhere in the system – the loss of a key food source, a severed migration route, or removal of a major rodent predator can all throw off the balance of the natural environment. This is no less true for the human elements that make up a community. Although communities tend to focus on the scariest shocks at the apex of the community's ecosystem – the loss of a major employer, a natural disaster, or local political scandal – smaller stressors can still have profound effects because the health of one component within the community affects many others. The complex interaction of residents, government, customers, businesses, and outside forces is difficult to describe and, therefore, hard to consistently achieve positive change with a set formula, because each community is a different combination of the interacting elements.

Enhancing resilience in a community begins with first-hand knowledge of the community and an individual desire to contribute to positive change, usually on an issue or topic about which the individual is passionate. While we look at a community's resilience as a holistic effort, we must also recognize the role that individuals or groups organized for a single purpose can play within that effort. Those individuals or groups can pick an impediment and devote significant effort to it – effort which is truly vital to the community's success.

When this is done others in the community can then take a broader view as they consider alternative and supporting elements that can be effectively and efficiently addressed without unknowingly or radically changing the most desirable and valuable characteristics of the community. Simply put in the language of resiliency: addressing an impediment in the community should not come at the price of diminishing the value of a corresponding asset or assets.

This requires understanding how the building blocks and connective mortar within the community will fit around the passions of individuals or groups, to create

structures rather than separate piles of raw materials. It may require first addressing smaller issues under or around a single strong concern of residents; or making sure each part of the structure is set before moving on to the next.

Guadalupe clearly has impediments to further development as a resilient community. As described above, it is not simply one or two demographic statistics that place Guadalupe at a disadvantage – it is the combination of several complicating factors that appear to work against the community. Many of these factors are no surprise to residents, and it can be observed in interactions with Guadalupe residents by visitors or new residents that Guadalupe is very self-aware of its limitations. This was further confirmed as Guadalupe’s residents reflected on the assets and impediments in community engagement panel discussions.

While residents identified many specific items that reflect their personal experience and interests, such as not having a community swimming pool, there was also broad recognition that a swimming pool pointed to a larger issue concerning the lack of recreation facilities and opportunities and was – above all – a lack of financial capital within the community. Respondents were also keenly aware that the physical appearance of the community was related to attracting tourists and that tourists could contribute significant amounts of revenue so the city could afford to build new recreation facilities. In other words, Guadalupe’s residents accept the complexity of the ecosystem, and understand there is no single, cheap, or instantaneous action that will make Guadalupe a rich and resilient resort town – but that with each small action toward a common goal, the community can get there.

Identifying Impediments

Across the series of focus groups, community members identified four major groupings of impediments, and an additional set of three more specific impediments that must be addressed. The four major groups were:

Starting from a position of disadvantage or “it takes money to make money”:
Guadalupe is an economically disadvantaged community, with a low tax base and few additional sources of revenue. In the words of focus group members, there are run-down buildings and vacant storefronts in the downtown that reflect poorly on the community. Without continued investment, visibly run-down buildings are unlikely to attract either new businesses or new customers to the downtown area. Community conversations revolve around this chicken-or-egg problem -- money is needed to improve decaying facades and the appearance of the city, but new businesses won’t move in to generate money until the appearance of the downtown area is improved. Property owners with undeveloped sites are reluctant to build with little interest from businesses. Landlords also face higher costs to renovate and prepare for new businesses, while new businesses to occupy those storefronts face their own high

startup costs and risk. Despite a resurgence in nationwide business starts during the pandemic, many of those were sole proprietorships and online, not the types of businesses that need physical locations.

Education and Language as barriers to advancement: the low average education level and prevalence of non-English speakers limits the job opportunities for local residents and reinforces stagnation in wages and income. Long viewed as a community of low-skill, low-paid workers, Guadalupe tends to attract businesses in search of those workers, and this is a hard stereotype to break. While absolutely vital to the success of the predominantly agricultural economy of the Santa Maria Valley, low-wage workers are unlikely to add significant new resources to the tax base. Limited incomes are spent on necessities like food and housing, not at restaurants and antique stores as disposable income. While the new Pasadera development has provided new housing opportunities and hundreds of new community members over the past five years, it is still a relatively small percentage of the population total and the lack of many new businesses that cater to a retiree or higher disposable income demographic has had a marginal effect on changing the aforementioned stereotype. Change may be happening but it is a slow process.

Transportation and Service Access: it is ironic that in the midst of fields that grow produce for the world, Guadalupe's residents identify access to food as a major impediment. To reinforce this local view, the U.S. Department of Agriculture identifies Guadalupe as a "low-income, low-access" food desert because of a high number of households that lack transportation to get to a supermarket. Similarly, access to any number of vital services, including healthcare and workforce development programs, as well as routine transport to and from jobs around the Santa Maria Valley is too often restricted to those able to afford a car. Although the city has made important strides to improve bus transportation within Guadalupe and to Santa Maria, the necessity for private cars will continue to be a drain on the limited resources of households in Guadalupe, and draw city resources away from economic development to the more basic requirements of community sustainability.

Current and future relationships between citizens and city: Focus groups noted a lack of recreation facilities and after-school activities for children. Recreation facilities are a unique interaction between the city and citizens – beyond providing a well-maintained, safe open space of a park, specific facilities (like a pool) require a continuing relationship between the city and users. If the pool isn't used, it won't be maintained. If it isn't maintained, it can't be used. To have these amenities, the community must use them and be willing to calculate convenience and proximity into their price. Recreation facilities and activities are also an analog for both the perception of the community about its appearance and concerns about their children's future in the city. Nearby Santa Maria has pools and soccer clubs, so why would Guadalupe's kids remain engaged with their own town? The focus groups

also mentioned the lack of diverse service businesses, especially grocery stores and child care, which also reflect citizen doubts about their relationship with the town, and the town's ability to sustain their loyalty in the long-term.

Linked with the above concern about recreation facilities, and equally concerning as an issue of language and communication, Quality of Community Engagement was also identified as a specific impediment within at least one focus group. One possible interpretation of this impediment is related to the "Bedroom Community Problem," in which community members who live in Guadalupe, but work elsewhere in the Santa Maria Valley or Central Coast, feel disengaged from the community for a variety of reasons. The lack of a local newspaper dedicated to Guadalupe -- along with Spanish-language news about current events in the city -- also presents a challenge to broader community engagement by community leaders in government, development, and other citizen services.

Finally, the focus groups identified two additional specific impediments. The first of these is the so-called "missing middle" for Affordable Housing as a basis for future growth. Affordable housing is a major concern for the city, as it is across the Santa Maria Valley, Central Coast and the rest of California. Guadalupe's General Plan Housing Element is expected to address that issue and extends beyond the reach of this Resiliency Plan at this time. Housing, of course, has an intricate relationship with economic development, both as a potential burden on households (keeping them from spending on other goods and services), and also as a source of capital for entrepreneurs and investors (against which they borrow to finance new or expanded businesses). The affordable rental units for low-income community members are being addressed by People Self Help Housing (PSHH) and the County's Housing Authority; entry level for-sale housing (e.g.: manufactured housing, often referred to as mobile home parks, or condominiums) are not available. In the past, PSHH built several self-help houses. These homes, many still owned by the families that built them, have gained value and will allow their children to inherit wealth the previous generation never had. These homes are an example of how today's low-income families could also get on the housing ladder. But to do this, there needs to be available and attainable low-cost housing opportunities.

The second was Air Quality, which is a major contributor to health problems in Guadalupe, and represents yet another drain on the resources of individuals and the community, both to address mitigation (sealing windows, purchase of air conditioning and purification systems) and to address the results (healthcare). Air quality in Guadalupe is affected by proximity to agricultural chemicals, as well as airborne particles such as sand and salt blown into the valley by ocean winds, as well as the number of diesel trucks that pass through Guadalupe on an hourly basis. While the impact of airborne particulates from the Dunes is unavoidable and must be addressed by sealing homes and businesses with improved materials, agricultural

chemicals can be controlled and some vehicle-borne and -created pollution can be avoided. Air quality is a known impediment for Guadalupe, but is similarly beyond the scope of this Resiliency Plan -- it requires broader partnerships with the Air Pollution Control District, Coastal Commission, and local agricultural firms.

Addressing Impediments

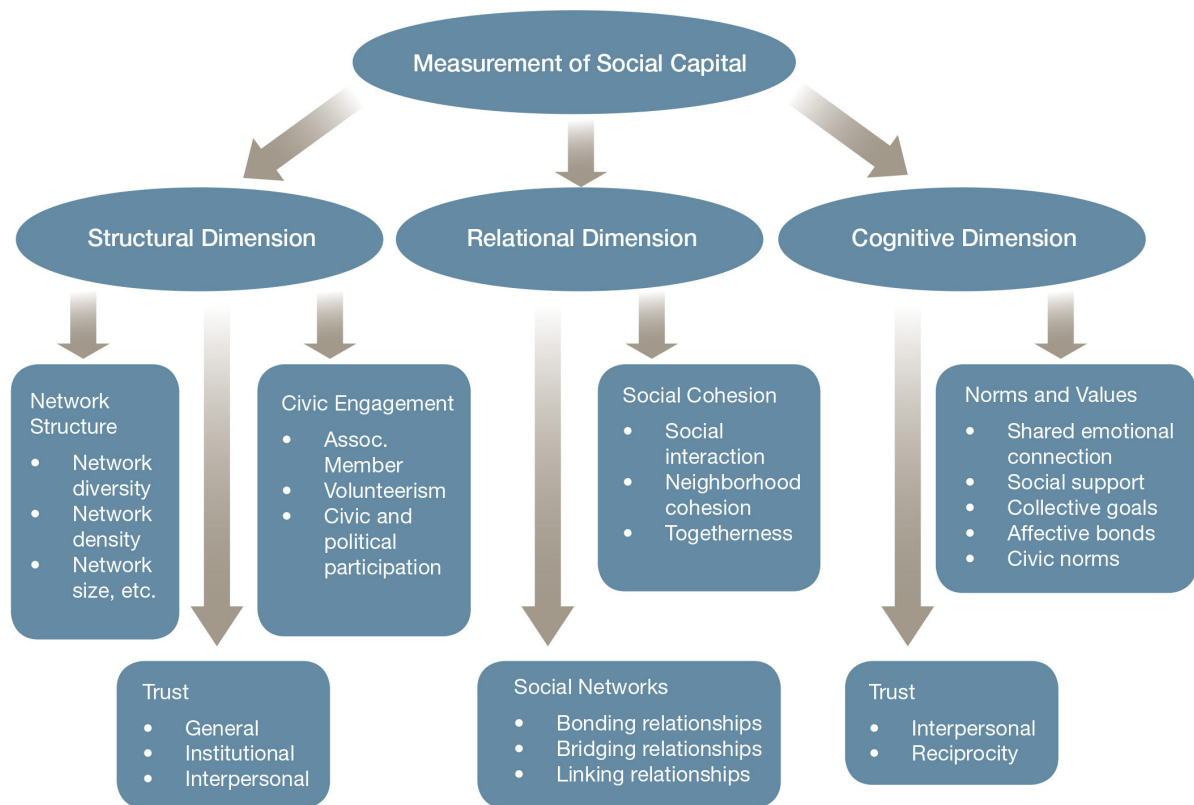
A community's impediments are not inherent or immutable. Impediments are identified in the community development process so the community can decide how to prioritize and then devote resources to address and reshape them. Addressing impediments is community development – as a minimum, knowing the impediments and marshaling the resources to fix them is building resilience in the community because it acknowledges real and potential stressors within the community. At best, addressing impediments leads to new or improved assets. The impediments identified above by residents could be addressed directly with a massive infusion of capital - by simply buying solutions - but this approach is both bad practice and wishful thinking.

Instead, this plan recommends an approach that simultaneously strengthens the underlying foundations of the community and begins to chip away at those impediments which are directly within the control of the community and can be tackled with assets already within the community. The recommended approach addresses four community development areas, described in detail below with possible actions for the community, which seek to shore up and build the foundations for the future.

1. Improving Social Capital with Community Engagement (Non-Physical)

A unified community - one with a common vision, priorities, and perception of itself - embodies resiliency. When residents engage with each other, and have invested relationships with local businesses, the city government, school district, public benefit nonprofits, and other stakeholders in the community, they build social capital which can be harnessed and transformed into other forms of community capital. Social capital is the inherent value attributed to the interpersonal relationships developed through community communication.

Social capital is built through social, relational and cognitive pathways where civic engagement is paired with social cohesion emphasizing norms and values, ultimately building strong social networks anchored in trust. The goal for Guadalupe is to be a community that is actively and visibly united in purpose because it is far more likely to be awarded resources by external sources or to find solutions formerly



hidden within the community itself.

Actions:

Get the Word Out/Correr la Voz: Increase public awareness of events and endeavors in the community through bilingual paper and electronic newsletters with content provided by local civic groups and nonprofits; increased awareness and subscriptions to community-focused social media, and procurement of electronic bulletin boards announcing community news and events at all major city entrances. Live and portray an active, united, and engaged community to both residents and visitors.

Show Off Progress and Possibilities: Community events hosted by local civic groups at both renovated and older community gathering places (parks, restaurants, museums, other public spaces), highlighting both the progress to make the community more attractive, and the work that is still needed. Generate the maximum exposure of community members to fellow residents with shared interests, the groups already engaged in community-building, and the physical assets of the community.

City Government Outreach: Increase transparency and interest in the activities

of Guadalupe city government through bilingual newsletters, increased support, participation and visibility at local events, and increased engagement with civic groups as an additional conduit to the community. Increase engagement with Guadalupe high school students through “Youth City Council” and “Ambassador/ Embajador(a) de Guadalupe” programs, using their networks and language skills to reach non-native English households with city messages.

School District Outreach: The school district should partner with local businesses and civic groups to reach parents regarding issues, programs, and projects within the school system that directly impact the quality of education it is able to deliver to district students. Engage Guadalupe high school students (who attend high school outside of Guadalupe) as “Youth School Board” and ambassadors for the Guadalupe school district (their elementary and middle school) to reach English as Second Language households.

2. Enhancing Social Infrastructure with Community Development (Physical)

The community needs physical spaces where they can engage with each other, both by design and by coincidence. In Guadalupe, parks, schools, churches, restaurants, and stores are the most important locations where residents interact with each other as equals, as will be future facilities such as the Royal Theater or a newer and larger library. Parks don't discriminate because of race, riches, or religion – they welcome all families and individuals, where a wealthy family celebrates a quinceañera right next to the poor family playing soccer. Parks are also multi-generational, attracting kids to playgrounds, parents for a walk, and grandparents for a place to enjoy a sunny afternoon with friends. Schools can be a great mixing space for the community, especially when parents and guardians are fully invested in the quality of education their children are receiving. Businesses around town, especially those related to food, also draw in residents of all types. Good food, good service, and good quality draw loyal local customers from broad backgrounds.

Actions:

Parks are Community Centers: Integrate public spaces into all city planning for future development, including any future housing areas and areas where infill is likely. Discourage private parks and open spaces isolated within future housing developments. Continue to improve parks within the city and promote circulation of residents to all parks and neighborhoods by creating and maintaining unique facilities at each park, rather than build all-purpose parks. Ensure parks are connected by walkable or bikeable routes, as well as maintaining accessibility from adjacent neighborhoods.

Schools are Community Centers, Too: The school district should arrange opportunities for the community and parents to see the facilities in which their children are learning, whether by holding some adult education in the elementary and junior high buildings, or regular “Take your Parents to School” events. Local organizations can sponsor and support events outside of normal school hours. The City Council may hold either formal or informal meetings using school facilities, and may also consider holding joint events with the school board.

Downtown Investment / The Center of the Community: Encourage restaurants and entertainment in a concentrated area (i.e., downtown) and improve the attractiveness of that area through creation of a formal Business Improvement District (BID) or a public-private foundation or fund for the same purpose. Since the downtown area is controlled in many ways by CalTrans, the City should work closely with Caltrans on improving the look and feel of the downtown portion of Highway 1.

3. Economic Development and Capital Generation

At some point, Guadalupe must begin to generate economic growth and its own sources of capital if any resilience effort is to be sustainable. The people who live in Guadalupe are the best source of local business intelligence, gained by listening to a few neighbors say “I wish there was a...in Guadalupe” and passing that information to the business association or seeking out advice from the local Small Business Development Center. To be clear, economic development is a long process and the goal is to increase wealth in the community, using local ideas and resources. It is best for the community to grow capital from within, which keeps that wealth in local circulation; however, making the community an attractive and welcoming place for outside investment has its place.

While some companies are purely attracted to the spending power of a community, an increasing number of small businesses are looking for places where employees will find quality-of-life opportunities that supplement and enrich their lives outside of work. Providing necessary services, as well as unique, high-quality, and authentic experiences to local customers, newcomers, and tourists will depend on locals identifying those opportunities, seeking both advice and funding to build successful businesses, and reinvesting in the community.

Actions:

Get to “Yes” for Business: The county and city should continue to examine building and business permitting processes and fees, educating business owners on common pitfalls, and continuing to facilitate the rapid movement of permits and other bureaucratic filings through their respective organizations. While the city

has shown its ability to expedite the processing and approval of projects, being able to vocally espouse that “pro-business” approach becomes more important. If businesses are able to launch under conditions where minor deviations in process or code are waived for a specified period of time, allowing the business to begin generating capital to pay for expensive corrections or tap a funding source that doesn’t endanger conventional bank funding, then the cooperative nature of the city becomes part of the draw as a “business-friendly” location. Wherever possible, the city and county should continue to default to “yes” on new businesses or expansion of existing businesses, unless it means a true and expansive threat to the public welfare.

Build Business Infrastructure, Networks and Knowledge: Existing public benefit service providers (community development nonprofits) and mutual benefit organizations (business associations), with support from government entities, must continue to support local entrepreneurs and existing businesses through a variety of small business education and assistance, microenterprise loans and technical assistance, and business outreach programs. A full support network within the community is more likely to produce long-term success for new and expanded businesses, and will tend to produce more complementary than competitive outcomes. It should be noted that the microenterprise program has been incorporated into the final revisions of the recently adopted 2042 General Plan.

Be a Good Place to Do Business: Guadalupe’s businesses and governments must continue to cooperate in advertising the town’s unique advantages for business, which may include less expensive rent, less regulation, and more loyal customers. Publicizing Guadalupe as “business friendly”, can be a huge draw, especially to those businesses that may face higher costs or may be unwelcome in other locations. Of course, this must be done in cooperation with citizens and residents to ensure new businesses remain consistent with the character of the community. The local business community can play an important role in this endeavor through outreach within the community and in marketing Guadalupe, both informally through personal and business contacts and a formal advertising campaign - either through traditional marketing methods or through digital means and social media.

Guadalupe as a Destination: Develop and deploy a strategic tourism marketing campaign (typically called “placemaking”) that highlights Guadalupe’s existing assets (natural environment, museums, restaurants) and begins to rebuild the quality behind Guadalupe’s motto of “Gateway to the Dunes.” As the Royal Theater renovation continues, begin to incorporate and build a reputation behind the theme of a “City of the Arts” with art events, performances, classes, and contests. Cooperate with the Santa Maria Valley Chamber of Commerce to link Guadalupe more strongly with other attractions in the Valley, and ensure Guadalupe’s truly unique assets are highlighted and promoted.

4. Workforce Development and Employment Diversification

Census data from 2019 assesses over 30% of Guadalupe's working population is employed in the agriculture sector and 33% of residents over the age of 25 have less than a 9th grade education. There is no denying the importance of agriculture to the community and it is impossible to untangle the links between low-skill labor and the American food supply. To be blunt, Guadalupe will need and have significant financial improvement; however, changes to the workforce are painfully slow, and depend on the evolution of both employers and employees in the area. Despite these daunting realities, Guadalupe has some advantages that should give it hope. Economically, the larger Santa Maria Valley is relatively diverse, with light manufacturing, aerospace, energy, tourism, and healthcare industries augmenting agriculture. In other words, both today's workers and their children can actually see alternatives to their current employment without leaving the Valley. Even within agriculture, there is growing recognition that English and math skills enhance the productivity of field workers, and that continuing technological evolution within the agriculture industry will require more than just nimble fingers and strong arms.

The scope of workforce development for Guadalupe must be realistically prioritized to raise the skill level of workers within key local industries, with English language training, adult education in math literacy, and technical training in areas identified by local firms. Increased skills translate to increased wages within the same industry, and the possibility of exporting a common skill to a new industry. To be clear, it will not be up to Guadalupe alone to evolve its workforce; partnerships will be the only way to significantly build resiliency through diversification and upskilling within the workforce.

Actions:

Workforce Advocacy and Coordination: Establish a Guadalupe workforce advocacy organization comprising local businesses (large and small) and workforce-focused nonprofits to establish prioritized workforce needs and resources specific to Guadalupe, and advocate in local adult education/workforce development groups for Guadalupe's interests. Emphasize English literacy and basic math, with follow-on options for more advanced technical, scientific, and managerial skills roughly parallel to those found in high schools, agriculture clubs (4H, Future Farmers of America [FFA]), or industry-specific training. Identify and eliminate redundancies between organizations' education programs and build a continuum of education that can take place entirely within Guadalupe.

Build Local Workforce Education Infrastructure: Survey local nonprofits and schools to identify facilities with room capacity for adult education classes, as well as after-

hours child care space. Keep classes short (no more than one hour) and offered more often to reduce strain on students, kids, and volunteers. Use distance-learning / remote teaching as necessary to provide students and instructors as many options as possible to attend classes. Partner with churches and civic organizations to staff after-hours child care and train volunteer child care providers.

Children Challenging Parents: Work with both Guadalupe Union and Santa Maria Joint Union School Districts to use Guadalupe's elementary, junior high, and high school students as vectors for publicizing education and development opportunities for their parents, and ensure all materials are in Spanish. Use messages and programs that challenge parents to learn and develop alongside their children, emphasizing the long-term value of education and continued skills development for household prosperity.



Charting the Course Forward

Guadalupe’s Dilemma: Developing Internal Resources to Increase Resilience Requires External Investment

Guadalupe has limited monetary resources to increase community resilience through large, flashy projects. Often, when the stresses on a community turn into cracks, it means a community has fallen below a certain level of vulnerability. This typically happens when and where monetary resources become limited – personal savings and public tax revenue dry up, and investments in future capacity are quickly forgotten in order to meet the urgent needs of the present. The good news is Guadalupe is not yet a city overwhelmed by this scenario. Guadalupe’s attractive assets are many, and capitalizing on them to grow and diversify the community’s economy and well-being is still a choice available to the city. The limited resources within the community will drive future growth toward reliance on investments, grants, and consumer/visitor spending from external sources, while harnessing and focusing the existing non-monetary assets of the community toward a common goal or goals.

In the simplest terms, Guadalupe’s most successful version of the future is one where the city, its assets, attractions, businesses, and residents are initially recognized as a good investment by outsiders. Assets are improved, new assets are created from existing community energy, talent, and ideas, and the community’s

reputation grows as a unique and attractive destination for both visitors and capital. Over time, Guadalupe's tangible assets grow in value and can be leveraged to drive self-investment from inside the community and reduce reliance on outside money. To be clear, Guadalupe should remain very interested and welcoming of outside resources to the community – however, a more balanced mix of local and outside investment is better for long-term self-governance and either building or returning some assets that focus on residents rather than visitors.

This is not an easy path. It requires hard decisions to make the community more reliant on outsiders, to take risks on new businesses, to embrace a different type of uncertainty – people need agriculture because they must eat, but they do not *need* to be tourists in Guadalupe. It requires hard work and monetary sacrifice to start new businesses, to improve buildings, to organize and put on new community events, to advertise attractions and restaurants, and create an environment and community that is uniquely Guadalupe.

One Possible Path Forward: Guadalupe as a Destination

Grounded in realistic expectations of what it is and what it can be, Guadalupe can begin diversifying and growing the local economy, including eco- and agritourism associated with the natural beauty of the Guadalupe-Nipomo Dunes complex and proximity to the freshest ingredients from local fields and farms. In addition, Guadalupe can grow as a community of art and culture, building on “Instagram-worthy” murals and renovation of the historic Royal Theatre. The core of those efforts will be a resurgent historic downtown area, once again bustling with restaurants, shops, small offices, a classic small-town theater, and purposeful spaces where “grab your coffee, let’s walk in the park” is the norm. Renovating, rebuilding, and refilling storefronts will be the attractive force drawing additional entrepreneurs and small enterprises from multiple industries and professions, mixing new talent and ideas with old town charm, creating additional reasons for both tourists and locals to stop, stay, and enjoy. Buoyed by new blood, energy, and resources – and given new reasons and confidence that it can do better than just survive events -- Guadalupe will build both community and physical resiliency.

Guadalupe's proximity to Santa Maria is both curse and blessing. There is a significant outflow of financial capital from Guadalupe to Santa Maria, primarily in the loss of commercial and consumer retail spending to the larger businesses and stores of the larger community. This is a common trend in the relationship between large cities and surrounding towns, and a curse that is unlikely to change significantly in Guadalupe's favor. In order to recapture the loss of revenue to Santa Maria and other larger cities, Guadalupe must leverage its other capitals to attract visitors seeking unique cultural and natural experiences the cities cannot provide. It must find and fill gaps in the convenience, quality, and shopping experience for

items and services offered elsewhere in the Santa Maria Valley; put in business terms, it must find its comparative advantages in areas outside of pure cost. It must demonstrate that both the built and human resources of Guadalupe are uniquely positioned to provide higher nonmonetary value (for example, a feeling to the experience) that cannot be found in other locations. Guadalupe's future is not being more like Santa Maria – it is being less like Santa Maria.

Proximity to Santa Maria also means the unique assets, amenities, and attractions of Guadalupe are just eight miles from a major urban center supporting almost 175,000 people (read: customers from southern San Luis Obispo County and northern Santa Barbara County). Fostering the development of Guadalupe as a destination location is not just a matter of more loudly and insistently shouting the existing “Gateway to the Dunes” marketing slogan. Instead, Guadalupe must truly become the gateway, a mandatory stop for those exploring the Dunes – to grab lunch after a long walk, to relive the memory of the experience with a painting or postcard, and to catch a Saturday evening screening of *Ten Commandments*.

Four connected lines of effort are necessary to create Guadalupe as a destination for both visitors and resources:

Create and Foster Guadalupe as “A Community of Art”

- Preserve murals and create spaces / opportunities for additional public art
- Renovate and revive Royal Theater as the center for art and artists in the community, and position it as a unique destination and talent incubator/host for both upcoming and established artists in the broader Latinx community
- Encourage local and visiting artists and creators – especially Guadalupe's kids – to highlight Guadalupe's natural environment and cultural heritage as well as the artists' connections to the city with contests and exhibitions

Compliment the “Community of Art” with activities and amenities that extend the “loiter time” (the time visitors spend in Guadalupe) and increase the “revisit rate” (the number of times visitors return to Guadalupe) for visitors

- Diversify and expand the restaurant experience in downtown Guadalupe
- Improve the appearance of the downtown area by balancing a unified theme for the entire area, while still maintaining the uniqueness of each establishment
- Foster the development of overnight accommodation in Guadalupe

- Enable additional businesses that cater to visitors (cannabis, antiques & restorations, bike/motorcycle/auto services for CA-1 travelers, additional art and creative businesses)
- Coordinate with Dunes Center, Cultural Arts Center, Historical Society, and other cultural attractions to host and promote Regular, Special, and Rotating Events/ Exhibits by the community and cultural / arts organizations to promote recurring visits (“been there, done that” becomes “excited to visit again”)

Harmonize Guadalupe’s internal business and political practices with external marketing messages

- Balance Guadalupe business community’s creation of a destination location while preserving services and quality of life for residents (downtown and “approaches” renovations, business practices and hours to support tourism)
- Create and implement a marketing plan to reach near- (San Luis Obispo and Santa Barbara) and medium-distance (Ventura/Oxnard, North Los Angeles, Bakersfield, Fresno, San Jose/Southern San Francisco Bay Area) audiences
- Ensure City of Guadalupe, County of Santa Barbara, and State policies create conditions for successful destination location build-out

Internal Marketing – ensure Guadalupe residents know the attractions/ amenities/ opportunities in their community

- Market local restaurants for locals, especially those community members in new neighborhoods who may have more expendable income and less local knowledge as new transplants to the area, to keep money in Guadalupe rather than dinner in Santa Maria or Pismo Beach
- Revive local interest in local restaurants through marketing and specials for locals, reminding them the brand is about local flavor and retaining their access to restaurants as well

Two additional lines of effort are necessary to enhance the human capital of Guadalupe:

Broadband connections can expand high-speed Internet access through an internal or hybrid build of a community-owned network and attract of providers

- Broadband connections will be Guadalupe’s method to “broadcast” its presence

to the world, streaming live shows, conferences, and art classroom events from the Royal Theater

- Advertise broadband to attract additional businesses and services
- Use broadband to expand educational opportunities
- Focus on broadband-enabled and broadband-enabling skills for workers
- Leverage the County-wide commitment to Digital Equity for resources to improve access and availability

Create upskilling opportunities and additional jobs through workforce development and entrepreneurial skills training and small business support

- Concentrate on business for tourism, creation of cultural attractions, and small business-enabling jobs (accounting, facilities services, information technology services, and human resources management)
- Train agricultural workforce into higher-skill areas within agriculture, where they enjoy more stable employment, and provide counseling on skills that are most transferable to other industries in the local economy

Moving from Plan to Strategy: A Community-Owned Process

Up to this point, this document has presented the concepts behind resiliency, as well as a broad spectrum of possible resiliency-building activities that could be applied to Guadalupe. Both the concepts and activities are broadly consistent with the recommendations that are found in other documents and presentations either created by local stakeholders to inform citizens and city leadership or commissioned directly by the city. The following documents were referenced, in their most current version, which may be a draft or final:

- Guadalupe 2021 General Plan (Public Review Draft, July 30, 2021) – available on the city’s website
- City of Guadalupe 2019-2027 Housing Element (Draft Update, May 2, 2019) – available on the city’s website
- City of Guadalupe Resilience Plan Economic Development Opportunities/ Constraints and Recommendations (July 13, 2021) – available as an appendix to this document

The next steps of this resiliency effort are best placed into the hands of the community. To be most successful, the community will need to convene residents, leaders, and other stakeholders to build the implementation plan. The creation of

an implementation plan for resiliency must pass through the process of strategy-building. Strategy, in its purest form, is a five-part activity of setting goals, describing activities, assigning resources, implementing the plan, and adjusting the plan (See Figure 17). Good strategy-building also requires continuous improvement, and the team must be willing and empowered to review and improve previous steps, not simply plow ahead despite known or potential mistakes earlier in the process.



Figure 17: The Strategy-Building Process

The strategy process begins with **Goal-Setting**, or deciding what goals the community wants for itself. Any goal or goals should be able to affirmatively answer the 3 As:

- **Acceptable** – does the community want this and support the goal?
- **Actionable** – is there a specific action, set of actions, or activity that will contribute to the goal?
- **Achievable** – are there sufficient resources in the community to do this or a clear path to gain the necessary resources from other sources?

The greatest danger in Goal-Setting is setting too many goals because the community and leaders cannot clearly articulate or agree on a vision for the

community. Too many goals, without a unified purpose, dilutes the energy and resources of the community. Each goal should have actions that can be assigned to individuals or groups, and an understanding of the resources that activity will require. Finally, goals must be malleable through the strategy-building process; as activities are crafted and resources assigned, a goal may end up requiring too many resources to accomplish without hurting other activities (and their respective goals). The process is one of continual refinement, and should never shy away from returning to previous steps to ensure goals remain true to the 3 As – at least while the strategy is still being formed.

Once goals are crafted, the group must **Describe the Activities** that contribute to achieving them. Activities should be evaluated against 4 Cs:

- **Clear** – does everyone involved understand the activity and its connection to a goal?
- **Connect** – does this action connect with others, creating either dependency or synergy?
- **Combine** – can this activity be combined with any others to save resources?
- **Completion** – does the activity have a way to call it complete or finished, so the resources can be moved to the next or a new activity?

It should go without saying that each activity must be clearly described, and linked to a goal, but it cannot be emphasized enough, especially in large and long-term endeavors like community development that involve many components. Clarity also comes from connecting each activity to others. Activities may need to be sequenced in time because one activity requires the other to be completed before it can start. For example, a church would first need to train volunteers to provide childcare for workforce education students before classes can begin at the Senior Center. While sequencing in time creates one form of dependency, other dependencies are based on available resources. The time of City Councilmembers, a large meeting room, or a critical advisor on external financing can also create the need to prioritize one activity before another. Some activities may need to take place at the same time to create synergistic effects. A project to engage Guadalupe youth in city government can be combined with a project to introduce new community message boards, asking young ambassadors to connect an important local issue with creative and bilingual messages to better reach the community.

Other activities may need to be combined to avoid duplicated efforts toward the same goal, blend two or more activities that would require too many resources to accomplish separately, or reach across several activities or goals with a similar

resource. Advertising and media relations are typically activities that can be combined across multiple activities to avoid each activity having to use separate resources to do the same thing. Another example may also be a compromise between lights for a baseball field and a soccer pitch – could the two projects buy from the same company at a discount, or spend extra money to buy one set of lights between the fields that could be turned to cover one or the other (rather than both)? Finally, an activity should have a defined criteria for completion. Being able to say an activity is finished has multiple purposes, both practical and psychological.

In practical terms, the completion of an activity means the resources it has been using can be officially released to the next activity or project. It also means the activity can be evaluated for its effective use of those resources. Did the project cost too much or was there money left over? Did it take much longer than anticipated or was it quickly finished? As the resiliency effort continues, understanding both time and money required helps everyone understand the pace of progress. In a long-term effort such as resiliency, there is also a psychological satisfaction to saying “we’re making progress – we’ve completed 10 of 30 activities.” A goal without completed activities begins to feel like a never-ending quest, without the opportunity to celebrate smaller victories along the way.

Assigning Resources to each activity is typically the most laborious (and contentious) part of strategy-building, but getting it right saves effort and frustration during implementation. Once each activity has been described with enough detail, the assignment of resources should be relatively easy. The first resource to be assigned is the people – this can refer to just one individual working alone on a small project or an organization working on a larger project. Either way, the “people resource” has one of three roles in an activity:

- **Leader:** the group or individual responsible for implementing the activity; co-leads are possible, but avoid diluting the actual responsibility and accountability of leaders
- **Contributor:** a group or individuals who will provide additional resources to the activity, guided by the leader
- **Coordinator:** an individual whose job is to ensure related activities are synchronized or shared resources are used appropriately and in a timely fashion; it is best if this is not also a leader of the activity to avoid an appearance of favoritism

Clearly defining these roles early gives ownership of the activity to just one party. (This avoids the common error of diluting responsibility, as the cliché says, “when everyone is in charge, no one is in charge.”) Contributors may play a dual role as a

resource. First, they are providing their time, talents, and assets as workers (labor) in the activity. While this is an important role, for this part of the discussion, though, they play a more vital role by assisting the leader with their own ideas, expertise, and attention. A contributor must take responsibility for their role in the activity and add value for the leader, by tracking resources expended, understanding the connection between project components, and even being prepared to step in for the leader. This level of responsibility is what distinguishes a person from being a contributor (a “people resource”) from a worker (a “labor resource”).

The assets assigned to activities vary widely, and can range from workers to money to shovels. Like those “people resources”, assets can also be divided into primary and contributing categories, where a primary asset is typically the main subject of the activity. The primary asset can be a physical building, the time of a nonprofit, or a community message board. If an activity is working on a primary asset, it will generally be unavailable to other activities, or it requires coordination between activities until that activity is completed (here, a reminder that activities should have a way to define when they are “complete” so the assets can be freed up). A contributing asset may be used by several activities at the same time, but must be carefully managed to ensure it is not spread too thin or is correctly sequenced and prioritized. Resources don’t need to be planned to the last detail or dollar, but should be planned to the level that helps show where conflicts between primary assets and shortages of contributing assets need to be addressed.

Time is a remarkably valuable asset for the community. The time of city staff, volunteers, the vulnerable, and everyone else in the community should be respected, whether by using that time efficiently and effectively, or by exercising patience as others accomplish their own share of the work. Much of the resiliency work in Guadalupe will be done by those who aren’t being paid – that is the very hard and time-consuming work of writing a business plan for a new antique store, preparing legal paperwork for a community arts center, and organizing a tree-planting by Boy Scouts on a Saturday afternoon. Again, if Guadalupe could pay for all of these improvements outright, this report would be a much shorter document and the community’s patience could be limited to whatever time limit was written in a construction contract. However, since that isn’t the case, it is best to realistic (overestimate) the time each activity will take, and be thankful when an activity finishes ahead of schedule.

Finally, when resources run low, priorities truly matter. At this point in the strategy-building process, it is always advisable to “review and improve” previous steps to ensure the highest priority goals are still the first to receive the resources they will require. Some activities may require different sequencing or be combined to share those resources. Priorities, like any part of the plan, may shift over time, but they should remain relatively constant so they can be used to objectively adjudicate

between competing needs at critical moments. With community consensus, it should not be a difficult or contentious decision to prioritize a specific resource required for the final completion of a community park improvement higher than the same resource for a third coordination meeting on the design for new lettering on the water tower.

After all of that, it is finally time to Implement Activities! Although this is the most rewarding part of community development, it doesn't happen without significant work. Making an activity a success requires good planning, efficient logistics, controlled operations, and thoughtful evaluation. Every activity starts with a good understanding of the scope of work. What is the activity trying to accomplish, what resources are available, how will they be used, and what criteria determine when the activity is considered completed? Who will lead the activity, and who needs to be coordinated with? A great temptation in community development is to try to do more than originally planned. This is called "mission creep" and it can lead to using up resources that were tasked for other projects, or to not recognizing when an activity has actually completed the original task. The former endangers other projects; the latter can deny participants the moment of triumph when they see, feel, and understand what they've actually accomplished.

While the team or individual assigned to the activity may include people of all types and expertise, or be a small and highly skilled group, every activity should be able to "tell its story." Some projects can use data ("a \$45,000 playground installed in two days with 25 volunteers"), while others are more photogenic (a picture is worth a thousand words, especially when it comes to kids and pets). Either way, completed activities in community development are worthy of public celebration. Activity leaders should encourage anyone engaged in the project to take photos, write about their work, and gather data that can be fused into good news to be published on social media, newspapers, and other local media outlets. Especially in Guadalupe, all good news should be translated and disseminated in English and Spanish; having volunteers or participants in the project share their story on social media is especially impactful in a close-knit, well-connected community like Guadalupe.

In the midst of an activity, leaders need to remember that other projects may be dependent on theirs, so coordination and cooperation across projects is very important. Leaders across all projects should regularly meet to discuss progress, address concerns, and assess resources. Whether weekly, monthly, or quarterly, these progress meetings should become a matter of routine for the community. Like all good meetings, they should have a time limit, a known agenda, and good record-keeping. They should happen often enough to be sure to catch up on all known projects, but not so often they interfere with actually getting the project done. The idea of a meeting is not as important as regularly checking in across all activities to record progress, hold each activity accountable, and evaluate resources;

there are a variety of ways to accomplish this, from actual meetings to virtual dashboards, which should be decided by the community and activity leaders. As activities are completed, **Evaluating Progress** is the final step. As discussed earlier, each activity should have a well-defined endpoint. That endpoint allows the activity leader to look back at the project, add up the cost (not just money, time must also be captured), gather lessons, and celebrate a victory. The activity leader also uses the regular progress meetings mentioned above to pass on those lessons, release resources for other purposes, and answer questions from the group. Although all activities may be accomplishing different objectives, reporting progress should have some standard measures: money, personnel, and time spent are all possible metrics to use, but the team should exercise some creativity to show the impact on the community. As always, the lessons of Evaluating Progress should feed back into the strategy-building cycle to update, revise, or simply confirm the original plans. If the next activity in the sequence can gain efficiency or effectiveness, it will be worth everyone's time to conduct a review and pass those lessons to the group – in other words, embrace feedback.

As mentioned in the introduction to strategy-building and several times above, good strategy and the plans that come out of that process should be continuously reviewed and improved where required. For example, when assigning resources to an activity, the team realizes there is not enough money for a certain project, so they may have to return to the previous step describing activities to modify, shrink the scope, or cancel that activity. The process of reviewing and improving may even require going back to goal-setting to ensure the goal is still sound. A word of warning: reviewing previous steps does not mean the decisions and products made during strategy-building are “made of Jello” – they still must have structure and direction based on support of the community and the strategy-building team. The ability to review and improve based on new information provides confidence the plan is based on the best available ideas and information and that the plan itself is flexible and able to adjust to new conditions.



Recommendations

In addition to the action suggested within this report, the following is a list of recommendations that are meant to pull out some important recommendations for the community to be aware of.

1. Study the value of applying for the Guadalupe downtown to be federally recognized as a Historic District. Additionally, an exploration of the Mills Act (a state program that compliments the Historic District) at the same time would be valuable. Both would support the City's goal of making Guadalupe a destination location. There are tangible and intangible benefits to the community and property owners to going through this process. However, the process should be thoroughly discussed in open community meetings.
2. Increase, where possible, the number of advisory groups, or official Committees, to the City Council. This will help inform the Council of community needs, provide an additional pathway for citizen engagement with the City, and support increased community involvement. All of these build the social capital that underlies community resilience. Some examples may be:
 - a) Senior Center Advisory Committee (perhaps even a Senior Advisory Committee, not limited to just the Senior Center).
 - b) Public Safety Committee
 - c) Youth Advisory Group
 - d) Resilience-Guadalupe Advisory Group
3. The following planning efforts, funded by a combination of City and grant sources and with significant participation by community residents and community organizations, should be considered as stand-alone plans:
 - a) Climate Adaptation
 - b) Public Facilities Assessment
 - c) Hazard Mitigation-Guadalupe
4. Workforce Development. It would be valuable for community resilience for the City to work with other entities to develop a workforce development strategy. This goal would be twofold: increase employment income and diversify career opportunities for residents of Guadalupe, especially youth. Hancock College, the Guadalupe Unified School District, the Housing Authority of Santa Barbara County, the Guadalupe Business Association, the County of Santa Barbara, and other local nonprofits could form a strong core for the task force.
5. Continue the City's multiprong efforts toward an improved economic outlook for Guadalupe. While the formation of the Guadalupe Business Association, the

Royal Theatre renovation project, the Microenterprise program, and the Rural Recreational Economy planning effort are all great steps forward, it is not time to stop. The need for small business support is fundamental to the growth of the community, both is creating a welcoming and supportive environment for Guadalupe businesses and for the City to continue providing technical and financial assistance. The fundamental goal for the city's economic growth will always be keeping more earned dollars in Guadalupe and bringing more dollars into Guadalupe via local and distant tourists, all without losing the unique character of the community. See Appendix A – City of Guadalupe Resilience Plan Economic Development Opportunities/Constraints and Recommendations, for more information.

6. Allan Hancock College should be encouraged to have a greater presence in Guadalupe. From workforce development to English as a second language classes to adult education classes, their active presence in Guadalupe would support addressing a number of identified impediments.
7. Rural disadvantage communities will always have a capacity issue: not enough revenue coming into the City to support growth. It is typical for disadvantaged communities to say that they do not have the time or resources to look for grants/funding, write the application needed to apply for these funds, and commit staff needed to implement. The irony is these same disadvantaged communities are the communities at whom grants/funding are targeted, are often the most eligible, and critical to improving the resilience of the community. Solutions exist, such as hiring temporary staff specific to the grant-funded program, working with nonprofits and volunteers for grant-writing, and/or city leadership emphasizing the important role of grants to staff and the community.

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Final Thoughts

This report has repeatedly emphasized that building resiliency is community development. When a community is internally engaged – when citizens talk to each other and their representatives, when residents act to improve conditions for themselves and others in the community – they create an environment that is better prepared to respond to shocks. When the community talks to themselves, they identify stressors they believe must be addressed and opportunities that no one outside of that community may notice. When community members invest both their sweat equity and money from their bank accounts to build up assets and address impediments, they become loyal to that community and to each other. Their sense of ownership, common causes, and pride becomes an asset unto itself, one that can overcome or bridge gaps in other resources.

This writing team has been engaged with community members in Guadalupe for over three years on this particular project, though we've been engaged in other projects with and in Guadalupe for longer. The most common theme we encounter in residents and former residents is overwhelming pride when they say "I grew up in Guadalupe." That statement reveals the "good bones" that have kept Guadalupe a vibrant place to live and work. The next stage in Guadalupe's development is to extend that sense of pride to the entire community, to those who moved here later in

life for more affordable housing, a variety of work opportunities, or just to get away from the big city. Those community members need to know that Guadalupe isn't just where they sleep – they need to see and feel that “here” is more valuable, more unique, and more attractive than “there.”

Resilience means that everyone in the community believes it is worthy of saving when faced with challenges, whether that is continuing stresses on the community or a violent shock. Residents gain ownership of the community by actively using and interacting with its assets and resources, not just when they are told there will be some street repairs the following Tuesday. When Guadalupe residents identify impediments and seek to address them using the resources of the community (time, talent, and money), they are creating a feedback loop that leads to more interest and investment in the community. They turn an asset – Guadalupe's own sense of value – into tangible physical things like parks, businesses, and tax revenue.

No one individual, group, or agency will turn Guadalupe into a thriving community overnight. There is no lottery for cities that will deliver the amount of monetary capital required to start new restaurants downtown, build a hotel with a view out to the Dunes, and restore the old Far Western Tavern building to new glory as the home of the Dunes Center. It will only be through a concerted effort of individuals, businesses, and government that Guadalupe will be strengthened. Individuals must invest their ideas and money to start new businesses, businesses will provide the tax revenue to the city, and the city will invest in the infrastructure, services, and (where possible) facilities to make Guadalupe an even better place to live, work, and play.

Despite the challenges, new business formation in Guadalupe should be overwhelmingly the responsibility of “locals,” who are in the best position to understand the gaps and needs of the local market. Small businesses fill needs unmet by larger firms (culturally or religiously-specific foods or a more convenient location, for example). Local small businesses are also more responsive to customer feedback because those customers may also be their neighbors or have kids in the same class at school. For example, when a restaurant hears from customers they would like the place to be open just one hour later, that there is nowhere else that serves lengua like they had as a kid, or that they're willing to pay one dollar more for a really great pizza, that restaurant owner can adjust much faster than a chain restaurant could. To succeed, however; businesses must also be backed by programs that give entrepreneurs the technical skills to get started, enhance their access to capital, build up local customer loyalty, and provide workers that are “right-skilled” for the jobs. None of that happens by accident.

Resiliency is ultimately focused on responding to local needs, using community assets to build physical and monetary resources as well as improving the community's cohesion. This plan has both provided the framework for action and

suggested actions that Guadalupe may choose to implement. There is a lot of work to do, and the task may appear daunting, but the authors of this report are confident in Guadalupe's residents, leaders, and supporters' ability to build their own successes in the city.



Endnotes

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Appendix A

The logo for Lisa Wise Consulting, Inc. (LWC) consists of the letters "LWC" in a white, sans-serif font, centered within a solid orange square.

The City of Guadalupe Resilience Plan Economic Development Opportunities/Constraints and Recommendations by Lisa Wise Consulting, Inc.

Introduction and Purpose

This memorandum summarizes economic development constraints and opportunities and provides a summary of actions the City and community partners may consider to spur economic development for the Downtown area of Guadalupe. It is intended to ultimately serve as a section of the City's Resilience Plan currently under development by Los Amigos de Guadalupe (LADG). The findings and recommendations in this memorandum are informed by recent community and planning initiatives, such as feedback received from the January 2021 focus group, analysis from the Mobility Revitalization Plan, and conversations with both City staff and LADG.

Opportunities and Constraints: Background and Context

An assessment of constraints and opportunities provides a clearer understanding of how existing characteristics either limit or encourage economic development. **Opportunities** refer to characteristics that provide the potential for the Downtown area to grow the local economy, while **constraints** refer to characteristics that limit the ability for the area to grow the local economy. Local governments typically review both opportunities and constraints in developing their economic development strategies as they provide a foundation from which to build policies and programs that address the jurisdiction's most critical obstacles while complementing and gaining advantage from existing assets.

Study Area

The area of focus for this economic analysis and subsequent recommendations is Downtown Guadalupe, which runs along Guadalupe Street (California Highway 1), bordered by 11th Street on the north end and the Royal Theater building on the south end. However, the area extending south from the Royal Theater to 5th Street is considered a secondary boundary for commercial uses.

Though this analysis primarily focuses on Downtown Guadalupe in the north, the area leading up to this neighborhood is also important for introducing the community's character and tone as visitors travel north along Guadalupe Street. Some of the City's core assets, such as the Amtrak Station, are located just south of Downtown Guadalupe.

COVID-19

The Guadalupe Resilience Plan effort was well underway when the COVID-19 pandemic disrupted daily lives of citizens across the globe. The resulting shelter-in-place directive and economic shutdown negatively impacted businesses across California, where the economy began to contract during the first quarter of 2020. The economic effects of the COVID-19 crisis most severely impacted retail and service sectors, core considerations of this economic analysis. This assessment was developed with the expectation that businesses and retail will re-open and remain open due to ongoing vaccination efforts. As the County of Santa Barbara recently removed restrictions on occupancy and social distancing in any business per the

State's re-opening framework, pursuing strategies towards economic revitalization in light of COVID-19 impacts is now more important than ever.

Recent Initiatives

The following recent planning initiatives in Guadalupe complement this assessment:

- **Guadalupe Mobility Revitalization Plan:** The goal of this plan is to enhance connectivity and mobility options within and between neighborhoods, and to improve mobility between the neighborhoods and the historic town center. The plan also addresses regional connectivity between the city and regional destinations, taking into account the specific setting of Guadalupe in relation to the ocean and dunes to the west and the City of Santa Maria to the east. The community feedback and findings from this plan resulted in an award of \$1.9 million from the California Transportation Committee's State Highway Operations and Protection Program (SHOPP). These funds will address some of the priorities outlined in the plan, such as increasing connectivity to the Amtrak station and improving sidewalk landscaping. Investing in connectivity and streetscapes will also address some constraints to economic development outlined below.
- **LeRoy Park Rehabilitation:** The City was awarded \$4.1 million in CDBG funds to renovate LeRoy Park and Community Center, located near the Downtown study area, and make the open space more inviting while providing additional recreation and community-serving facilities for Guadalupe. However, construction costs increased in the three-year period between grant submission and construction, threatening the timeline and scope of the project. Additional funds have been granted (\$900,000 in CDBG and \$177,000 on Prop 68) and the Capital Campaign has reach 70% of the remaining funds needed as of March 2021. With the present construction schedule showing completion in November 2021, the space that has in the past been the City's unofficial town square will be up and operating.

Current Snapshot of the Economy

The City of Guadalupe generates lower retail sales per capita than many neighboring jurisdictions, such as Goleta, Lompoc, Buellton, Carpinteria, and Solvang. This disparity is in part due to lower median household incomes, which depresses the spending and investment potential of many Guadalupe residents. However, in the past 10 years, the City's income distribution has shifted. Fewer households are earning under \$75,000 and households earning \$100,000 to \$149,999 have increased more than sixfold, from 2.8% of all households in 2010 to 18.2% in 2019. This shift suggests the changing demographics of the city and growing near-term spending potential.

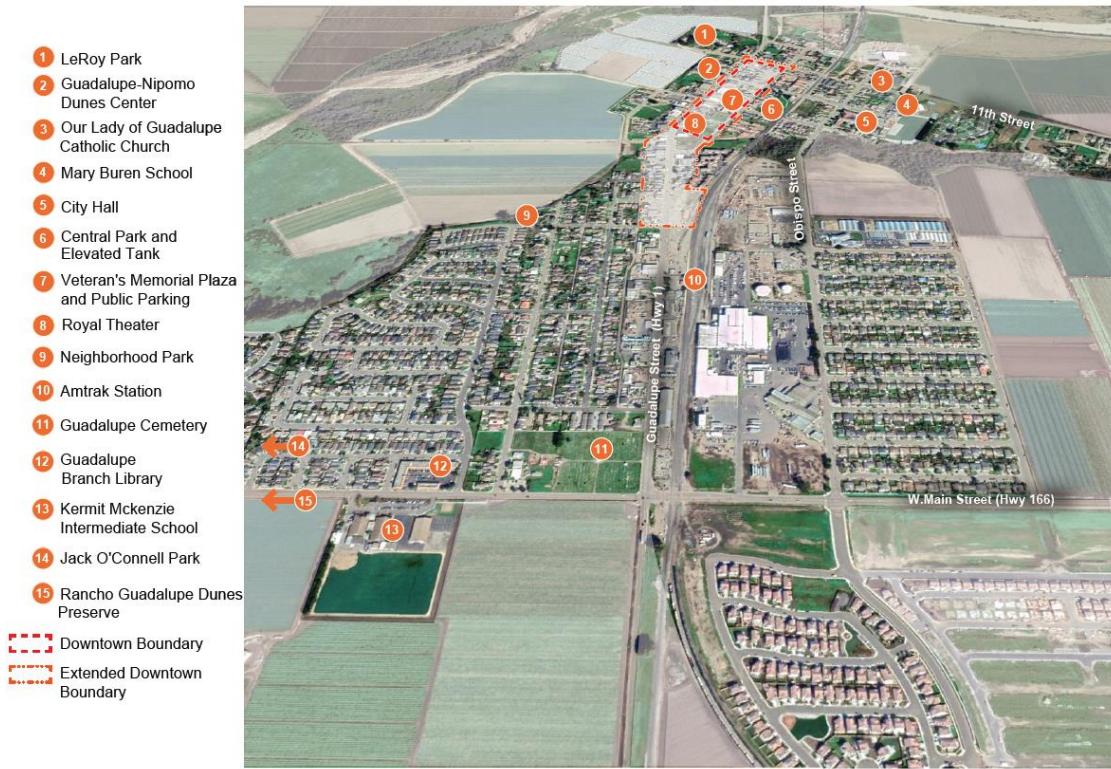
Additionally, retail sales for residents are disproportionately captured outside of the city where there are more options such as big box stores and full-service grocery stores. Due to the current size of the city and proximity to Santa Maria, its larger next-door neighbor, Guadalupe will have difficulty attracting more sizeable retail chains. For site selection, larger retail tenants typically seek regional visibility and accessibility, considering factors such as:

- Proximate location to major transportation corridors (e.g., Highway 101)
- Intersection locations (i.e., where two streets converge there is double the traffic – whether vehicles or pedestrians – compared to a mid-block location)
- Access in and out of the property using both right and left turns
- Ability to place signage that is clearly visible
- Parking (unless a very high level of pedestrian activity exists)

However, an advantage for Guadalupe is its lower retail rents, which make it more attractive to businesses with low margins, such as restaurants. This could support a concentration of locally operated low-margin businesses in the city.

The City could take advantage of existing assets and momentum to absorb more revenue from residents with higher discretionary spending capacity and visitors who are drawn to Guadalupe for various reasons but are not yet incentivized to spend more time (and money) in Guadalupe.

City of Guadalupe Local Assets*



* Guadalupe is also home to a variety of murals that showcase Guadalupe’s heritage and culture. These murals are painted throughout the Downtown area.

Opportunities and Constraints

The following two tables identify economic development opportunities (Table 1) and constraints (Table 2) in Guadalupe. The tables are organized by priority (i.e., high, medium, and low), which is defined by the ability to effectively provide a relative level of economic value:

- High: Higher level of economic value
- Medium: Moderate level of economic value
- Low: Lower level of economic value

The topic areas are also coded by color to enable ease of review.

- Access and Connectivity
- Tourism
- Retail/Local Businesses
- Community Identity

Table 1: Prioritized Opportunities

Priority	Topic Area	Opportunities
High	Access and Connectivity	Guadalupe is a regional destination location with many local assets in proximity to one another. The City is home to the world-famous Guadalupe-Nipomo Dunes, is close to the beach, has a walkable Downtown studded with murals and historical buildings, and connected to the larger region (and state) by Amtrak train service. Guadalupe is unique in terms of its diversity of urban and recreational offerings that provides something for everyone to enjoy.
High	Access and Connectivity	Streetscape improvements along commercial corridors can increase business visibility and activity. Promoting bicycle- and electric vehicle-friendly infrastructure along the Downtown corridor can take advantage of the City's location along Highway 1 by encouraging cyclists and electric vehicle car owners to rest, eat, and/or shop.
High	Access and Connectivity	The Amtrak station provides an opportunity for train passengers to stop in Guadalupe. Trains on the Pacific Surfliner route, running from San Diego to San Luis Obispo, can pick up and drop off passengers in walking distance from the Downtown core. Some of these passengers, driven by train-centric enthusiasm and tourism, are also particularly attracted to the station. The City can capitalize on adventurers seeking to explore more natural parts of the California through the convenience of train travel.
High	Tourism	Guadalupe's downtown provides a historic urban experience that is unique in the area. Tourists tend to seek places that provide a unique experience and highlight the qualities that make an area special. While Santa Maria offers more shopping and dining options, it lacks a fully developed pedestrian-friendly area for shopping, dining, and community events that reflects the history of the area. With improvements to the public realm and unique local programming, Guadalupe Street could offer this experience for locals and tourists alike attracted to the Dunes. Signage along W. Main Street and a coordinated wayfinding and branding strategy along Guadalupe Street could help raise awareness

Priority	Topic Area	Opportunities
		of the businesses located there, providing a draw for tourists visiting the Dunes.
High	Tourism	The planned redevelopment of the Royal Theater will serve as a catalyst for Downtown revitalization. An RFP to renovate the Royal Theater building and its adjacent land was released in March 2020, the timing of which coincided with the COVID-19 global economic shutdown. Future redevelopment is expected to contain a community arts facility and other commercial uses that take advantage of the Theater's central location and historic characteristics.
High	Retail/Local Businesses	Guadalupe Street is home to unique small businesses and independent shops. Locating more businesses within proximity to existing businesses creates a convenient "one-stop" shopping environment that attracts more customers making daily and convenience purchases. An improved public realm that is inviting and comfortable for pedestrians is critical to support momentum among local businesses. To that end, vacant and underutilized parcels along Guadalupe Street can be targeted for infill development. Pleasant landscaping and clear, appropriately scaled signage can also enhance public commercial space.
Medium	Tourism	Unique programming can attract locals and tourists alike. Guadalupe's Downtown core is well-positioned to provide a space for outdoor events in underutilized parking lots, vacant lots, or the street (with Caltrans approval). Regular programming, such as live music, farmers markets, art and performance gatherings, and local food festivals can reinforce the Downtown's identity while incentivizing visitors to patronize nearby businesses. These events also provide a space for communal gatherings, which are especially important after the COVID-19 lockdowns.
Medium	Tourism	Regional and state tourism platforms can be further leveraged to promote Guadalupe's assets. Existing tourism entities, such as the Santa Maria Valley Chamber or VisitCalifornia.com, market on behalf of and drive visitors to attractions around the region or state. Guadalupe could leverage existing platforms to develop greater visibility as a tourist destination.
Medium	Retail/Local Businesses	A Business/Merchant's Association can align local businesses on priorities and projects. The recently formed Guadalupe Business Association (GBA) can more easily address the needs of the greater business community, such as maintaining landscaping to create a welcoming environment for customers, coordinating on parking, and improving business representation at City Hall. The GBA could eventually evolve into a more formal Business Improvement District (BID).
Medium	Retail/Local Businesses	Providing more resources for small businesses can spur businesses incubation. The City can promote existing resources for

Priority	Topic Area	Opportunities
		small businesses, such as the County's Small Business Development Center, and consider a façade improvement revolving loan program or other programs that could assist or incubate local businesses. Local business support in terms of online presence would be beneficial considering opportunities related to visitor attraction.
Low	Community Identity	Guadalupe has authentic character, a wealth of community culture, interesting history, and a strong branding strategy as "Gateway to the Dunes" . Guadalupe's community identity is informed by a variety of inputs, including the community's agricultural economy, Chumash Native American culture, the nearby Guadalupe-Nipomo Dunes, a history of Spanish colonial activity, and the diverse cultural groups that settled in Guadalupe. Several key intersections offer gateway opportunities that could reinforce Guadalupe's identity through branding and signage.
Low	Community Identity	Guadalupe is currently host to many murals showcasing the City's unique cultural heritage . Further investment in public art can enhance Guadalupe's brand as well as help to draw and capture tourists. Eye-catching, large-scale murals not only support local artists, but also can promote awareness of the City through Instagram and other social media news feeds.
Low	Retail/Local Businesses	The Pasadera community is partially completed and includes 802 homes, a school, and small commercial center . This new housing is expected to boost the city's population to around 11,000. In addition to an expected increase in property taxes, these new families will inject the city with more discretionary income to support existing and new businesses in Guadalupe. However, Pasadera residents would have to walk approximately one mile or more to get to Downtown Guadalupe, including crossing the railroad tracks and W. Main Street.
Low	Access and Connectivity	Improving the safety and operational efficiency of existing crossings could help improve connectivity within Guadalupe . The U.S. Department of Transportation provides guidance for pedestrian crossing features that could improve the safety of railroad crossings in Guadalupe, including fencing, gates, special paving, and pedestrian-scale lighting and signage. These features could be especially helpful on routes with heavy or increasing automobile and truck traffic such as W. Main Street and 11 th Street. In addition, if passenger rail activity continues to rise, active transportation and connectivity between the Amtrak station and Pasadera, such as a walking/biking path, could be considered. A recent \$1.9 million SHOPP grant will also be leveraged to repair existing Complete Streets facilities and address crossing issues.

Table 2: Prioritized Constraints

Priority	Topic Area	Constraints
High	Retail/Local Businesses	Unused/vacant storefronts can depress Downtown activity. Especially in light of COVID-19 impacts on small businesses, more stores have shut down and have created greater hurdles to revitalization.
High	Retail/Local Businesses	Guadalupe's retail and services are limited, and don't meet shopping and dining needs of residents. Guadalupe is home to a variety of restaurants, stores, and service-oriented businesses. While these satisfy many of the shopping and dining needs of Guadalupe residents and workers, it is necessary to travel to Santa Maria or other nearby cities to shop at a full-service grocery store or dine at a restaurant with late-night operating hours. Additionally, high turnover of businesses in Guadalupe reflects the challenging operating environment for small businesses.
High	Tourism	The Guadalupe-Nipomo Dunes and Oso Flaco Lake attract tourists from around the world and across the region, but few visit Guadalupe on their way to or from these destinations. Tourism is a large and growing economic sector nationally and within California. While shops, restaurants, and historic attractions in Guadalupe could attract more tourism spending to the town, a lack of awareness has kept Guadalupe off most tourists' itineraries. As such, Guadalupe has no lodging to offer visitors that might consider an overnight stay. The elevated tank in Central Park advertises the community as the "Gateway to the Dunes." Additional branding and marketing efforts could do more to attract tourists to the community, or encourage visitors driving from one destination to the next to make a stop in Guadalupe.
Medium	Retail/Local Businesses	The City's regulatory environment could inhibit the growth of small businesses. The City may benefit from a regulatory environment that is more predictable and business friendly. The City should reevaluate its fee schedule, ensure appropriate zoning and reasonable flexibility (especially in the Guadalupe Street corridor), and ensure its permitting procedures are easy-to-follow for new businesses.
Medium	Access and Connectivity	Current parking regulations impede direct customer access to businesses. Because the City parking lot has a 2-hour limit, parking spaces along the street can be used all day by employees, which decreases parking supply for customers.
Low	Access and Connectivity	The Union Pacific railroad bisects Guadalupe in the north-south direction and acts as a barrier between the east and west sides of the community. Between W. Main Street and 9th Street — a distance over three-quarters of a mile — there are no formalized crossings over the Union Pacific tracks. The Guadalupe Amtrak train station is located in between W. Main Street and 9th Street on the west side of the tracks, making access to the train station and businesses along Guadalupe Street inconvenient for residents living east of the tracks.

Priority	Topic Area	Constraints
Low	Community Identity	At entrances to Guadalupe and throughout the city, branding and signage is limited and lacks a consistent aesthetic expression. The built environment does not adequately reflect the history or identity of Guadalupe. The southern entrance on Guadalupe Street from W. Main Street is not cohesive, and the Amtrak station does not lead directly to a convenient or attractive entrance to the rest of town. While the downtown core includes a public plaza on Guadalupe Street, this public space could be enhanced as a center of activity and identity through the addition of public art, programming, and celebration of Guadalupe's history.

Recommendations

Based on the opportunities and constraints identified above, recommendations for economic development were prepared. These recommendations were also informed by case study research of cities similar to the size and position of Guadalupe. The following table provides a menu of actionable recommendations to support economic development in Downtown Guadalupe. The recommendations are organized by time horizon (short-, medium-, or long-term) for completion, as well as action topic area. The recommendations consist of four topic areas as mentioned above:

- **Access and Connectivity:** The Amtrak station and proximity to Highway 1 are crucial assets that connect Guadalupe with the rest of the region. The City should build upon these resources to improve the traveling experience and enhance mobility, both intra-city and inter-city, for residents and visitors alike.
- **Tourism:** Guadalupe is a destination city with many attractions, such as the Guadalupe-Nipomo Dunes, Oso Flaco Lake, and the historic Downtown. The City can support its tourism activities through unique programming and greater marketing efforts.
- **Retail/Local Business:** Providing additional retail options should be a top priority for the City. In addition to retail diversity, the City can incentivize new business development and help to strengthen the existing business community.
- **Community Identity:** Guadalupe has a wealth of local culture, interesting history, and community pride. The City should amplify its brand and identity at major entrances and throughout the Downtown.

Recommendations by Time Horizon

Recommendations are presented in the following tables by time horizon for completion:

- Short-Term (less than 2 years)
- Medium-Term (2-5 years)
- Long-Term (5 or more years)

Table 3: Implementation Recommendations: Short-Term

Action	Topic Area	Description
Bike and EV	Access and Connectivity	<p>Install a fast-charging electric vehicle station near Downtown and bike lanes along the 1, partnering with companies like EVGo (PPP) to provide fast-charging stations with no upfront capital costs or maintenance expenses. Promoting bicycle- and electric vehicle-friendly infrastructure along the Downtown corridor can take advantage of the City's location along Highway 1 by encouraging cyclists and electric vehicle car owners to rest, eat, and/or shop.</p> <p><i>Case Study Example: The State of Colorado is planning on installing fast-charging EV stations along popular driving routes to support its climate action goals.</i></p> <p>Link: https://energyoffice.colorado.gov/zero-emission-vehicles/electric-vehicle-fast-charging-corridors</p>
Maintenance District	Access and Connectivity	<p>Explore the creation of a landscape, lighting, maintenance district to identify opportunities for and fund streetscape improvements, like street furniture, unique lighting, trees, and landscaping, etc. Such districts can provide economics of scale for property owners who can spread the cost of maintenance across many individuals.</p> <p>Link to CA State Code regarding Maintenance Districts; Link to City of Santa Clarita Landscape Maintenance District information page</p>
Multi-Use Zoning	Retail/Local Businesses	<p>Ensure Zoning Code is flexible enough to allow for multiple uses that can provide for the daily needs and services of residents. City can review the Mixed-Use District zoning and consider requiring at least 20% ground floor retail. This action addresses a regulatory barrier and supports meeting the needs of Guadalupe residents by providing goods, services, and dining within a short pedestrian shed.</p> <p>Link to Sustainable Development Code Mixed-Use Zoning description</p>
GBA Coordination	Retail/Local Businesses	<p>Regularly coordinate with the Business Association to solicit input on the needs of the business community. The Association could form a Business Improvement District (BID) when economic activity increases.</p> <p><i>Case Study Example: The City of Fortuna's BID is made up of 500+ members. They recently received a marketing grant to assist</i></p>

Action	Topic Area	Description
		with tourism, business recruitment, and retention. Link to Fortuna BID ; Link to Description of Mammoth Lakes Tourism BID
Small Biz Guide	Retail/Local Businesses	Develop a handbook to starting a small business in Guadalupe that links to information and resources available on City/County webpage. <i>Case Study Example: The City of Bishop posted the County's "Guide to Starting a Business in Inyo County" on Economic Development webpage.</i> Link to City of Bishop "How to Get Started" Information Page
Chamber Marketing	Retail/Local Businesses	Develop marketing materials aimed at the tenant and Santa Maria Valley Chamber community to promote Guadalupe as business-friendly. GBA is the business lead (not the creation of a new chamber of commerce).
Fees and Permits	Retail/Local Businesses	Evaluate fee schedule and permitting procedures to ensure ease-of-use for small businesses.
Low-Cost Lease	Retail/Local Businesses	Provide low-cost leases on publicly owned buildings (in coordination with the reuse of the Royal Theater building) to retain small businesses and encourage desired uses.
Parking Regs	Retail/Local Businesses	Revise parking regulations to remove the 2-hour limit off street. This update would incentivize employee parking in City lots, increasing parking supply for visiting customers.
Vacant Storefront Art	Retail/Local Businesses	Work with property owners to encourage the installation of attractive window displays, including art, in vacant storefronts. Consider developing artist-in-residence programs for display of work by juried artists. Provide short-term workspace in available vacant spaces.
Vacancy Pop-Up Biz	Retail/Local Businesses	Market vacant spaces to pop-up businesses (retailers, test kitchens with a food service component, etc.) and other potential niche users as interim tenants, particularly in visible vacant spaces on the ground floor.

Table 4: Implementation Recommendations: Medium-Term

Action	Topic Area	Description
Local Asset Survey	Access and Connectivity	Inventory, document condition of, and periodically review Guadalupe's local assets, such as historic buildings and murals. This inventory can form the basis of a historic resources survey in the future. This exercise could utilize University student support.
Grant Opps	Access and Connectivity	Identify and apply for federal infrastructure grant opportunities. The new Administration has identified Amtrak as a priority for federal infrastructure spending.

Action	Topic Area	Description
Mobility Plan	Access and Connectivity	<p>Continue the implementation of the Mobility Revitalization Plan to connect the east vs. west sides of the city and improve safety of crossings.</p> <p><i>Case Study Example: The City of Woodlake completed its multi-phase Downtown Enhancement Project and fulfilled its goal of providing pedestrian, bicycle, and transit connectivity to shopping, office, and recreational destinations in the Downtown, as well as improving the aesthetic appearance and usefulness of the area.</i></p> <p>Link to article on Woodlake's transportation investment program.</p>
Wayfinding	Community Identity	<p>Improve branding, wayfinding, and signage at entrances to Guadalupe to enhance local identity and public realm aesthetic, and along Guadalupe St. to showcase businesses in the area and draw tourists who are visiting the Dunes or passing through the city on CA-1.</p>
Retail Brokers	Retail/Local Businesses	<p>Work with the Guadalupe Business Association to attract and retain businesses with the efforts of retail brokers who work with a pool of potential commercial tenants.</p>
Website Update	Retail/Local Businesses	<p>Create webpages for Community and Economic Development and Social Services on City's website that consolidates all local and regional resources and links.</p> <p><i>Case Study Example: The City of Bishop has an Economic Development webpage with information from both the City and County on resources and requirements for starting a small business.</i></p> <p>Link to City of Bishop's Economic Development webpage.</p>
Festivals	Tourism	<p>Host unique festivals that celebrate local heritage/cuisine and market Guadalupe to a larger audience. Example: cauliflower, which is rapidly becoming one of the most widely-eaten vegetables in the country.</p>
Regular Programming	Tourism	<p>Provide regular programming, such as live music, farmers markets, arts and performance gatherings, as well as annual festivities, to promote community-building and showcase local retailers and artists. Example: Autumn Pumpkin Patch photo opportunity.</p> <p><i>Case Study Example: The City of Apalachicola hosts an annual community-wide Easter Egg hunt in partnership with State Parks.</i></p>

Action	Topic Area	Description
RV Campgrounds	Tourism	<p>Revise Zoning Code to allow for RVs campgrounds, which can provide a destination for visitors interested in overnight stays. These campgrounds can also accommodate overflow from nearby beach cities and provide an opportunity for the City to collect TOT revenue.</p> <p>A smaller version of the Flying Flags RV Resort and Campground in nearby Solvang could be used as an example of the accommodations and amenities expected of RV camping in the area.</p> <p>Link to Flying Flags website.</p>
Short-Term Rental	Tourism	Revise Zoning Code to allow for short-term rentals. Guadalupe does not currently have a hotel, so short-term rental options like Airbnb can increase the number of options visitors have to remain in Guadalupe for longer periods of time.
Community Space	Tourism	Continue to support a public place to gather, such as the Guadalupe Arts and Education Center and/or Leroy Park Community Center, to facilitate a sense of community and enhance the public realm.

Table 5: Implementation Recommendations: Long-Term

Action	Topic Area	Description
Amtrak Longevity	Access and Connectivity	Secure the Guadalupe Amtrak stop to ensure longevity of the rail station connection through continued investment in and around the physical station, the promotion of Guadalupe as a regional transit destination, and increased City representation in relevant Amtrak discussions and meetings.
Holistic Branding	Community Identity	Explore a more updated and holistic branding identity and logo that is reflective of Guadalupe's history and culture. This identity should not be exclusively staked to the Dunes and should appeal to residents and tourists alike.
Murals	Community Identity	Continue to invest in Instagram-worthy public art in appropriate locations. Consider art that reflects, celebrates, and is complementary to Guadalupe's history and supports the community's identity, while also encourages people to engage with the physical space.
Art Competition	Community Identity	Host an art & design competition to create eye-catching branding while promoting regional artists.
Vacant Land Fee	Retail/Local Businesses	<p>Levy a fee on vacant or dilapidated land to incentivize usage and maintenance. Additionally, coordinate with the County Assessor's Office to ensure proper valuation with each transfer.</p> <p><i>Case Study Example: A voter-approved measure in the City of Oakland establishes an annual tax of \$3,000 to \$6,000 on vacant properties (allowable exemptions apply).</i></p>

Action	Topic Area	Description
		Link to City of Oakland's vacant property tax information.
Revolving Loan	Retail/Local Businesses	Provide a revolving façade improvement loan program.
Fee Deferral	Retail/Local Businesses	Create an impact fee deferral program. <i>Case Study Example: The City of Gonzales' Economic Development Incentives Program offers a variety of benefits, such as impact fee deferrals, impact fee financing, fee rebates, and small business loans.</i> Link to the City of Gonzales' Incentives Programs.
Fee Financing	Retail/Local Businesses	Create an impact fee financing program, in partnership with the Statewide Community Infrastructure Program (SCIP).
Fee Reductions & Rebates	Retail/Local Businesses	Provide other incentives, such as: • Fee reductions • Property/sales/TOT tax rebate
Small Biz Loan	Retail/Local Businesses	Create a small business loan program capitalized by CDBG.
Agritourism	Retail/Local Businesses	Promote the diversification of farm-related activities through adoption of an agritourism ordinance, a Zoning Code update to include agritourism as a use, streamlined permitting for commercial uses on working farms, and the development of a handbook to provide additional information and links to permitting processes and insurance. <i>Case Study Example: The City of Gonzales' agritourism industry is comprised of 46 vineyard properties that offer tasting rooms, picnic areas, and wine country charm.</i> Link to City of Gonzales Agritourism webpage.
Royal Theater Reuse	Tourism	Support the redevelopment of the Royal Theater building into a vibrant, community-focused commercial space to promote the capitalization of the Downtown area.
Tourism Marketing	Tourism	Create a strategy to increase Guadalupe's visibility on regional (Santa Barbara) and statewide tourism platforms and websites.

Prioritization Maps

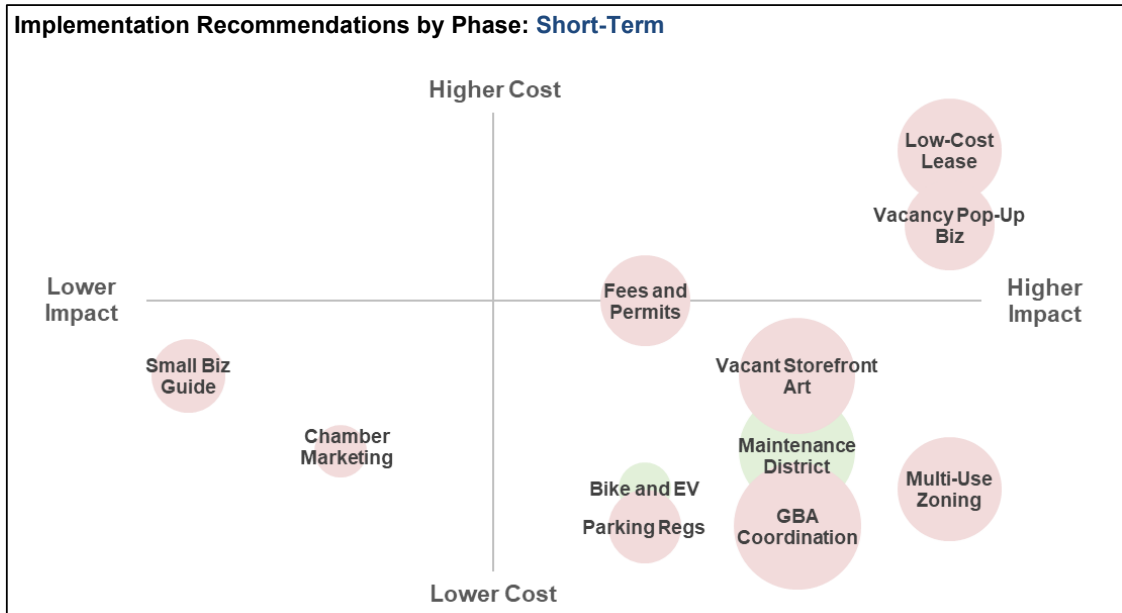
Prioritization maps reflect the recommendations in a visual manner. The recommendations are generally organized by three metrics: impact, cost, and City staff resources. These maps are also grouped by short-, medium-, and long-term action items, as well as by topic area.

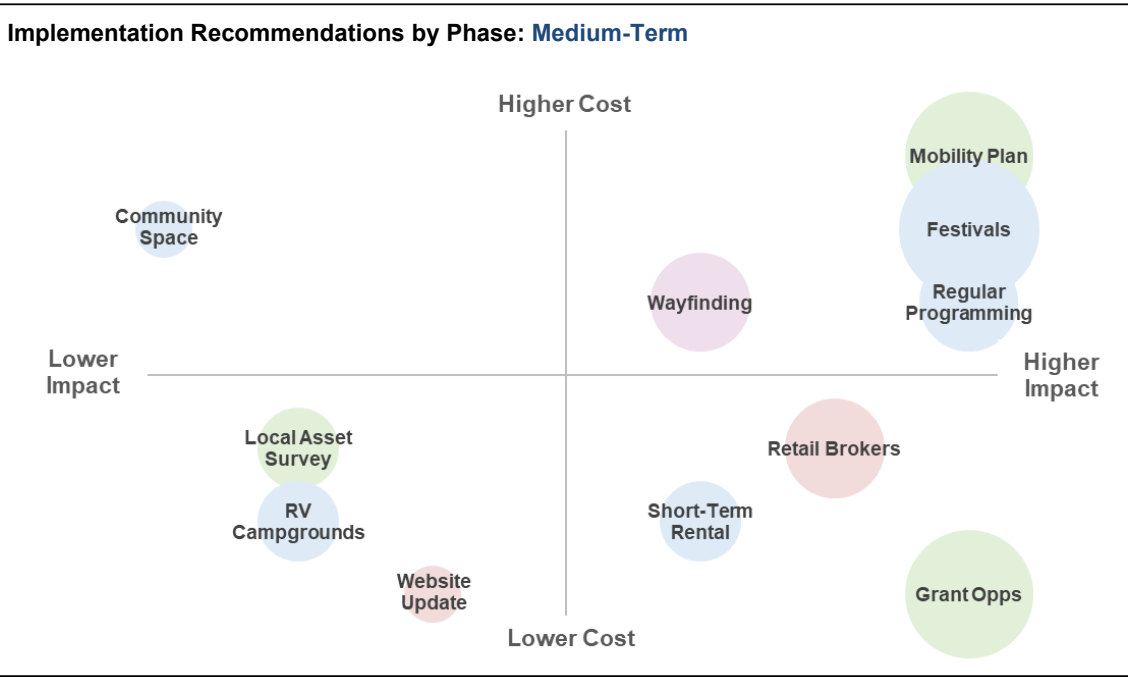
- **Impact:** This metric estimates the level of economic impact or benefit of each action. This metric is measured across the x-axis of each map.
- **Cost:** This metric estimates the dollar cost of each action. This metric is measured across the y-axis of each map.

- **City Staff Resources:** This metric estimates the level of City staff resources required to execute each action. This metric is demonstrated by the size of each bubble. The larger the bubble, the greater the amount of City staff time is expected for each action.

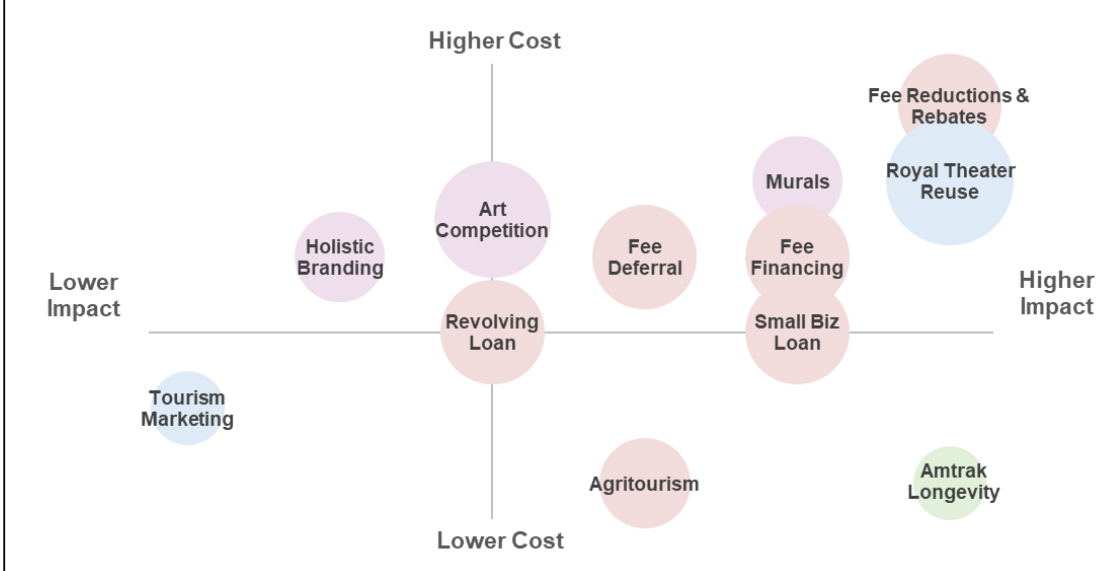
These maps are intended to be illustrative and provide a conceptual approach to understanding the variety of potential actions that could be taken.

Prioritization Maps by Phase

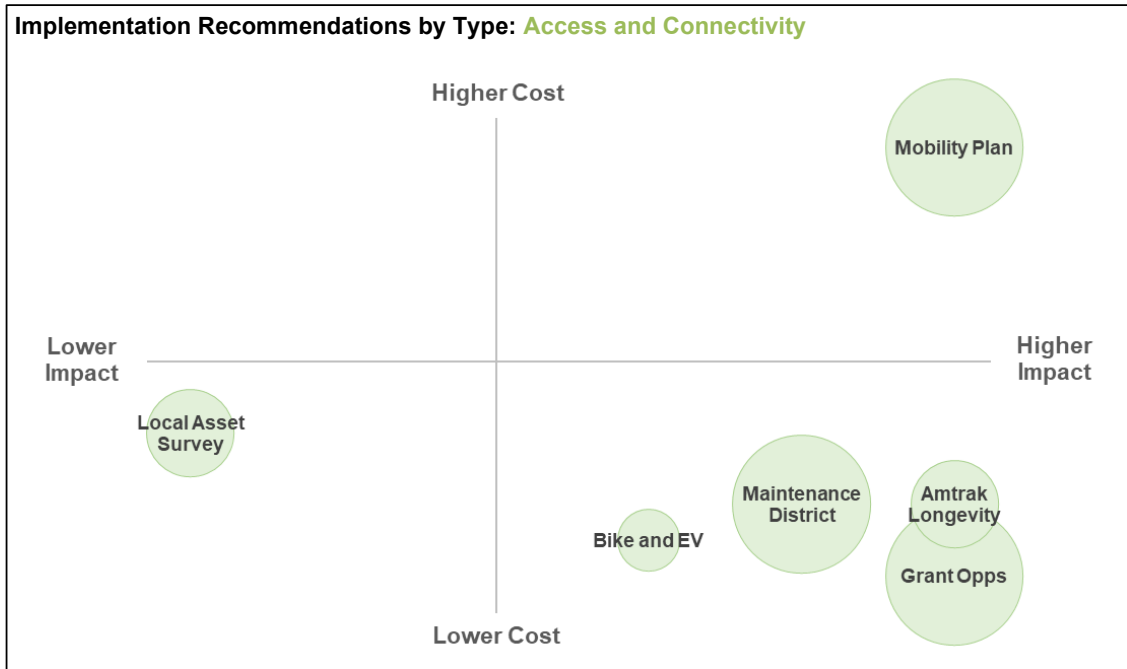




Implementation Recommendations by Phase: Long-Term

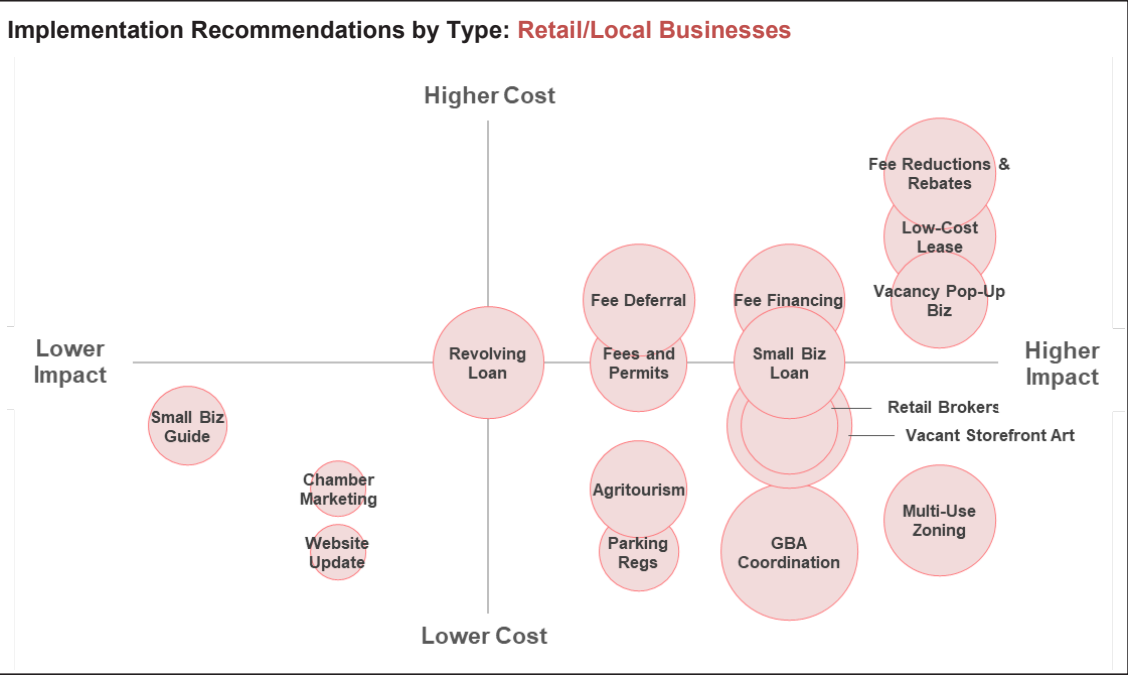


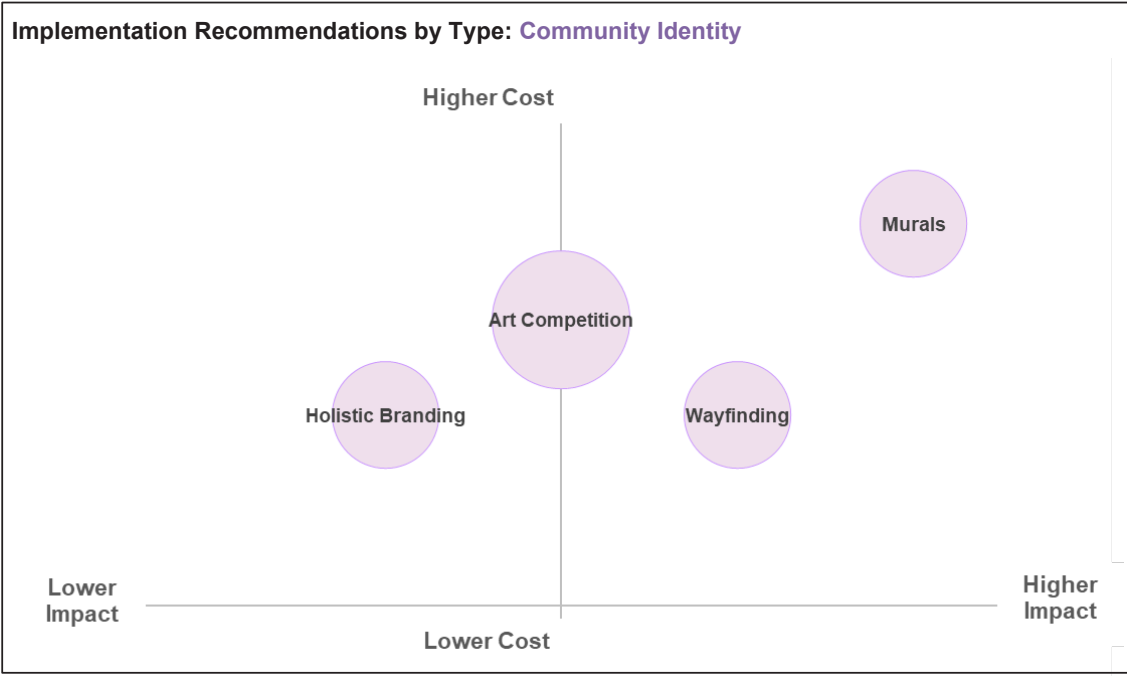
Prioritization Maps by Topic Area



Implementation Recommendations by Type: Tourism







Appendix B

The following pages are screenshots from the U.S. Census Bureau 2021 data for Guadalupe from www.census.gov





QuickFacts
Guadalupe city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

Table

All Topics	Guadalupe city, California
Population Estimates, July 1 2021, (V2021)	8,546
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	8,546
Population estimates base, April 1, 2020, (V2021)	8,074
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	5.8%
Population, Census, April 1, 2020	8,057
Population, Census, April 1, 2010	7,080
Age and Sex	
Persons under 5 years, percent	11.0%
Persons under 18 years, percent	36.2%
Persons 65 years and over, percent	8.9%
Female persons, percent	46.5%
Race and Hispanic Origin	
White alone, percent	48.6%
Black or African American alone, percent (a)	0.3%
American Indian and Alaska Native alone, percent (a)	1.1%
Asian alone, percent (a)	4.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	1.2%
Two or More Races, percent	19.1%
Hispanic or Latino, percent (b)	88.2%
White alone, not Hispanic or Latino, percent	6.7%
Population Characteristics	
Veterans, 2017-2021	98
Foreign born persons, percent, 2017-2021	30.9%
Housing	
Housing units, July 1, 2021, (V2021)	X
Owner-occupied housing unit rate, 2017-2021	52.0%
Median value of owner-occupied housing units, 2017-2021	\$337,100
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,754
Median selected monthly owner costs -without a mortgage, 2017-2021	\$280
Median gross rent, 2017-2021	\$1,272
Building permits, 2021	X
Families & Living Arrangements	
Households, 2017-2021	2,051
Persons per household, 2017-2021	3.97
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	92.2%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	71.5%
Computer and Internet Use	
Households with a computer, percent, 2017-2021	94.4%
Households with a broadband Internet subscription, percent, 2017-2021	89.2%
Education	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	59.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	11.8%
Health	
With a disability, under age 65 years, percent, 2017-2021	5.4%
Persons without health insurance, under age 65 years, percent	15.4%

Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	NA
Total retail sales, 2017 (\$1,000) (c)	21,718
Total retail sales per capita, 2017 (c)	\$2,930
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	21.7
Income & Poverty	
Median household income (in 2021 dollars), 2017-2021	\$58,449
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$19,086
Persons in poverty, percent	▲ 27.7%
 BUSINESSES	
Businesses	
Total employer establishments, 2020	X
Total employment, 2020	X
Total annual payroll, 2020 (\$1,000)	X
Total employment, percent change, 2019-2020	X
Total nonemployer establishments, 2019	X
All employer firms, Reference year 2017	68
Men-owned employer firms, Reference year 2017	S
Women-owned employer firms, Reference year 2017	S
Minority-owned employer firms, Reference year 2017	S
Nonminority-owned employer firms, Reference year 2017	S
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	S
 GEOGRAPHY	
Geography	
Population per square mile, 2020	6,150.4
Population per square mile, 2010	5,406.9
Land area in square miles, 2020	1.31
Land area in square miles, 2010	1.31
FIPS Code	0631414

[About datasets used in this table](#)

Value Notes

⚠ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of row in TABLE view to learn about sampling error.

The vintage year (e.g., V2021) refers to the final year of the series (2020 thru 2021). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2017-2021 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2021 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed, does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Measuring America's People, Places, and Economy

RESOLUTION NO. 2023-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE FOR THE APPROVAL AND ACCEPTANCE OF THE COMPLETION AND CLOSEOUT REPORT OF THE CITY OF GUADALUPE'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2017 PROJECT/CONTRACT PRIOR TO THE CLOSEOUT OF THE GRANT AS REQUIRED BY THE CDBG PROGRAM CLOSEOUT PROCESS

WHEREAS, in October 2017, The City of Guadalupe approved the submission of two grant applications to the State of California Department of Housing and Community Development (HCD) for the Community Development Block Grant (CDBG) program, approved a resolution in support of the grant applications, authorized the City Administrator to sign applications and supportive documents on behalf of the city, and hired Los Amigos de Guadalupe (LADG) which at the time was called Rural Community Development Corporation of California (RCDCC) for a fee of \$1,000 to complete the grant applications on behalf the city; and

WHEREAS, in November 2017, the city successfully submitted the two grant applications to the State's CDBG program. In the original grant application, the city requested \$4.4M for the rehabilitation of Leroy Park and the community center, and planning and technical assistance to develop a community resilience plan; and

WHEREAS, Los Amigos de Guadalupe (LADG) which at the time was called Rural Community Development Corporation of California (RCDCC), paid the \$5,000 in required matching funds after the City Council approved the submission of the planning grant application with the grant application for the renovation of Le Roy Park. LADG (RCDCC at the time) was awarded a contract with the City on October 9, 2018, to administer this grant which included a requirement for the preparation of the City of Guadalupe Community Resilience Plan; and

WHEREAS, in May 2020 the City Council approved Resolution No. 2020-32 to submit to the State of California CDBG program one or more application(s) for the purpose of supplementing the Le Roy Park project due to time delays and increases in costs, project costs had increased from the original cost estimate that was completed in November 2017; and

WHEREAS, the Le Roy Park project was awarded an additional \$900,000 in October 2020 bringing the total amount in awarded funds to \$5.4M; and

WHEREAS, twice the city applied for an extension to the State of California CDBG program to complete the projects, In September 2021 and then again in March 2022, with a final deadline of March 31, 2023, due to several compelling issues, including, but not limited to the slow start of the project, and significant cost increases from the time the application was submitted to the time of the sealed bid process; and

WHEREAS, as a result, the city had to phase in the work to move the project forward with the understanding that the CDBG program would want at minimum the community center to be completed. All park features were moved to Phase 2 of the Le Roy Park Project; and

WHEREAS, the city, with the help of LADG (formally RCDCC at the time), successfully raised almost 80% of the needed funding to renovate the remaining park features via our Capital Campaign; and

WHEREAS, on April 25, 2023, the City Council approved and adopted the City of Guadalupe Community Resilience Plan by resolution, as required by the State CDBG planning grant requirement, however, a formal public notice was not provided about the recommendation of the City Council for its final approval and adoption of the plan; and

WHEREAS, a formal public notice was given on the June 30, 2023, by posting the notice in three public places in the City and on the City's website.

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

SECTION 1. The completion and closeout report of the city of Guadalupe's Community Development Block Grant (CDBG) FY 2017 project/contract prior to the closeout of the grant as required by the State of California CDBG program closeout process is hereby approved and adopted.

SECTION 2. 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 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2023-63**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of July 11, 2023**

Janice Davis

Prepared by:
Janice Davis, Finance Director

Todd Bodem

Approved by:
Todd Bodem, City Administrator

SUBJECT: Fiscal Year 2021-22 Audited Financial Statements, Single Audit Report, and GANN 2022 Agreed-Upon Procedures.

RECOMMENDATION:

That the City Council receive and accept the City of Guadalupe Financial Statements for the Year ended June 30, 2022 along with the Independent Auditor's Report, as well as accept the Single Audit Report for 2022 and the GANN 2022 Agreed-Upon Procedures.

DISCUSSION:

Presentation provided by Mitesh Desai with Badawi & Associates Certified Public Accounts on the Fiscal Year 2021-2022 Audited Financial Statements, Single Audit Report and GANN 2022 Agreed-Upon Procedures.

ATTACHMENTS:

1. Presentation by Mitesh Desai, Badawi & Associates
2. Basic Financial Statements for year ending June 30,2022 (Includes Independent Auditor's Report)
3. Single Audit Reports for year ending June 30,2022
4. Independent Auditor's Report on Agreed-Upon Procedures Applied to Appropriations Limit Schedule for year ending June 30,2022

City of Guadalupe

Presentation to the City Council

Presented by: **Mitesh Desai, CPA**
Principal

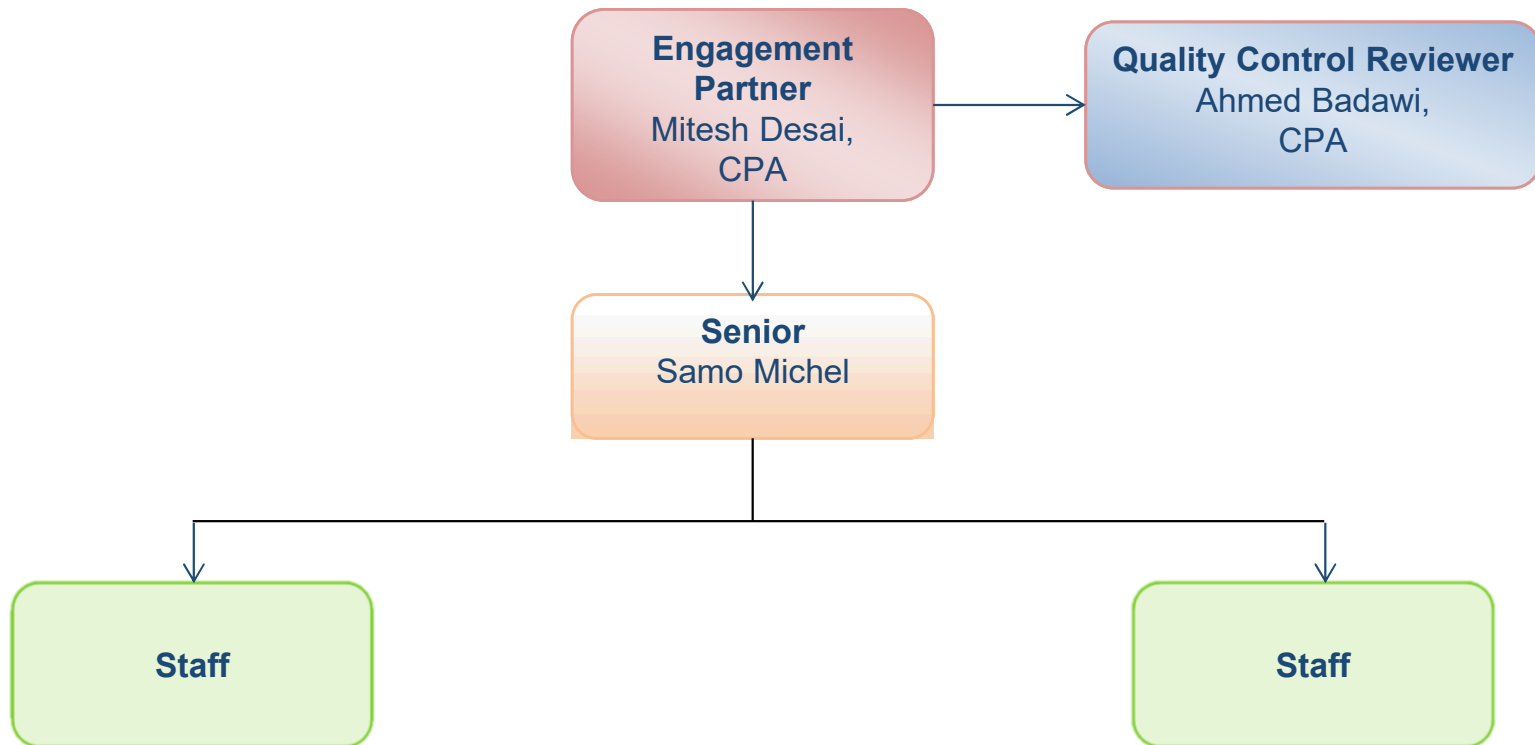


Badawi & Associates
Audit of the
City of Guadalupe

Agenda

- Engagement Team
- Deliverables and Scope of the Audit
- Areas of Primary Emphasis
- Auditors Report and Financial Statements
- Required Communications
- New Accounting Standards
- Conclusion & Discussion/Questions

Engagement Team



Deliverables and Scope of the Audit

- Report of Independent Auditors on City of Guadalupe Basic Financial Statements (BFS)
- Report on Internal Control Over Financial Reporting and on Compliance and Other Matters
- Report on Compliance and on Internal Control Over Compliance with Major Federal Award Programs
- Agreed-Upon Procedures Report on Appropriation Limit Schedule
- Communications With Those Charged With Governance.
 - Letter used to summarize communication of various significant matters to those charged with governance.

Areas of Primary Audit Emphasis

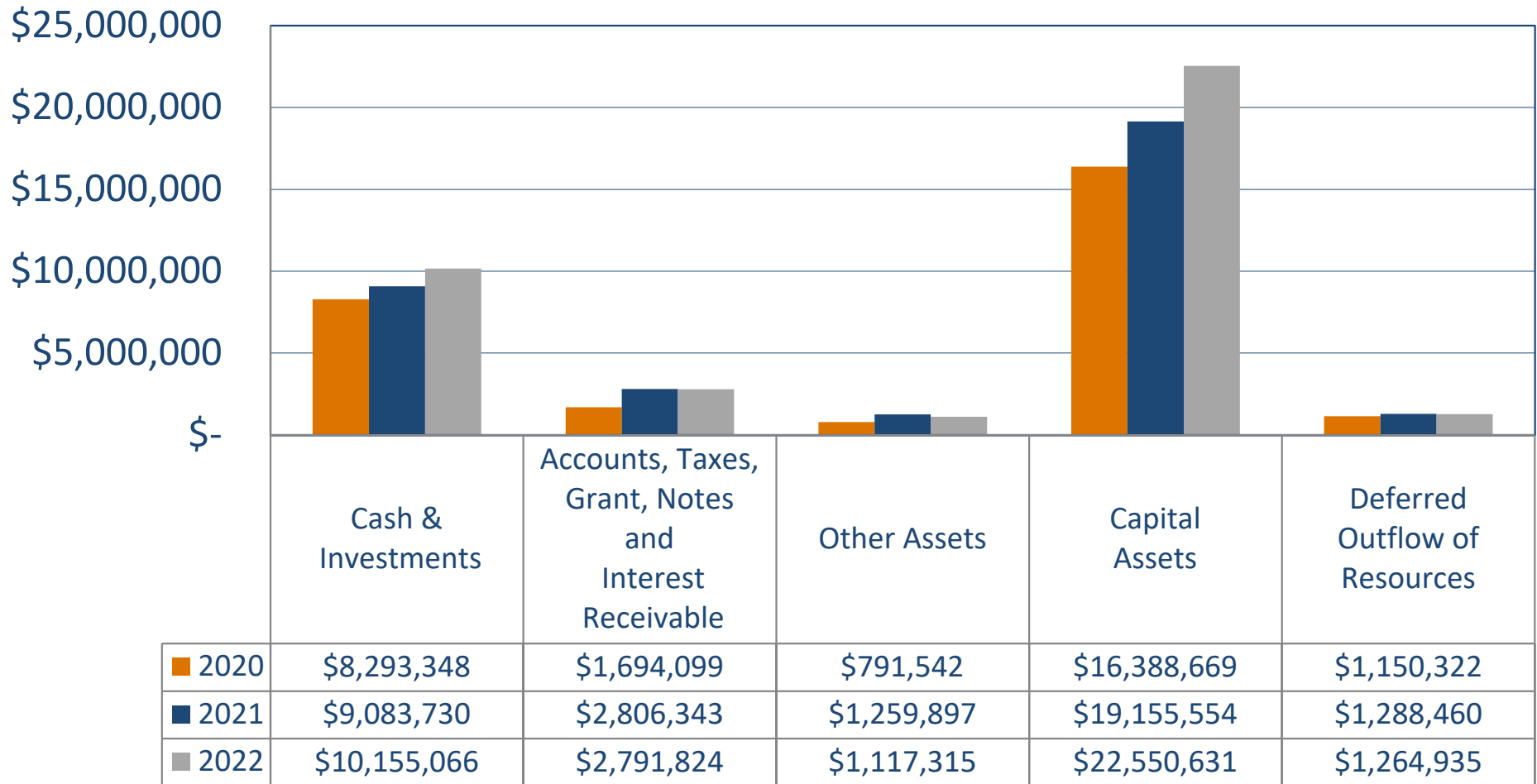
- Revenues & Receivables (Tax, Grants, Notes and Others): Improper revenue recognitions
 - Governmental Funds:
 - Confirm/validate property taxes, sales taxes, gas taxes & other significant revenues/receivables.
 - Proprietary Funds:
 - Perform ratio analysis of receivable and revenue accounts
 - Review allowance for uncollectible accounts
- Pension and OPEB:
 - Reviewed management's journal entries for pension and OPEB.
 - Agreed amounts recorded to reports provided by CalPERS and City's Actuary
 - Tested the census data used by CalPERS and City's Actuary
 - Obtained reports from CalPERS auditors plan information for pension
- Management override of controls:
 - Review of accounting estimates for bias
 - Examination of manual journal entries
 - Evaluation of business rationale for unusual transactions

Auditors Report

- Audit performed in accordance with Generally Accepted Auditing Standards, *Government Auditing Standards and Uniform Guidance*
- Unmodified opinion
- Financial statements are fairly presented in all material respects
- Significant accounting policies have been consistently applied
- Estimates are reasonable
- Disclosures are properly reflected in the financial statements

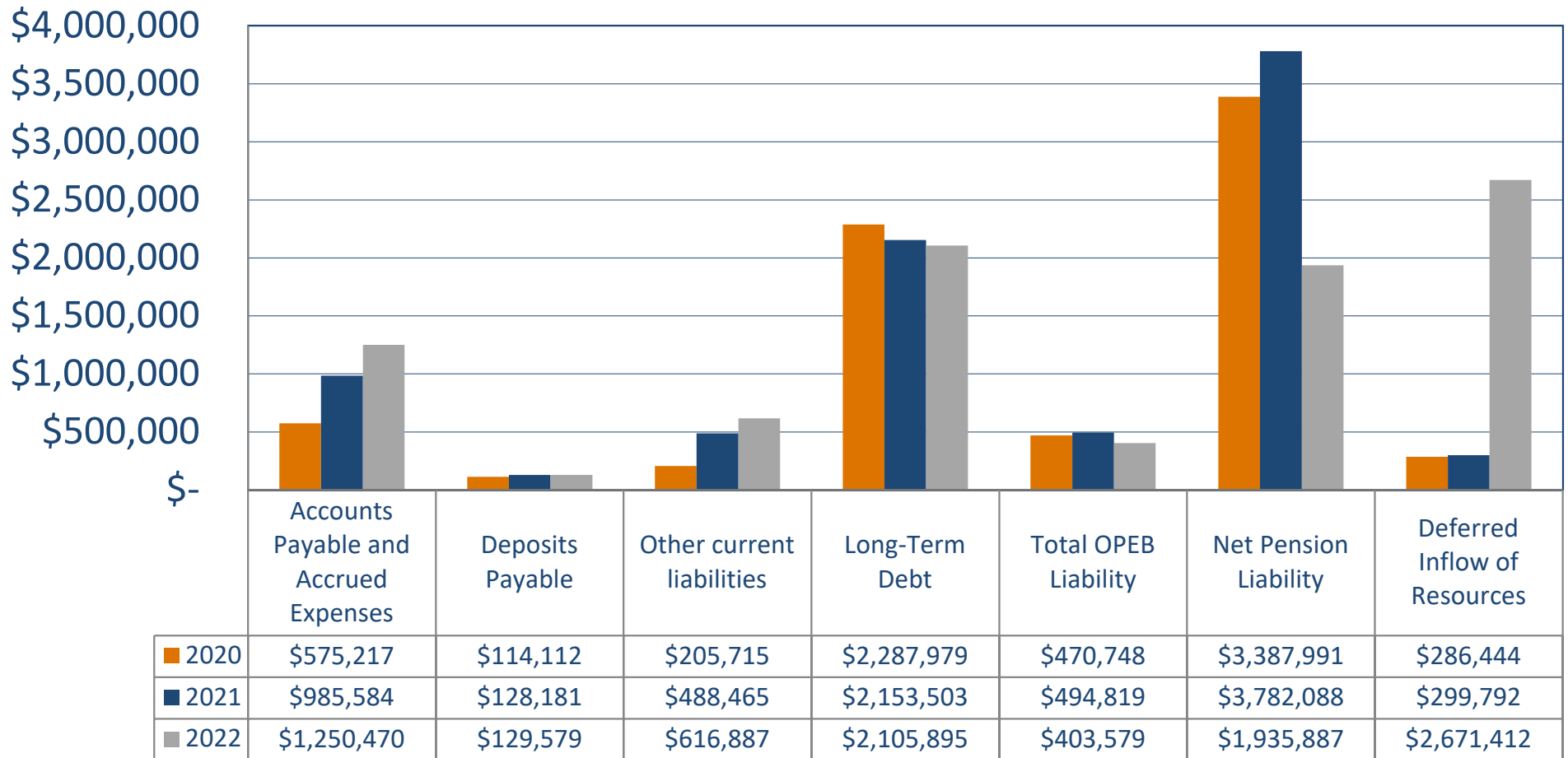
Government-Wide Financial Statements

Assets and Deferred Outflows of Resources (Page 9)



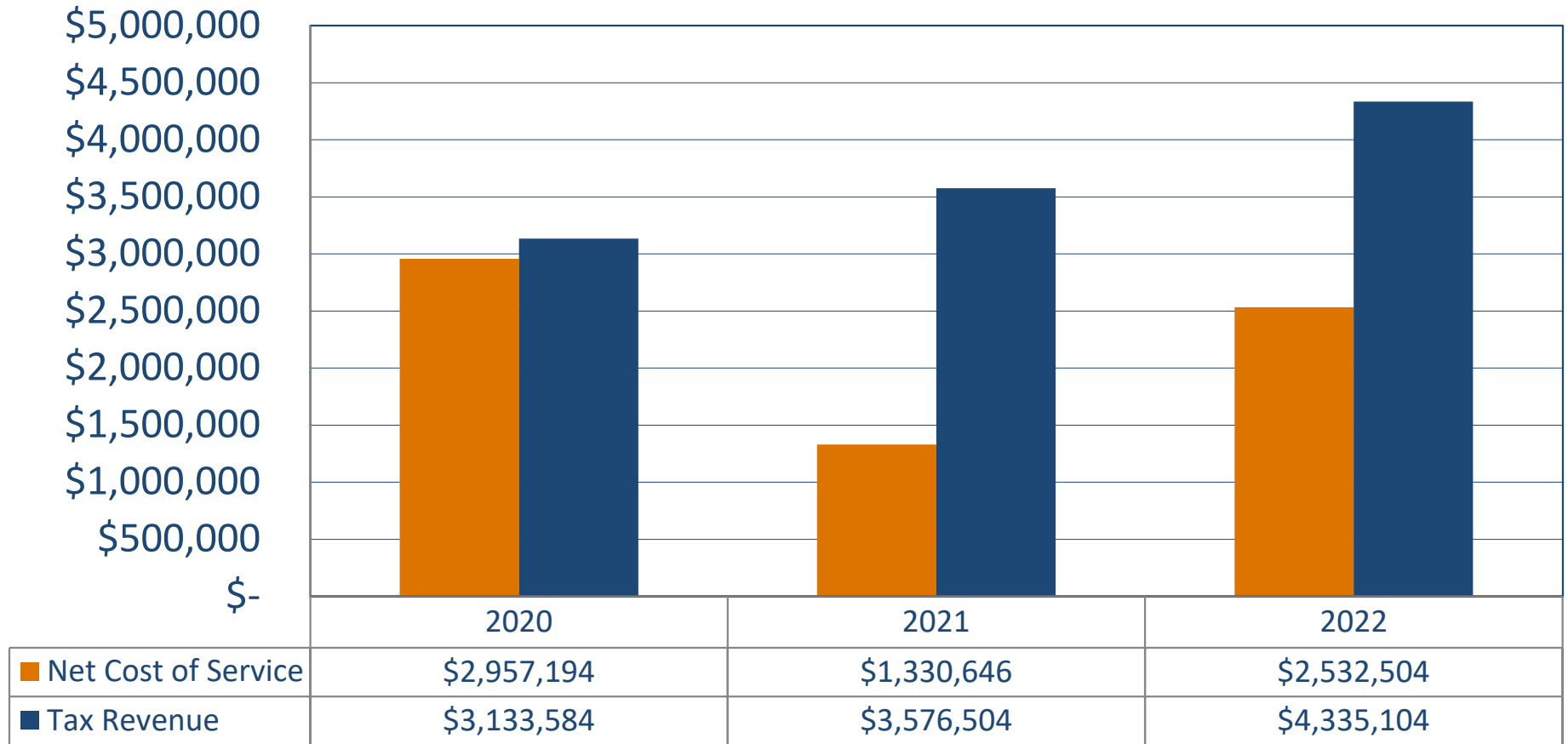
Government-Wide Financial Statements

Liabilities and Deferred Inflows of Resources (Page 9)



Government-Wide Financial Statements

Net Cost of Service to Tax Revenue Governmental Activities (Page 11)



General Fund

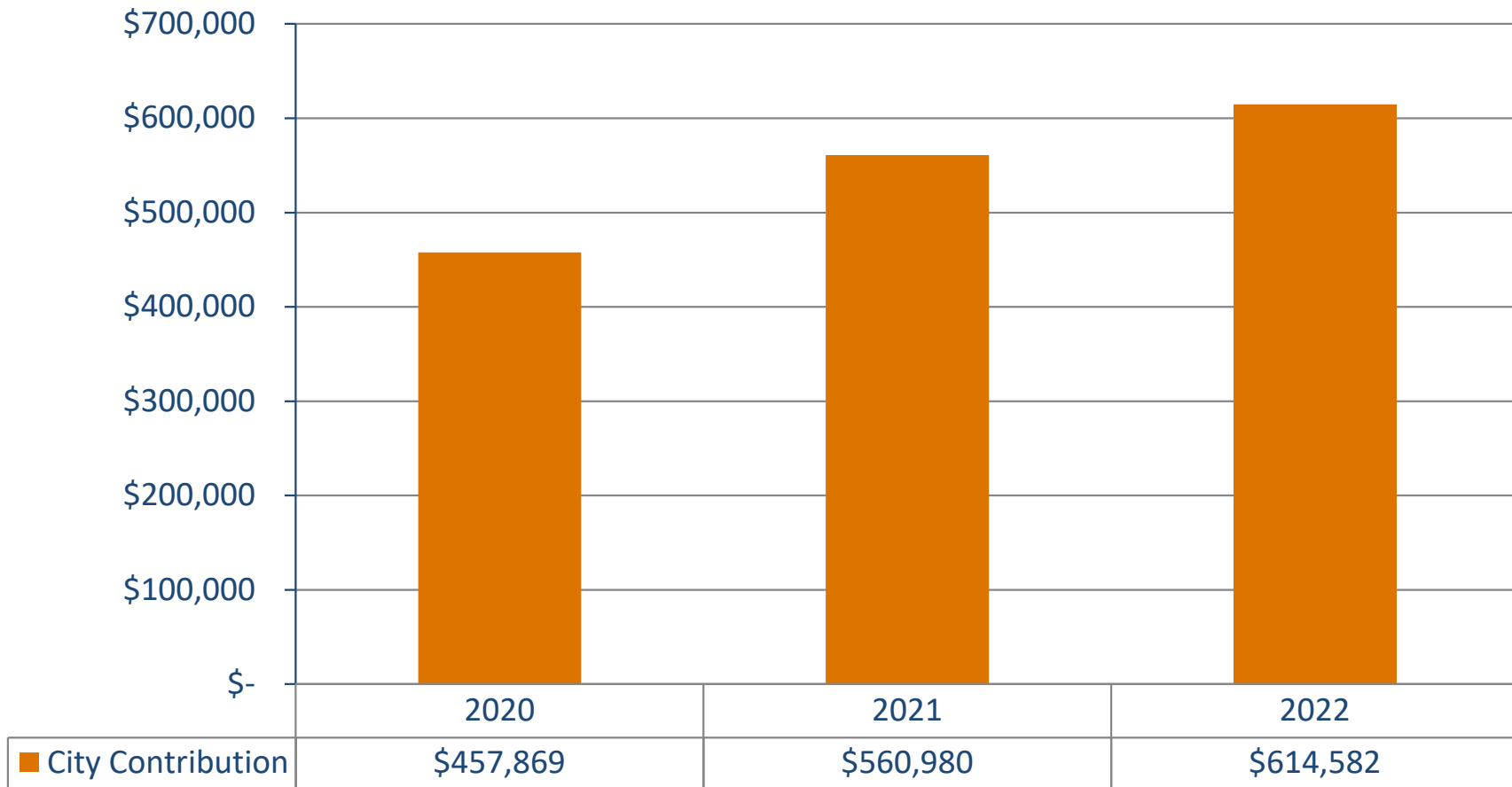
Expenditure Coverage (Pages 14 and 18)

	<u>2020</u>	<u>2021</u>	<u>2022</u>
Unrestricted Fund Balance	\$ 485,622	\$ 370,356	\$ 331,404
Total Expenditures	<u>\$ 4,719,679</u>	<u>\$ 5,449,800</u>	<u>\$ 6,350,537</u>
Unrestricted Fund Balance as a % of Total Expenditures	<u>10.29%</u>	<u>6.80%</u>	<u>5.22%</u>
Number of months	1.23	0.82	0.63
GFOA recommendation	2 - 4		

Measure of City's ability to operate with no revenues using available fund balance.

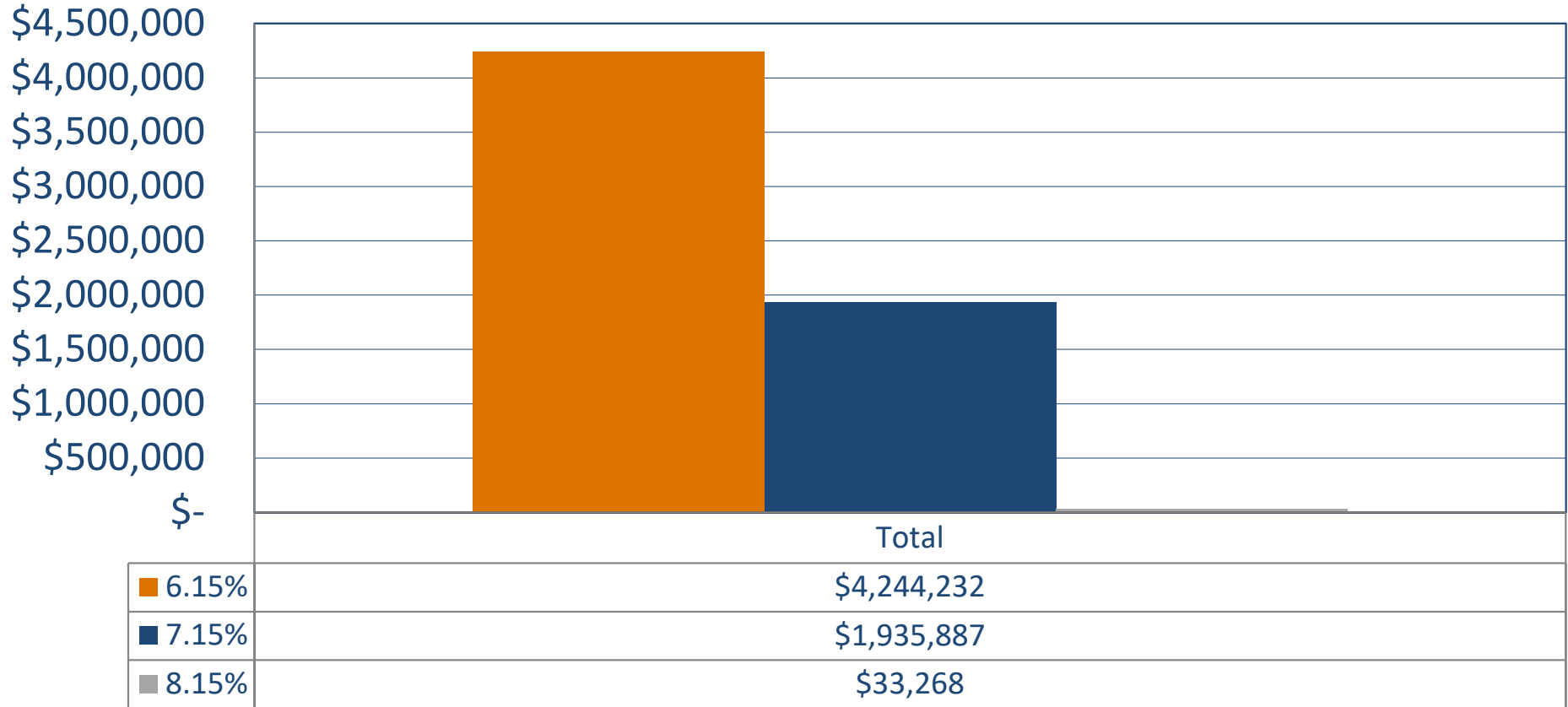
Pension Plan

City's Annual Pension Contribution



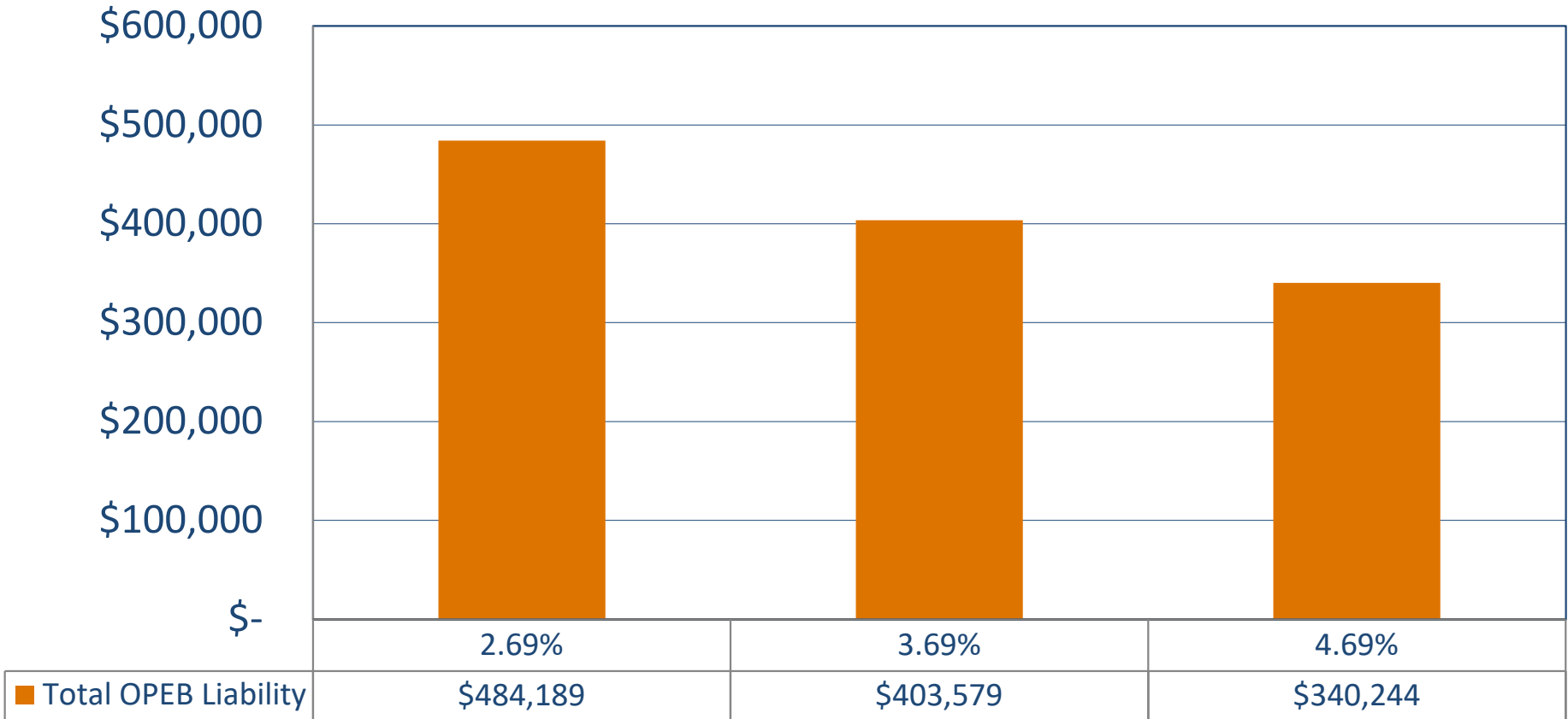
Pension Plan

City's Pension Plan Sensitivity to Discount Rate (2021 Measurement Date)



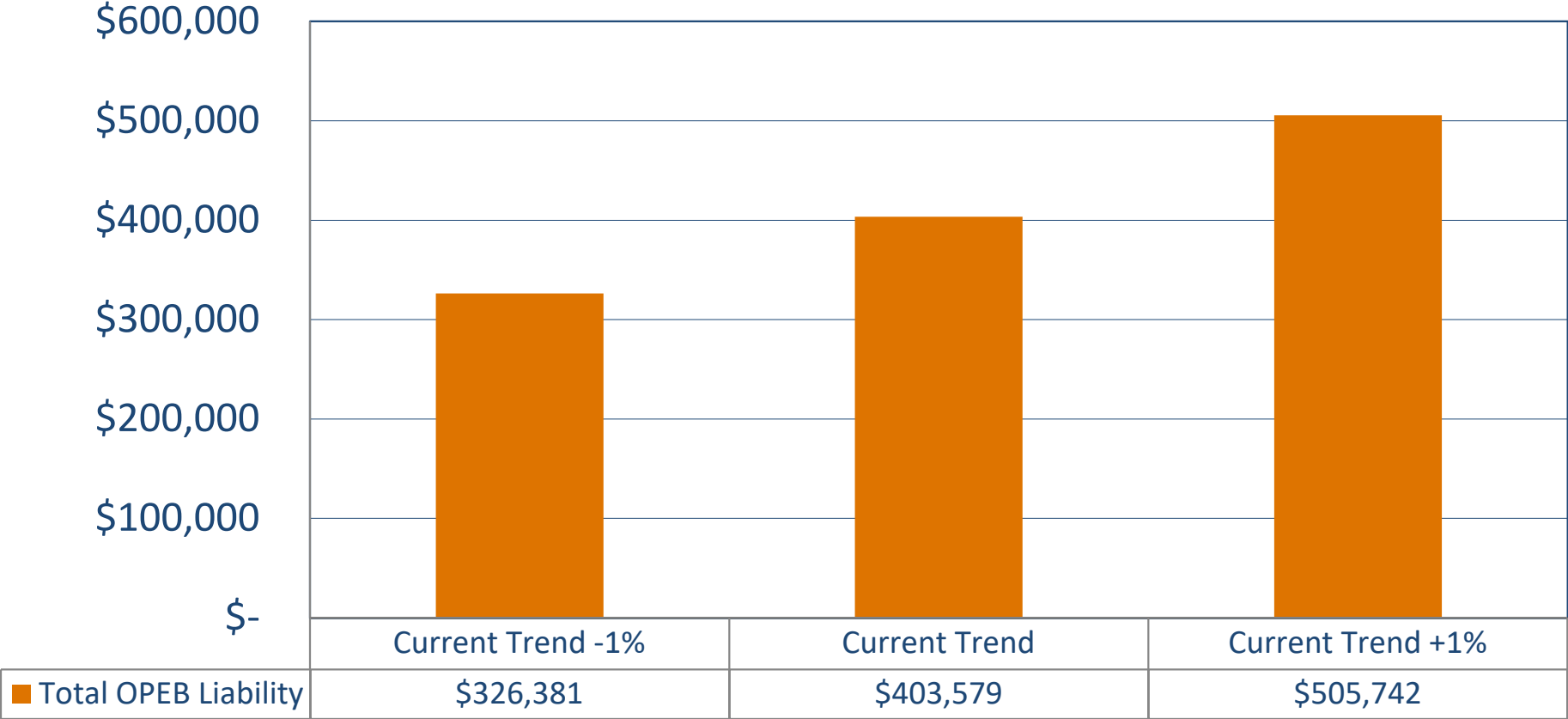
Other Postemployment Benefits

**City’s OPEB Plan Sensitivity to Discount Rate
(2022 Measurement Date)**



Other Postemployment Benefits

City's OPEB Plan Sensitivity to Healthcare Trend Rate
(2022 Measurement Date)



Required Communications



• Our Responsibility Under U.S GAAS

- Opinion on whether financial statements are fairly stated in accordance with U.S GAAP
- Evaluate internal control over financial reporting including tone at the top
- Evaluate compliance with laws, contract and grants
- Ensure financial statements are clear and transparent
- Communicate with the governing body

• Management Responsibility

- Management is responsible for the financial statements
- Establish and maintain internal control over financial reporting
- Making financial records available to us
- Establish internal control to prevent and detect fraud
- Inform us of all known and suspected fraud
- Comply with laws and regulations
- Take corrective action on audit findings

Required Communications

- Independence 
 - It is our responsibility to maintain independence
 - We will maintain our independence by strict adherence to the AICPA and the Board of Accountancy rules and regulations
 - No other services performed that could affect our independence
- Timing of the Audit 
 - Audit was delayed in part due to turnover in City staff in positions relating to financial reporting and federal grants.

Required Communications

- Significant Accounting Policies and Unusual Transactions



The City adopted the following new pronouncements during the year:

- GASB Statement No. 87 – Leases
- GASB Statement No. 89 – Construction Period Interest
- GASB Statement No. 92 – Omnibus 2020
- GASB Statement No. 93 – Interbank Offered Rates
- GASB Statement No. 99 – Omnibus 2022

- Management Judgment and Accounting Estimates



Significant management estimates impacting the financial statements include the following:

- Useful lives of Capital Assets
- Allowance for uncollectible accounts
- Pension Plans
- OPEB Liability
- Accrued Compensation

Required Communications

- Sensitive Disclosures



The most sensitive disclosures affecting the City's financial statements are as follow:

- Cash and Investments
- Capital Assets
- Employee Retirement Plans
- Other Post Employment Benefits
- Going Concern
- Successor Agency Private Purpose Trust For Assets of Former Redevelopment Agency

- Difficulties Encountered in Performing the Audit



No difficulties were encountered during our audits

Required Communications

- Significant Audit Adjustments and Unadjusted Differences Considered by Management to be Immaterial



Significant adjustments were proposed to correct revenue recognition and interfund transactions. Management has posted the proposed audit adjustments

- Potential Effect on the Financial Statements of Any Significant Risks and Exposures



No significant risks or exposures were identified. Legal matters and potential liabilities are disclosed in the financial statements

Required Communications

- Disagreement with Management



We are pleased to report that there were no disagreements with management

- Deficiencies in Internal Control over Financial Reporting



Material Weakness

-Going Concern

Significant Deficiencies

-Journal Entries

-Deposits Payable

-Closing Procedures

-Written Policies and

Procedures - Grants

Required Communications

- Representations Requested of Management






We have requested certain representations from management that are included in the management representation letters

- Management Consultation with Other Accountants



We are not aware of any significant accounting or auditing matters for which management consulted with other accountants

Required Communications

- Other Material Written Communications  Other than the engagement letters and management representation letters, there have been no other significant communications
- Material Uncertainties Related to Events and Conditions  Refer to Note 15 to the Basic Financial Statements relating to the going concern matter relating to the General Fund.
- Fraud and Illegal Acts  We have not become aware of any instances of fraud or illegal acts.

New Accounting Standards

2023

- GASB Statement No. 91 – Conduit debt
- GASB Statement No. 94 – Public-private partnerships
- GASB Statement No. 96 - Subscription-Based Information Technology Arrangements

2024

- GASB Statement No. 100 – Accounting Changes and Error Corrections

2025

- GASB Statement No. 101 – Compensated Absences

Questions



Mitesh Desai
mdesai@b-acpa.com

Thank You
For Allowing Us to Provide Audit Services
to the City of Guadalupe



City of Guadalupe



Basic Financial Statements

Fiscal Year July 1, 2021 through June 30, 2022

City of Guadalupe
Guadalupe, California

Basic Financial Statements
For the Year Ended June 30, 2022

**CITY OF GUADALUPE
GUADALUPE, CALIFORNIA**

**BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED June 30, 2022**

Prepared by:

FINANCE DEPARTMENT

City of Guadalupe
Basic Financial Statements
For the year ended June 30, 2022

Table of Contents

	<u>Page</u>
<u>FINANCIAL SECTION</u>	
Independent Auditors' Report	1
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Governmental Fund Financial Statements:	
Balance Sheet	14
Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position	16
Statement of Revenues, Expenditures and Changes in Fund Balance	18
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Government-Wide Statement of Activities	20
Proprietary Fund Financial Statements:	
Statement of Net Position	21
Statement of Revenues, Expenses and Changes in Fund Net Position	23
Statement of Cash Flows	24
Fiduciary Fund Financial Statements:	
Statement of Fiduciary Net Position.....	26
Statement of Changes in Fiduciary Net Position.....	27
Notes to Basic Financial Statements	31
Required Supplementary Information (Unaudited):	
Budgets and Budgetary Accounting.....	73
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
Budgetary Comparison Schedule - General Fund	74
Budgetary Comparison Schedule – Community Development	75
Budgetary Comparison Schedule – ARPA	76
Schedule of the City's Proportionate Share of the Net Pension Liability	78
Schedule of Plan Contributions	78
Schedule of Changes in Total OPEB Liability and Related Ratios	81

City of Guadalupe
Basic Financial Statements
For the year ended June 30, 2022

Table of Contents, Continued

	<u>Page</u>
Supplementary Information:	
Non-Major Governmental Funds:	
Combining Balance Sheet.....	84
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	86



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Guadalupe
Guadalupe, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Guadalupe, California (City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Substantial Doubt About the Entity's Ability to Continue as a Going Concern

The accompanying financial statements have been prepared assuming that the City will continue as a going concern. As discussed in Note 15 to the financial statements, the City continues to have expenditures higher than revenues in the General Fund. In addition, the General Fund has a large interfund loans payable balance. There are doubts about the General Fund's ability to repay the interfund loans payable without having a significant impact on the City's operations. These conditions raise doubt about the City's ability to continue as a going concern. Management's plans regarding those matters are also described in Note 15. The financial statements do not include any adjustments that might result from the outcome of this uncertainty. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information, schedule of the City's proportionate share of the net pension liability, schedule of plan contributions, and schedule of changes in total other post-employment benefits on pages 73-81, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

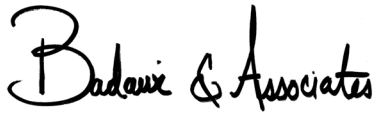
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements on pages 84-87 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

To the Honorable Mayor and Members of the City Council
of the City of Guadalupe
Guadalupe, California
Page 4

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Badawi & Associates". The signature is written in a cursive, flowing style.

Badawi & Associates, CPAs
Berkeley, California
June 22, 2023

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

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City of Guadalupe
Statement of Net Position
June 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and investments	\$ 5,195,003	\$ 4,960,063	\$ 10,155,066
Accounts receivable	1,199,985	790,090	1,990,075
Prepaid expenses	451,499	665,816	1,117,315
Leases receivable	-	232,260	232,260
Loans receivable	32,884	-	32,884
Internal balances	207	(207)	-
Total current assets	<u>6,879,578</u>	<u>6,648,022</u>	<u>13,527,600</u>
Noncurrent assets:			
Leases	-	536,605	536,605
Capital assets:			
Non-depreciable	674,008	3,279,312	3,953,320
Depreciable, net	12,947,700	5,649,611	18,597,311
Total capital assets	<u>13,621,708</u>	<u>8,928,923</u>	<u>22,550,631</u>
Total noncurrent assets	<u>13,621,708</u>	<u>8,928,923</u>	<u>22,550,631</u>
Total assets	<u>20,501,286</u>	<u>16,113,550</u>	<u>36,614,836</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related amounts	971,934	146,551	1,118,485
OPEB related amounts	146,450	-	146,450
Total deferred outflows of resources	<u>1,118,384</u>	<u>146,551</u>	<u>1,264,935</u>
LIABILITIES			
Current liabilities:			
Accounts payable	796,821	172,705	969,526
Accrued salaries and wages payable	246,043	34,901	280,944
Interest payable	-	31,670	31,670
Deposits payable	80,928	48,651	129,579
Unearned revenue	585,217	-	585,217
Long-term debt - due within one year	-	74,136	74,136
Total current liabilities	<u>1,709,009</u>	<u>362,063</u>	<u>2,071,072</u>
Noncurrent liabilities:			
Net pension liability	1,682,235	253,652	1,935,887
Total OPEB liability	403,579	-	403,579
Long-term debt - due in more than one year	404,092	1,627,667	2,031,759
Total noncurrent liabilities	<u>2,489,906</u>	<u>1,881,319</u>	<u>4,371,225</u>
Total liabilities	<u>4,198,915</u>	<u>2,243,382</u>	<u>6,442,297</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows - leases	-	768,865	768,865
Pension related amounts	1,459,058	220,003	1,679,061
OPEB related amounts	223,486	-	223,486
Total deferred inflows of resources	<u>1,682,544</u>	<u>988,868</u>	<u>2,671,412</u>
NET POSITION			
Net investment in capital assets	13,621,708	7,227,120	20,848,828
Restricted for:			
Street maintenance	1,487,476	-	1,487,476
Other capital projects	618,982	-	618,982
Other purposes	2,147,581	147,033	2,294,614
Total restricted	<u>4,274,859</u>	<u>147,033</u>	<u>4,421,892</u>
Unrestricted	(2,158,356)	5,653,698	3,495,342
Total net position	<u>\$ 15,738,211</u>	<u>\$ 13,027,851</u>	<u>\$ 28,766,062</u>

See accompanying Notes to Basic Financial Statements.

City of Guadalupe
Statement of Activities
For the year ended June 30, 2022

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental activities:				
General Government	\$ 1,616,981	\$ 500,325	\$ 554,161	\$ -
Public Safety	3,789,931	610,879	237,375	-
Transportation	1,441,750	-	1,153,440	108,678
Leisure, cultural and social services	615,885	32,944	322,349	2,053,082
Community development	1,005,502	276,094	35,342	54,886
Interest on long-term debt	2,010	-	-	-
Total governmental activities	8,472,059	1,420,242	2,302,667	2,216,646
Business-type activities:				
Water	1,816,922	2,642,700	30,683	-
Wastewater Treatment	1,500,816	2,646,368	13,827	-
Solid Waste	-	-	-	-
Transit	626,912	45,180	690,640	-
Total business-type activities	3,944,650	5,334,248	735,150	-
Total primary government	\$ 12,416,709	\$ 6,754,490	\$ 3,037,817	\$ 2,216,646

General Revenues and Transfers:

Taxes:

Property taxes

Sales taxes

Utilities Uses Tax

Other taxes

Total taxes

Investment earnings

Other

Transfers

Total general revenues and transfers

Change in net position

Net position - beginning of year

Net position - end of year

Net (Expense) Revenue
and Changes in Net Position

Total	Governmental Activities	Business-Type Activities	Total
\$ 1,054,486	\$ (562,495)	\$ -	\$ (562,495)
848,254	(2,941,677)	-	(2,941,677)
1,262,118	(179,632)	-	(179,632)
2,408,375	1,792,490	-	1,792,490
366,322	(639,180)	-	(639,180)
-	(2,010)	-	(2,010)
5,939,555	(2,532,504)	-	(2,532,504)
2,673,383	-	856,461	856,461
2,660,195	-	1,159,379	1,159,379
-	-	-	-
735,820	-	108,908	108,908
6,069,398	-	2,124,748	2,124,748
\$ 12,008,953	(2,532,504)	2,124,748	(407,756)
	1,954,091	-	1,954,091
	1,330,009	-	1,330,009
	503,050	-	503,050
	547,954	-	547,954
	4,335,104	-	4,335,104
	18,824	(40,571)	(21,747)
	163,177	(363,844)	(200,667)
	623,471	(623,471)	-
	5,140,576	(1,027,886)	4,112,690
	2,608,072	1,096,862	3,704,934
	13,130,139	11,930,989	25,061,128
\$	\$ 15,738,211	\$ 13,027,851	\$ 28,766,062

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FUND FINANCIAL STATEMENTS

Governmental Fund Financial Statements

Proprietary Fund Financial Statements

Fiduciary Fund Financial Statements

City of Guadalupe
Balance Sheet
Governmental Funds
June 30, 2022

	Major Funds			
	General	Community Development	ARPA	Capital Improvement Program
ASSETS				
Cash and investments	\$ 736,391	\$ 490,635	\$ 589,603	\$ 8
Accounts receivable	465,908	559,580	-	-
Prepaid expenses	429,013	-	-	-
Interfund loans receivable	78,098	-	-	628,676
Loans receivable	-	32,884	-	-
Total assets	\$ 1,709,410	\$ 1,083,099	\$ 589,603	\$ 628,684
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE				
Liabilities:				
Accounts payable	\$ 104,918	\$ 33,378	\$ -	\$ 628,676
Accrued salaries and wages payable	236,315	-	-	-
Deposits payable	80,928	-	-	-
Unearned revenue	7,214	-	578,003	-
Interfund loans payable	497,777	1,098,995	11,600	-
Total liabilities	927,152	1,132,373	589,603	628,676
Deferred inflows of resources:				
Unavailable revenue	1,021	509,571	-	-
Total deferred inflows of resources	1,021	509,571	-	-
Fund Balances:				
Nonspendable:				
Prepaid expenses	429,013	-	-	-
Restricted for:				
Street maintenance	-	-	-	-
Other capital projects	-	-	-	-
Community development	20,820	-	-	-
Public safety	-	-	-	-
Utility infrastructure	-	-	-	-
Debt service	-	-	-	-
Lighting and landscape	-	-	-	-
Committed to:				
Capital projects	-	-	-	8
General Reserve	165,702	-	-	-
Emergency Reserve	165,702	-	-	-
Unassigned	-	(558,845)	-	-
Total fund balances	781,237	(558,845)	-	8
Total liabilities, deferred inflows of resources, and fund balances	\$ 1,709,410	\$ 1,083,099	\$ 589,603	\$ 628,684

Other Governmental Funds	Total Governmental Funds
\$ 3,378,366	\$ 5,195,003
174,497	1,199,985
22,486	451,499
1,005,569	1,712,343
-	32,884
\$ 4,580,918	\$ 8,591,714

\$ 29,849	\$ 796,821
9,728	246,043
-	80,928
-	585,217
103,764	1,712,136
143,341	3,421,145

74,780	585,372
74,780	585,372

22,486	451,499
1,487,476	1,487,476
618,982	618,982
-	20,820
170,262	170,262
814,204	814,204
31,777	31,777
1,131,338	1,131,338
120,473	120,481
-	165,702
-	165,702
(34,201)	(593,046)
4,362,797	4,585,197
\$ 4,580,918	\$ 8,591,714

City of Guadalupe
Reconciliation of the Governmental Funds Balance Sheet
to the Government-Wide Statement of Net Position
June 30, 2022

Total Fund Balances - Total Governmental Funds	<u>\$ 4,585,197</u>
<p>Amounts reported for governmental activities in the Statement of Net Position were different because:</p>	
<p>Capital assets used in governmental activities were not current financial resources. Therefore, they were not reported in the Governmental Funds Balance Sheet. The capital assets were adjusted as follows:</p>	
Non-depreciable	674,008
Depreciable, net	<u>12,947,700</u>
Total capital assets	<u>13,621,708</u>
<p>Unavailable revenue recorded in the fund financial statements resulting from activities in which revenues were earned but funds were not available are reclassified as revenues in the Government-Wide Financial Statements.</p>	
	585,372
<p>Employer contributions for pension were recorded as expenditures in the governmental funds. However, in the Government-Wide Financial Statement these contributions are deferred.</p>	
	534,053
<p>In the Government-Wide Financial Statement certain OPEB amounts are deferred and amortized over a period of time, however, in the governmental funds no transactions are recorded.</p>	
	(77,036)
<p>In the Government-Wide Financial Statement certain pension amounts are deferred and amortized over a period of time, however, in the governmental funds no transactions are recorded.</p>	
	(1,021,177)
<p>Long-term liabilities were not due and payable in the current period. Therefore, they were not reported in the Governmental Funds Balance Sheet.</p>	
Net pension liability	(1,682,235)
Net OPEB liability	(403,579)
Long term liabilities - due within one year	-
Long term liabilities - due in more than one year	<u>(404,092)</u>
Total long-term liabilities	<u>(2,489,906)</u>
Net Position of Governmental Activities	<u><u>\$ 15,738,211</u></u>

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City of Guadalupe
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the year ended June 30, 2022

	Major Funds			
	General	Community Development	ARPA	Capital Improvement Program
REVENUES:				
Taxes	\$ 3,789,586	\$ -	\$ -	\$ -
Licenses and permits	875,813	-	-	-
Fines and penalties	6,375	-	-	-
Revenues from other agencies	688,953	2,567,029	352,927	-
Charges for current services	449,303	-	-	-
Interest	48,964	(3,086)	-	-
Other revenues	141,561	276,449	-	-
Total revenues	6,000,555	2,840,392	352,927	-
EXPENDITURES:				
Current:				
General government	1,390,226	-	-	-
Public safety	4,090,986	-	-	-
Transportation	-	-	-	-
Leisure, cultural and social services	369,691	191,360	-	-
Community development	497,624	-	-	-
Capital outlay	-	-	-	3,873,508
Debt service:				
Interest and fiscal charges	2,010	-	-	-
Total expenditures	6,350,537	191,360	-	3,873,508
REVENUES OVER (UNDER) EXPENDITURES	(349,982)	2,649,032	352,927	(3,873,508)
OTHER FINANCING SOURCES (USES):				
Transfers in	973,105	53,117	-	3,873,508
Transfers out	(212,242)	(2,420,091)	(352,927)	-
Total other financing sources (uses)	760,863	(2,366,974)	(352,927)	3,873,508
Net change in fund balances	410,881	282,058	-	-
FUND BALANCES:				
Beginning of year, as restated	370,356	(840,903)	-	8
End of year	\$ 781,237	\$ (558,845)	\$ -	\$ 8

Other Governmental Funds	Total Governmental Funds
\$ 1,148,077	\$ 4,937,663
44,477	920,290
-	6,375
365,663	3,974,572
28,645	477,948
(27,054)	18,824
50,000	468,010
<u>1,609,808</u>	<u>10,803,682</u>
-	1,390,226
54,830	4,145,816
327,001	327,001
20,030	581,081
88,205	585,829
116,354	3,989,862
-	2,010
<u>606,420</u>	<u>11,021,825</u>
<u>1,003,388</u>	<u>(218,143)</u>
53,449	4,953,179
<u>(1,344,448)</u>	<u>(4,329,708)</u>
<u>(1,290,999)</u>	<u>623,471</u>
(287,611)	405,328
<u>4,650,408</u>	<u>4,179,869</u>
<u>\$ 4,362,797</u>	<u>\$ 4,585,197</u>

City of Guadalupe

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Government-Wide Statement of Activities For the year ended June 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 405,328
Amounts reported for governmental activities in the Statement of Activities were different because:	
Governmental funds reported capital outlay as expenditures. However, in the Government-Wide Statement of Activities, the cost of those assets was allocated over their estimated useful lives as depreciation expense. This was the amount of capital assets recorded in the current period.	2,953,472
Depreciation expense on capital assets was reported in the Government-Wide Statement of Activities, but they did not require the use of current financial resources. Therefore, depreciation expense was not reported as expenditures in the governmental funds.	(570,429)
Accrued compensated leave payable is not recorded in the governmental funds, but the accrued payable increased in the Government-Wide Statement of Net Position causing an expense on the Statement of Activities.	(31,512)
OPEB expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	(64,234)
Repayment of debt principal was an expenditure in governmental funds, but the repayment reduced long-term liabilities in the Government-Wide Statement of Net Position.	
Long-term debt repayments	3,704
Revenues that are not considered to be available are reported as unavailable revenues in the governmental funds, however, these amounts are recognized in the Government-Wide Statement of Activities. This amount represents the change in unavailable revenues.	(414,465)
Current year employer pension contributions are recorded as expenditures in the governmental funds, however, these amounts are reported as a deferred outflow of resources in the Government-Wide Statement of Net Position.	534,053
Pension expense is recorded as incurred in the Government-Wide Statement of Activities, however, pension expense is not recognized in the governmental funds.	(207,845)
Change in Net Position of Governmental Activities	\$ 2,608,072

City of Guadalupe
Statement of Net Position
Proprietary Funds
June 30, 2022

	Enterprise Funds				Total
	Water	Wastewater Treatment	Transit	(Nonmajor) Solid Waste	
ASSETS					
Current assets:					
Cash and investments	\$ 2,048,401	\$ 2,208,416	\$ 703,246	\$ -	4,960,063
Accounts receivable, net of allowance	306,865	429,796	53,429	-	790,090
Prepaid expenses	595,327	70,489	-	-	665,816
Interfund loan receivable, current portion	78,166	-	-	-	78,166
Leases receivable, current portion	-	232,260	-	-	232,260
Total current assets	3,028,759	2,940,961	756,675	-	6,726,395
Noncurrent assets:					
Interfund loan receivable, net of current portion	219,330	-	-	-	219,330
Leases receivable, net of current portion	-	536,605	-	-	536,605
Capital assets:					
Land	29,464	218,961	-	-	248,425
Work in progress	623,345	2,407,542	-	-	3,030,887
Buldings, infrastructure and improvements	5,133,448	12,052,727	84,787	-	17,270,962
Vehicles	68,251	113,286	1,647,520	-	1,829,057
Equipment	392,348	162,411	10,610	-	565,369
Less accumulated depreciation	(3,613,236)	(9,231,904)	(1,170,637)	-	(14,015,777)
Total capital assets	2,633,620	5,723,023	572,280	-	8,928,923
Total noncurrent assets	2,852,950	6,259,628	572,280	-	9,684,858
Total assets	5,881,709	9,200,589	1,328,955	-	16,411,253
DEFERRED OUTFLOWS OF RESOURCES					
Pension related amounts	63,106	83,445	-	-	146,551
Total deferred outflows of resources	63,106	83,445	-	-	146,551

City of Guadalupe
Statement of Net Position
Proprietary Funds
June 30, 2022

	Enterprise Funds				Total
	Water	Wastewater Treatment	Transit	(Nonmajor) Solid Waste	
LIABILITIES					
Current liabilities:					
Accounts payable	21,714	89,423	61,568	-	172,705
Due to other funds	194,768	97,498	5,437	-	297,703
Deposits payable	48,651	-	-	-	48,651
Accrued wages and benefits	16,570	18,331	-	-	34,901
Interest payable	17,611	14,059	-	-	31,670
Current portion of certificates of participation	47,616	26,520	-	-	74,136
Total current liabilities	346,930	245,831	67,005	-	659,766
Noncurrent liabilities:					
Certificates of participation, net of current portion	905,200	722,467	-	-	1,627,667
Net pension liability	109,226	144,426	-	-	253,652
Total noncurrent liabilities	1,014,426	866,893	-	-	1,881,319
Total liabilities	1,361,356	1,112,724	67,005	-	2,541,085
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows - leases	-	768,865	-	-	768,865
Pension related amounts	94,735	125,268	-	-	220,003
Total deferred inflows of resources	94,735	894,133	-	-	988,868
NET POSITION					
Net investment in capital assets	1,680,804	4,974,036	572,280	-	7,227,120
Restricted for debt service	88,455	58,578	-	-	147,033
Unrestricted	2,719,465	2,244,563	689,670	-	5,653,698
Total net position	\$ 4,488,724	\$ 7,277,177	\$ 1,261,950	\$ -	\$ 13,027,851

City of Guadalupe
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the year ended June 30, 2022

	Enterprise Funds				Total
	Water	Wastewater Treatment	Transit	(Nonmajor) Solid Waste	
OPERATING REVENUES:					
Water sales	\$ 2,409,700	\$ -	\$ -	\$ -	\$ 2,409,700
Standby charges	27,189	-	-	-	27,189
Connection fees	115,237	285,344	-	-	400,581
Sewer service charges	-	1,838,549	-	-	1,838,549
Refuse service charges	-	-	-	-	-
Other revenues	90,574	281,250	45,180	-	417,004
Total operating revenues	2,642,700	2,405,143	45,180	-	5,093,023
OPERATING EXPENSES:					
Personnel services	327,434	278,944	-	-	606,378
Maintenance and operations	1,320,121	752,696	530,394	-	2,603,211
Depreciation	128,926	434,578	96,518	-	660,022
Total operating expenses	1,776,481	1,466,218	626,912	-	3,869,611
OPERATING INCOME (LOSS)	866,219	938,925	(581,732)	-	1,223,412
NONOPERATING REVENUES (EXPENSES):					
Revenues from other agencies	30,683	13,827	690,640	-	735,150
Interest income	(16,761)	(18,836)	(4,974)	-	(40,571)
Interest expense	(40,441)	(34,598)	-	-	(75,039)
Other income (loss)	(363,844)	241,225	-	-	(122,619)
Total nonoperating revenues (expenses)	(390,363)	201,618	685,666	-	496,921
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	475,856	1,140,543	103,934	-	1,720,333
Contributed capital	-	-	-	-	-
Transfers in	33,692	442	2,453	-	36,587
Transfers out	(324,723)	(299,200)	(35,000)	(1,135)	(660,058)
Total contributions and transfers	(291,031)	(298,758)	(32,547)	(1,135)	(623,471)
Change in net position	184,825	841,785	71,387	(1,135)	1,096,862
NET POSITION					
Beginning of year	4,303,899	6,435,392	1,190,563	1,135	11,930,989
End of year	<u>\$ 4,488,724</u>	<u>\$ 7,277,177</u>	<u>\$ 1,261,950</u>	<u>\$ -</u>	<u>\$ 13,027,851</u>

City of Guadalupe
Statement of Cash Flows
Proprietary Funds
For the year ended June 30, 2022

	Enterprise Funds	
	Water	Wastewater Treatment
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from customers	\$ 2,532,432	\$ 2,033,857
Cash received from connection fees	115,237	285,344
Cash received from standby charges and other agencies	27,189	-
Cash paid to suppliers for goods and services	(1,081,433)	(810,675)
Cash paid to employees and related benefits	(346,345)	(302,811)
Net cash provided by (used in) operating activities	1,247,080	1,205,715
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
Operating grants received	30,683	13,827
Internal activity - cash paid to (received from) other funds for interfund loan payments	245,270	78,899
Net transfers	(291,031)	(298,758)
Net cash provided by (used in) noncapital financing activities	(15,078)	(206,032)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Net changes in capital lease obligations	-	(4,870)
Principal payments on certificates of participation	(45,586)	(24,960)
Interest payments on certificates of participation	(41,226)	(35,078)
Sale (Acquisition) of capital assets	(255,898)	(1,693,258)
Net cash provided by (used in) capital and related financing activities	(342,710)	(1,758,166)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest on investments	(16,761)	(18,836)
Net cash provided by (used in) investing activities	(16,761)	(18,836)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	872,531	(777,319)
CASH AND CASH EQUIVALENTS - Beginning of year	1,175,870	2,985,735
CASH AND CASH EQUIVALENTS - End of year	\$ 2,048,401	\$ 2,208,416
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:		
Operating income (loss)	\$ 866,219	\$ 938,925
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:		
Depreciation	128,926	434,578
Changes in assets, deferred outflows and inflows of resources, and liabilities		
Accounts receivable	40,372	(71,942)
Prepaid expenses	264,884	(30,873)
Deferred outflows pensions	(75)	(100)
Accounts payable	(26,196)	(27,106)
Deposits payable	(8,214)	-
Accrued wages and benefits	2,269	4,140
Net pension liability	(104,165)	(137,736)
Deferred inflows pensions	83,060	109,829
Total adjustments	380,861	266,790
Net cash provided by (used in) operating activities	\$ 1,247,080	\$ 1,205,715

Enterprise Funds		
Transit	(nonmajor) Solid Waste	Total
\$ 286,232	\$ -	\$ 4,852,521
-	-	400,581
-	-	27,189
(513,533)	-	(2,405,641)
-	-	(649,156)
(227,301)	-	2,225,494
690,640	-	735,150
5,437	-	329,606
(32,547)	(1,135)	(623,471)
663,530	(1,135)	441,285
-	-	(4,870)
-	-	(70,546)
-	-	(76,304)
(67,443)	-	(2,016,599)
(67,443)	-	(2,168,319)
(4,974)	-	(40,571)
(4,974)	-	(40,571)
363,812	(1,135)	457,889
339,434	1,135	4,502,174
\$ 703,246	\$ -	\$ 4,960,063
\$ (581,732)	\$ -	\$ 1,223,412
96,518	-	660,022
241,052	-	209,482
-	-	234,011
-	-	(175)
16,861	-	(36,441)
-	-	(8,214)
-	-	6,409
-	-	(241,901)
-	-	192,889
354,431	-	1,002,082
\$ (227,301)	\$ -	\$ 2,225,494

City of Guadalupe
Statement of Fiduciary Net Position
Fiduciary Fund
June 30, 2022

	<u>Private-Purpose Trust Fund</u>
ASSETS	
Cash and investments	\$ 784,416
Cash with fiscal agent	309,008
Accounts receivable	89,170
Property held for resale	222,482
Capital assets, net of accumulated depreciation	<u>119,639</u>
Total assets	<u>1,524,715</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred loss on refunding	<u>71,030</u>
Total deferred outflows of resources	<u>71,030</u>
LIABILITIES	
Accounts payable	27,735
Interest payable	53,779
Unearned revenue	503,493
Long-term liabilities:	
Due within one year	230,000
Due after one year	<u>3,673,028</u>
Total liabilities	<u>4,488,035</u>
NET POSITION	
Held in trust for other governments	<u>\$ (2,892,290)</u>

City of Guadalupe
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the year ended June 30, 2022

	Private-Purpose Trust Fund
ADDITIONS:	
Property taxes	\$ 518,363
Revenue from other agencies	56,405
Other revenues	(4,944)
Total additions	<u>569,824</u>
DEDUCTIONS:	
Program expenses	447,012
Administration expenses	140,557
Interest on long-term liabilities	140,449
Depreciation	9,900
Total Deductions	<u>737,918</u>
Change in net position	(168,094)
NET POSITION:	
Beginning of year	<u>(2,724,196)</u>
End of year	<u>\$ (2,892,290)</u>

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NOTES TO BASIC FINANCIAL STATEMENTS

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

The City of Guadalupe (the City) was incorporated on August 3, 1946. The City is a general law city under the laws of the State of California and operates under a Council-Administrator form of government. The City provides the following services: public safety (police and fire), construction and maintenance of highways and streets, sanitation, culture and recreation, public improvements, planning, zoning and general administration. Enterprise funds, operated in a manner similar to a private business, include water, wastewater, and transit.

The City has defined its reporting entity in accordance with the Governmental Accounting Standards Board (GASB) Statement No. 14, amended by GASB Statements No. 39 and 61. These statements provide guidance for determining which organizations, functions and activities of a government should be included in the general purpose financial statements.

The criteria for inclusion in the basic financial statements are generally based upon the ability of the City to exercise oversight responsibility over such organizations, functions and activities. Oversight responsibility is generally defined as the existence of financial interdependency and/or the ability to appoint governing boards, to designate management, to significantly influence operations, to approve operating budgets or to control day to day activities.

The accompanying financial statements include all activities and reporting entities over which the City exercises oversight responsibility. Effective January 31, 2012, the Community Redevelopment Agency of the City of Guadalupe (the Agency) was dissolved through the Supreme Court decision on Assembly Bill 1X26. This action impacted the reporting entity of the City that previously had reported the Agency as a blended component unit. See Note 13 for additional information on the dissolution and reporting of the Agency as a Private Purpose Trust Fund.

In determining the financial reporting entity for the City of Guadalupe, the following governmental unit has met the criteria for inclusion in the City's financial statements.

Guadalupe Public Financing Authority

The Guadalupe Public Financing Authority (Authority) was established in 2000, and is a separate government entity under the laws of the State of California. The purpose of the Authority is to provide financing for the construction and acquisition of selected City facilities. The City Council of the City of Guadalupe and the Board of Directors of the Authority are legally separate boards; however, they share a common membership. Activities of the Authority are accounted for in the applicable City governmental or enterprise funds. Separate financial statements are not prepared for the Authority, as it is included in the accompanying financial statements as a blended component unit.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

A. Reporting Entity, Continued

Other Governmental Agencies

Other governmental agencies provide various levels of services to residents of the City, either entirely or partially. The entities include, but are not limited to, the State of California, the County of Santa Barbara, as well as several school districts. Each of these agencies has an independently elected governing board or is dependent on an independently elected governing board other than the City Council of the City of Guadalupe.

The City has no ability to appoint or control the management of any of these entities and is not responsible for any operating losses or debts incurred. As a result of the above analysis, financial information for these agencies is not included within the scope of this report.

B. Basis of Accounting and Measurement Focus

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity with its own self-balancing set of accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures or expenses. These funds are established for the purpose of carrying out specific activities or certain objectives in accordance with specific regulations, restrictions or limitations. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on the primary government and its blended component units. The effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

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

These financial statements are presented on an “economic resources” measurement focus and the accrual basis of accounting. Accordingly, all of the City’s assets, deferred inflows/outflows of resources, and liabilities, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liabilities are incurred.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Government-Wide Financial Statements, Continued

Certain types of transactions reported as program revenues for the City are reported in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Certain eliminations have been made in regards to interfund activities, payables, and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities, internal fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated. The following interfund activities have been eliminated:

- Due to/from other funds
- Transfers in/out

The City applies all applicable GASB pronouncements including all NCGA Statements and Interpretations currently in effect.

Fund Financial Statements

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

Governmental Fund Financial Statements

Governmental fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds and non-major funds aggregated. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the net position presented in the government-wide financial statements. The City has presented all major funds that meet specific qualifications.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after fiscal year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent that they have matured. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Governmental Fund Financial Statements, Continued

Non-exchange transactions, in which the City gives or receives value without directly receiving or giving equal value in exchange, include property taxes, grants, entitlements, and donations. On an accrual basis, revenues from property taxes are recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Other revenues susceptible to accrual include other taxes, intergovernmental revenues, interest, and charges for services.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures/expenses. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

The City reports the following funds as major governmental funds of the City.

General Fund accounts for resources traditionally associated with governmental activities that are not required legally or by sound financial management to be accounted for in another fund.

Community Development fund accounts for monies spent and activities performed under the Community Development Block Grant

Capital Improvement Program fund is used to account for projects approved by Council from various funding sources.

ARPA fund is used to account for the federal Coronavirus State & Local Fiscal Recovery Funds approved through the American Rescue Plan Act.

The Reconciliations of the Fund Financial Statements to the Government-Wide Financial Statements are provided.

Proprietary Fund Financial Statements

Proprietary fund financial statements include a Statement of Net Position, a Statement of Revenues, Expenses and Change in Net Position, and a Statement of Cash Flows for all proprietary funds.

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which a liability is incurred.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

B. Basis of Accounting and Measurement Focus, Continued

Proprietary Fund Financial Statements, Continued

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

For purposes of the Statement of Cash Flows, the City considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. The proprietary funds' "deposits" in the City-wide cash management pool are, in substance, demand deposits and are, therefore, considered cash equivalents for purposes of the Statement of Cash Flows.

The City reports the Water, Wastewater, and Transit funds as major proprietary funds of the City.

Water Fund: This enterprise fund accounts for the operation of the City's water utility, a self-supporting activity, which renders a service on a user charge basis to residents and businesses.

Wastewater Treatment Fund: This enterprise fund accounts for the operations of the City's wastewater treatment plant. The fund accounts for the operation of the City's sewer utility, a self-supporting activity, which renders a service on a user charge basis to residents and businesses.

Transit Fund: This enterprise fund accounts for the operations of the City's transit service within the City and surrounding areas.

The City reports on non-major proprietary fund:

Solid Waste Fund: This enterprise fund accounts for the discontinued operations of the City's solid waste collection and disposal services, which rendered service on a user charge basis to residents and businesses. This fund was closed in the fiscal year ended June 30, 2022.

Fiduciary Fund Financial Statements

Fiduciary fund financial statements consist of a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. Fiduciary fund statements consist of a private purpose trust fund which accounts for the assets and liabilities of the former Redevelopment Agency.

C. Cash, Cash Equivalents and Investments

The City pools cash resources from all funds in order to facilitate the management of cash. The balance in the pooled cash account is available to meet current operating requirements. Cash in excess of current requirements is invested in various interest-bearing accounts and other investments for varying terms.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

C. Cash, Cash Equivalents and Investments, Continued

In accordance with GASB Statement No. 40, *Deposit and Investment Disclosures (Amendment of GASB No. 3)*, certain disclosure requirements for Deposits and Investment Risks were made in the following areas:

- Interest Rate Risk
- Credit Risk
 - Overall
 - Custodial Credit Risk
 - Concentrations of Credit Risk

In addition, other disclosures are specified including use of certain methods to present deposits and investments, highly sensitive investments, credit quality at year-end, and other disclosures.

In accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value. The City categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The City does not have any investments that are measured using Level 3 inputs.

The City participates in an investment pool managed by the State of California entitled Local Agency Investment Fund (LAIF) which has invested a portion of the pooled funds in Structured Notes and Asset-Backed Securities. LAIF's investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these Structured Notes and Asset-Backed Securities are subject to market risk as to the change in interest rates.

Cash equivalents are considered amounts in demand deposits and short-term investments with a maturity date within three months of the date acquired by the City and are presented as "Cash and Investments" in the accompanying Basic Financial Statements.

The City considers all pooled cash and investments (consisting of cash and investments and restricted cash and investments) held by the City as cash and cash equivalents because the pool is used essentially as a demand deposit account from the standpoint of the funds. The City also considers all non-pooled cash and investments (consisting of cash with fiscal agent and restricted cash and investments held by fiscal agent) as cash and cash equivalents because investments meet the criteria for cash equivalents defined above.

D. Restricted Cash and Investments

Certain restricted cash and investments are held by fiscal agents for the redemption of bonded debt, for acquisition and construction of capital projects, and to meet bond indenture debt reserve requirements.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

E. Capital Assets

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated fair value on the date contributed. The City's policy is to capitalize all capital assets with costs exceeding \$5,000 and with useful lives exceeding one year.

With the implementation of GASB Statement No. 34, the City has recorded all its public domain (infrastructure) capital assets, which include roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems.

The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each fiscal year represents that fiscal year's pro rata share of the cost of capital assets. GASB Statement No. 34 requires that all capital assets with limited useful lives be depreciated over their estimated useful lives. Depreciation is provided using the straight line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each fiscal year until the asset is fully depreciated.

The City has assigned the useful lives listed below to capital assets.

Vehicles	5 - 10 years
Buildings and Improvements	20 - 35 years
Equipment	5 - 15 years
Infrastructure	10 - 50 years

F. Interest Payable

In the Government-Wide Financial Statements, interest payable on long-term debt is recognized as the liability is incurred for governmental fund types and proprietary fund types.

In the Fund Financial Statements, proprietary and fiduciary fund types recognize the interest payable when the liability is incurred, but governmental fund types do not recognize an interest payable. Instead interest expense is recorded when the payment is made.

G. Long-Term Debt

Government-Wide Financial Statements

Long-term debt and other long-term obligations are reported as liabilities in the appropriate activities.

Bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable is reported net of the applicable bond premium or discount. Bond issuance costs, except any portion related to prepaid insurance costs, are recognized as an expense in the period incurred.

Fund Financial Statements

The governmental fund financial statements do not present long-term debt. As such, long-term debt is shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

G. Long-Term Debt, Continued

Fund Financial Statements, Continued

Bond premiums and discounts are recognized during the current period as other financing sources or uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. Bond proceeds are reported as other financing sources.

Proprietary Fund and Fiduciary Fund Financial Statements use the same principles as those used in the Government-Wide Financial Statements.

H. Property Taxes

California Constitution Article XIII A limits the combined property tax rate to one percent of a property's assessed valuation. Additional taxes may be imposed with voter approval. Assessed value is calculated at one hundred percent of a property's fair value, as defined by Article XIII A, and may be increased no more than two percent per year unless a change in ownership occurs. The state legislature has determined the method of distributing the one percent tax levy among the various taxing jurisdictions.

Property tax revenues are recognized in the fiscal year for which taxes have been levied, and collected within sixty days of fiscal year-end. Property tax assessment and collection is administered by the County of Santa Barbara.

Property taxes are billed and collected as follows:

	<u>Secured</u>	<u>Unsecured</u>
Valuation/Lien Date(s)	January 1	January 1
Levy Date(s)	September 1	January 1
Due Date(s)	November 1 (50%) February 1 (50%)	Upon Billing
Delinquency Date(s)	December 10 (Nov.) April 10 (Feb.)	August 31

I. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position (balance sheet) will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position (balance sheet) will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

J. Net Position

Government-Wide Financial Statements

In the Government-Wide Financial Statements, net position are classified in the following categories:

Net Investment in Capital Assets - This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of governments.

Unrestricted - This amount is all net position that does not meet the definition of "net investment in capital assets" or "restricted net position" as defined above.

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the City's policy is to apply restricted net position first.

K. Fund Balances

Fund Financial Statements

In February 2009, the Governmental Accounting Standards Board (GASB) issued Statement 54, Fund Balance Reporting and Governmental Fund Type Definitions (GASB 54). The classifications of fund balances are as follows:

Non-spendable Fund Balances

This component consists of amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted Fund Balances

This component consists of amounts that have constraints placed on them either externally by third-parties (creditors, grantors, contributors, or laws or regulations of other governments) or by law through constitutional provisions or enabling legislation. Enabling legislation authorizes the City to assess, levy, charge or otherwise mandate payment of resources (from external resource providers) and includes legally enforceable requirement (compelled by external parties) that those resources be used only for the specific purposes stipulated in the legislation.

Committed Fund Balances

This component consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City's highest level of decision making authority which includes the City Municipal Code, Ordinances and Resolutions. Those committed amounts cannot be used for any other purpose unless the City removes or changes the specified use by taking the same type of action (City Municipal Code, Ordinance and Resolution) it employed previously to commit those amounts.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

K. Fund Balances, Continued

Assigned Fund Balances

This component consists of amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Such intent should be expressed by the City Council or its designated officials to assign amounts to be used. Constraints imposed on the use of assigned amounts can be removed with no formal Council actions.

Unassigned Fund Balance

This component consists of amounts that have not been restricted, committed or assigned to specific purposes.

Hierarchy of Expenditures to Classify Fund Balance Amounts

The City has formally adopted a spending policy regarding the order in which restricted, committed, assigned, and unassigned fund balances are spent when more than one amount is available for a specific purpose. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources (committed, assigned and unassigned) as they are needed. When unrestricted resources (committed, assigned and unassigned) are available for use it is the City's policy to use committed resources first, then assigned, and then unassigned as they are needed.

L. Compensated Leave Payable

In compliance with GASB Statement No. 16, the City has established a liability for accrued sick leave and vacation in relevant funds. For governmental funds, the current liability appears in the respective funds. All vacation paid is accrued when incurred in the government-wide and proprietary funds financial statements. This liability is set up for current employees at their current rates of pay. If sick leave and vacation are not used by the employee during the term of employment, compensation is payable to the employee at the time of retirement. Such compensation is calculated at the employee's prevailing rate at the time of retirement or termination. Each fiscal year, an adjustment to the liability is made based on pay rate changes and adjustments for the current portion. The General Fund is primarily responsible for the repayment of the governmental portion of compensated absences.

M. Pension

The City recognizes a net pension liability, which represents the City's proportionate share of net pension liability reflected in the actuarial reports provided by the California Public Employees' Retirement System (CalPERS) plan (Plan). The net pension liability is measured as of the City's prior fiscal year-end. Changes in the net pension liability are recorded, in the period incurred, as pension expense or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change. The changes in the net pension liability that are recorded as deferred inflows of resources or deferred outflows of resources (that arise from changes in actuarial assumptions or other inputs and differences between expected or actual experience) are amortized over the weighted average remaining service life of all participants in the respective pension plan and are recorded as a component of pension expense beginning with the period in which they are incurred.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

M. Pension, Continued

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

N. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

- Valuation Date - July 1, 2020
- Measurement Date - June 30, 2022
- Measurement Period - July 1, 2021 to June 30, 2022

O. Use of Estimates

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

P. New Pronouncements

The City adopted new accounting standards in order to conform to the following Governmental Accounting Standards Board Statements:

- GASB Statement No. 87, *Leases* - The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The City added one lessor lease to the Proprietary Funds Financial Statements and updated the note disclosures as a result of implementing this statement.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

P. New Pronouncements, Continued

- GASB Statement No. 89, *Construction-period interest* - The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. The requirements of this statement did not apply to the City for the current fiscal year.
- GASB Statement No. 92, *Omnibus 2020* - The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The requirements of this statement did not apply to the City for the current fiscal year.
- GASB Statement No. 93, *Interbank offered rates (LIBOR removal and lease modifications)* - The objective of this Statement is to address those and other accounting and financial reporting implications that result from the replacement of an interbank offered rate. The requirements of this statement did not apply to the City for the current fiscal year.
- GASB Statement No. 99, *Omnibus 2022* - The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The requirements of this statement did not apply to the City for the current fiscal year.

2. CASH AND INVESTMENTS

The City maintains a cash and investment pool for all funds. Certain restricted funds that are held and invested by independent outside custodians through contractual agreements are not pooled. These restricted funds include cash and investment held by trustees.

The following is a summary of cash and investments at June 30, 2022:

	<u>Government-Wide Statement of Net Position</u>			<u>Fund Financials</u>	
	<u>Governmental</u>	<u>Business-Type</u>	<u>Total</u>	<u>Fiduciary Funds</u>	
	<u>Activities</u>	<u>Activities</u>		<u>Statement of</u>	
				<u>Net Position</u>	<u>Total</u>
Cash and investments	\$ 5,195,003	\$ 4,960,063	\$10,155,066	\$ 784,416	\$10,939,482
Restricted cash and investments	-	-	-	309,008	309,008
Total cash and investments and					
restricted cash and investments	<u>\$ 5,195,003</u>	<u>\$ 4,960,063</u>	<u>\$10,155,066</u>	<u>\$ 1,093,424</u>	<u>\$11,248,490</u>

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

2. CASH AND INVESTMENTS, Continued

A. Summary of Cash and Investments

Cash and investments as of June 30, 2022 consist of the following:

Cash and investments:	
Deposits	\$ 2,038,279
Petty cash	2,800
Local Agency Investment Fund (LAIF)	8,849,656
Common stock	48,747
Total cash and investments	<u><u>\$ 10,939,482</u></u>

B. Deposits

The carrying amount of the City's cash deposits was \$2,038,279 at June 30, 2022. Bank balances before reconciling items were \$1,930,722 at June 30, 2022. The City's cash deposit was fully insured up to \$250,000 by the Federal Deposit Insurance Corporation. The remaining amount was collateralized with securities held by the pledging financial institutions in the City's name.

The California Government Code (Code) Section 53652 requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. The Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name.

The market value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits.

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

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

2. CASH AND INVESTMENTS, Continued

C. Investments

Under the provisions of the City's investment policy, and in accordance with the Code, the following investments are authorized:

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Securities of the Unites States Government, or its agencies	5 years	N/A	N/A
Certificates of deposit (or time deposits) placed with commercial banks and/or savings and loan companies	5 years	N/A	N/A
Negotiable certificates of deposit	5 years	N/A	N/A
Commercial paper	5 years	N/A	N/A
Money market funds rated "AAAm" or "AAAmg" by Standard & Poor's Corporation	5 years	N/A	N/A
Local Agency Investment Fund (State Pool)	5 years	N/A	N/A
Repurchase agreements	5 years	N/A	N/A

Investments are stated at fair value using the aggregate method in all funds, resulting in the following investment income in all funds:

Interest and dividend income	\$ 37,550
Unrealized gain (loss) in changes in fair value of investments	<u>(112,425)</u>
Total investment income	<u><u>\$ (74,875)</u></u>

The City's portfolio value fluctuates in an inverse relationship to any change in interest rate. Accordingly, if interest rates rise, the portfolio value will decline. If interest rates fall, the portfolio value will rise. The portfolio for year-end reporting purposes is treated as if it were all sold. Therefore, fund balance must reflect the portfolio's change in value. These portfolio value changes are unrealized unless sold. Generally the City's practice is to buy and hold investments until maturity dates. Consequently, the City's investments are carried at fair value.

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by Code Section 16429 under the oversight of the Treasurer of the State of California. The City's investments with LAIF include a portion of the pool funds invested in Structured Notes and Asset-Backed Securities. These investments include the following:

Structured Notes - are debt securities (other than asset-backed securities) whose cash flow characteristics (coupon rate, redemption amount, or stated maturity) depend upon one or more indices and/or have embedded forwards or options.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

2. CASH AND INVESTMENTS, Continued

C. Investments, Continued

Asset-Backed Securities – the bulk of which are mortgage-backed securities, entitle their purchasers to receive a share of the cash flows from a pool of assets such as principal and interest repayments from a pool of mortgages (such as Collateralized Mortgage Obligations) or credit card receivables.

As of June 30, 2022, the City had \$8,849,656 invested in LAIF, which had invested 1.88% of the pool investment funds in Structured Notes and Asset-Backed Securities as compared to 2.31% in the previous year. The LAIF fair value factor of 0.987125414 was used to calculate the fair value of the investments in LAIF.

D. Risk Disclosures

Interest Risk: Interest rate risk is the market value fluctuation due to overall changes in the interest rates. It is mitigated by limiting the average maturity of the City’s portfolio not to exceed three years. Investments held in the City Treasury grouped by maturity date at June 30, 2022, are shown below:

Investment Type	Totals	Remaining Maturity (in Months) 12 Months Or Less
LAIF	\$ 8,849,656	\$ 8,849,656
Common stock	48,747	48,747
Total	\$ 8,898,403	\$ 8,898,403

Credit Risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City’s investment policy, or debt agreements, and the actual rating as of fiscal year end for each investment type.

At June 30, 2022, the City’s deposits and investments were rated as follows:

Investment Type	Amount	Minimum Legal Rating	Rating as of Fiscal Year-End Not Rated
State Pool	\$ 8,849,656	N/A	\$ 8,849,656
Common stock	48,747	N/A	48,747
Total	\$ 8,898,403		\$ 8,898,403

Custodial Credit Risk: For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the City’s investments were subject to custodial credit risk.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

2. CASH AND INVESTMENTS, Continued

E. Investment Valuation

Investments (except money market accounts that are included as part of restricted cash and investments) are measured at fair value on a recurring basis. Recurring fair value measurements, are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Investments' fair value measurements at June 30, 2022 are described below:

Investment Type	Amount	Fair Value Measurement Using:		
		Level 1	Level 2	Level 3
Investments subject to leveling:				
Common stock	\$ 48,747	\$ 48,747	\$ -	\$ -
Total investments subject to leveling	48,747	48,747	-	-
Investments not subject to leveling:				
State Pool	8,849,656			
Total investments	\$ 8,898,403			

3. INTERFUND TRANSACTIONS

A. Interfund Loans Receivable

At June 30, 2022, the City had the following interfund loans:

	Loans From				Total
	General Fund	Capital Improvement Program	Non-Major Governmental Funds	Water Fund	
Loans To General Fund	\$ -	\$ 7,782	\$ 192,500	\$ 297,496	\$ 497,778
Community Development	78,098	281,190	744,736	-	1,104,024
ARPA Fund	-	11,600	-	-	11,600
Non-Major Governmental Fund	-	30,401	68,333	-	98,734
Water Fund	-	194,768	-	-	194,768
Sewer Fund	-	97,498	-	-	97,498
Transit Fund	-	5,437	-	-	5,437
Total	\$ 78,098	\$ 628,676	\$ 1,005,569	\$ 297,496	\$ 2,009,839

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

3. INTERFUND TRANSACTIONS, Continued

A. Interfund Loans Receivable, Continued

Interfund loans occur when one fund loans another fund amounts for a specific purpose. The City intends to pay amounts back to the appropriate loaning fund in a manner similar to how an external loan would be paid, with a set payment schedule and interest based on the LAIF interest rate. The purpose of the interfund loans to the General Fund was to reduce a historical negative cash balance and support continued operations. The purpose of the Library Fund interfund loan was to pay the library lease payments, which will be supported through development fees in future years. In the fiscal year ending June 30, 2020, the Park Development Fund loaned proceeds from the sale of property to the Community Development Fund to aid in liquidity for community projects.

The remaining loans are short term balances. The General Fund loaned the Community Development Fund \$78,098 to cover negative cash. The entire balance due from other funds to the Capital Improvement Program is for services rendered before June 30, 2022 but were paid after that date. They will be paid back in the fiscal year ending June 30, 2023.

Other than the short-term amount of \$7,782 owed to the Capital Improvement Program that was paid off immediately, future minimum payments on the General Fund long-term loans as of June 30, 2022 were as follows:

	<u>General Fund</u>
2023	\$ 130,666
2024	142,332
2025	153,998
2026	31,500
2027	31,500
	<u>\$ 489,996</u>

The Community Development Fund is intended to settle the loan from the Park Development Fund of \$744,736 in the fiscal year ending June 30, 2023. The Library Fund interfund loan does not have a set payment schedule. All other loans will be paid in the fiscal year ending June 30, 2023.

B. Transfers

Interfund transfers are used to move revenues from the fund with collection authorization to the debt service fund as debt service principal and interest payments become due and to move unrestricted fund revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as matching funds for various grant programs. Interfund transfers to the General Fund are for the variable cost allocation plan for services provided to other funds of the City.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

3. INTERFUND TRANSACTIONS, Continued

B. Transfers, Continued

At June 30, 2022 the City had the following transfers in/out which arose in the normal course of operations:

Transfer Out	Transfer In							Total
	General Fund	Community Development	Capital Improvement Program	Non-Major Governmental Funds	Water Fund	Wastewater Treatment Fund	Transit Fund	
General Fund	\$ -	\$ -	\$ 207,242	\$ 5,000	\$ -	\$ -	\$ -	\$ 212,242
Community Development	-	-	2,420,091	-	-	-	-	2,420,091
ARPA Fund	212,623	44,994	11,600	48,007	33,250	-	2,453	352,927
Non-Major Governmental Funds	108,547	-	1,234,575	442	442	442	-	1,344,448
Water Fund	316,600	8,123	-	-	-	-	-	324,723
Wastewater Fund	299,200	-	-	-	-	-	-	299,200
Transit Fund	35,000	-	-	-	-	-	-	35,000
Non-Major Proprietary Funds	1,135	-	-	-	-	-	-	1,135
Total	\$ 973,105	\$ 53,117	\$ 3,873,508	\$ 53,449	\$ 33,692	\$ 442	\$ 2,453	\$4,989,766

The transfers to the General Fund were to pay for overhead and operations. The transfers to the Capital Improvement Program Fund were to pay for various capital projects. The transfers out from the ARPA Fund were to pay for COVID-19 pandemic relief.

4. LEASES RECEIVABLE

In implementing GASB Statement 87 in the fiscal year 2022, the City recognized a lease receivable and deferred inflows of resources for the leasing of various City-owned land. In 2020, the City's Wastewater Enterprise Fund entered into a lease with Clay's Septic & Jetting, Inc. (Lessee) for the use of City land for the storage of Lessee's equipment in exchange for monthly payments of \$20,000. The lease term runs through August 2025 and has a discount rate of 0.865%. In June 30, 2022, the Wastewater Fund recognized revenues and interest of \$240,000. Receivables on the lease as of June 30, 2022 were \$768,865.

5. LOANS AND NOTES RECEIVABLE

The City has made various loans under Community Development Block Grants to qualified homeowners and businesses. Under the terms of the business loans, repayments are due in monthly installments through 2023. Under the terms of the homeowner agreements, repayments of the loans are only required upon the sale of the home. The outstanding balance of the total loans receivable was \$32,884 at June 30, 2022 and the business loans receivable portion was \$5,066.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

5. LOANS AND NOTES RECEIVABLE, CONTINUED

At June 30, 2022, the aggregate maturities of the City's business loans and notes receivable were as follows:

<u>For the Year Ending June 30,</u>	<u>Business Loans</u>
2023	<u>\$ 5,066</u>
Total	<u><u>\$ 5,066</u></u>

The homeowner loans receivable amount of \$6,318 does not have a fixed repayment schedule.

6. CAPITAL ASSETS

A. Government-Wide Financial Statements

The following is a summary of changes in the capital assets for the governmental activities during the fiscal year:

	<u>Balance</u> <u>June 30, 2021</u>	<u>Additions</u>	<u>Retirements/ Transfers</u>	<u>Balance</u> <u>June 30, 2022</u>
Non-depreciable assets:				
Land	\$ 343,131	\$ -	\$ -	\$ 343,131
Construction in progress	3,407,021	193,951	(3,270,095)	330,877
Total non-depreciable assets	<u>3,750,152</u>	<u>193,951</u>	<u>(3,270,095)</u>	<u>674,008</u>
Depreciable assets:				
Buildings and improvements	5,388,648	112,961	-	5,501,609
Vehicles	906,923	75,159	(24,291)	957,791
Equipment	682,990	59,658	-	742,648
Infrastructure	7,747,792	2,511,743	3,270,095	13,529,630
Total depreciable assets	<u>14,726,353</u>	<u>2,759,521</u>	<u>3,245,804</u>	<u>20,731,678</u>
Less accumulated depreciation:				
Buildings and improvements	(2,070,468)	(153,413)	-	(2,223,881)
Vehicles	(784,171)	(58,577)	24,291	(818,457)
Equipment	(578,722)	(23,726)	-	(602,448)
Infrastructure	(3,804,479)	(334,713)	-	(4,139,192)
Total accumulated depreciation	<u>(7,237,840)</u>	<u>(570,429)</u>	<u>24,291</u>	<u>(7,783,978)</u>
Total depreciable assets, net	<u>7,488,513</u>	<u>2,189,092</u>	<u>3,270,095</u>	<u>12,947,700</u>
Total capital assets	<u><u>\$ 11,238,665</u></u>	<u><u>\$ 2,383,043</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 13,621,708</u></u>

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

6. CAPITAL ASSETS, Continued

A. Government-Wide Financial Statements, Continued

Depreciation expense by program for capital assets for the year ended June 30, 2022 was as follows:

General government	\$ 40,277
Public safety	64,759
Transportation	10,916
Leisure, cultural & social services	34,804
Community development	<u>419,673</u>
Total depreciation expense	<u><u>\$ 570,429</u></u>

The following is a summary of changes in the capital assets for business-type activities during the fiscal year:

	<u>Balance</u> <u>June 30, 2021</u>	<u>Additions</u>	<u>Transfer</u>	<u>Balance</u> <u>June 30, 2022</u>
Non-depreciable assets:				
Land	\$ 248,425	\$ -	\$ -	\$ 248,425
Construction in progress	<u>911,889</u>	<u>2,118,998</u>	<u>-</u>	<u>3,030,887</u>
Total non-depreciable assets	<u>1,160,314</u>	<u>2,118,998</u>	<u>-</u>	<u>3,279,312</u>
Depreciable assets:				
Buildings and improvements	10,322,380	118,615	(459,592)	9,981,403
Vehicles	1,829,057	-	-	1,829,057
Equipment	545,158	20,211	-	565,369
Infrastructure	<u>7,289,559</u>	<u>-</u>	<u>-</u>	<u>7,289,559</u>
Total depreciable assets	<u>19,986,154</u>	<u>138,826</u>	<u>(459,592)</u>	<u>19,665,388</u>
Less accumulated Depreciation:				
Buildings and improvements, and infrastructure	(7,711,649)	(180,669)	95,748	(7,796,570)
Vehicles	(1,207,338)	(110,093)	-	(1,317,431)
Equipment	(534,344)	(4,782)	-	(539,126)
Infrastructure	<u>(3,998,172)</u>	<u>(364,478)</u>	<u>-</u>	<u>(4,362,650)</u>
Total accumulated depreciation	<u>(13,451,503)</u>	<u>(660,022)</u>	<u>95,748</u>	<u>(14,015,777)</u>
Total depreciable assets, net	<u>6,534,651</u>	<u>(521,196)</u>	<u>(363,844)</u>	<u>5,649,611</u>
Total capital assets	<u><u>\$ 7,694,965</u></u>	<u><u>\$1,597,802</u></u>	<u><u>\$ (363,844)</u></u>	<u><u>\$ 8,928,923</u></u>

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

6. CAPITAL ASSETS, Continued

A. Government-Wide Financial Statements, Continued

Depreciation expense for the year ended June 30, 2022 was as follows:

Water	\$ 128,926
Wastewater	434,578
Transit	<u>96,518</u>
Total depreciation expense	<u><u>\$ 660,022</u></u>

B. Governmental Fund Financial Statements

The governmental fund financial statements do not present general government capital assets but are shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

7. LONG-TERM DEBT

A. Governmental Activities

For the year ended June 30, 2022, governmental activities long-term liabilities activity was as follows:

	Balance			Balance	Due Within
	<u>June 30, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>June 30, 2022</u>	<u>One Year</u>
Capital lease obligations	\$ 3,704	\$ -	\$ (3,704)	\$ -	\$ -
Compensated absences	<u>372,580</u>	<u>31,512</u>	<u>-</u>	<u>404,092</u>	<u>-</u>
Total	<u><u>\$ 376,284</u></u>	<u><u>\$ 31,512</u></u>	<u><u>\$ (3,704)</u></u>	<u><u>\$ 404,092</u></u>	<u><u>\$ -</u></u>

Capital Lease Obligations

The City leased vehicles and equipment under capital leases with terms that expired in December 2021. Amortization on the assets leased is included in depreciation expense.

Compensated Absences

Compensated absences in the governmental funds are generally liquidated by the General Fund on a pay-as-you-go basis.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

7. LONG-TERM DEBT, Continued

B. Business-Type Activities

For the year ended June 30, 2022, business-type activities long-term liabilities activity was as follows:

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022	Due Within One Year
Certificates of participation	\$ 1,772,349	\$ -	\$ (70,546)	\$ 1,701,803	\$ 74,136
Capital lease obligations	4,870	-	(4,870)	-	-
Total	<u>\$ 1,777,219</u>	<u>\$ -</u>	<u>\$ (75,416)</u>	<u>\$ 1,701,803</u>	<u>\$ 74,136</u>

Certificates of Participation 2000 - Original Issue \$1,429,800

On December 21, 2000, the City issued certificates of participation through the Guadalupe Financing Authority which were purchased by the US Department of Agriculture (USDA) Rural Utilities Service (RUS), amounting to \$1,429,800, in an agreement which included a grant of \$875,200 for water and sewer line replacement. Under the terms of the agreement, the City has pledged net water revenues and net wastewater revenues for the payment of debt service. For the fiscal year ending June 30, 2022, the net water and wastewater revenues were \$995,145 and \$1,373,503 respectively. The principal and interest payments for the debt during the fiscal year ended June 30, 2022 totaled \$76,932. The certificates of participation bear interest at 4.5% per annum, with principal and interest payments due semiannually through August 1, 2040. At June 30, 2022, the principal balance outstanding was \$960,240.

The annual debt service requirements on the Certificates of Participation 2000 are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	\$ 34,000	\$ 43,257	\$ 76,734
2024	36,000	41,690	77,257
2025	37,000	40,055	77,690
2026	39,000	38,351	77,055
2027	41,000	36,557	77,557
2028-2032	235,000	152,692	387,692
2033-2037	292,000	93,596	385,596
2038-2041	246,240	22,930	269,170
Total	<u>\$ 960,240</u>	<u>\$ 469,128</u>	<u>\$ 1,428,751</u>

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

7. LONG-TERM DEBT, Continued

B. Business-Type Activities

Certificates of Participation 2005 - Original Issue \$1,203,900

On July 27, 2005, the City issued certificates of participation which were purchased by the US Department of Agriculture (USDA) Rural Utilities Service (RUS), amounting to \$1,203,900, in an agreement which included a grant for water tank construction and upgrades. Under the terms of the agreement, the City has pledged tax increment revenues for the payment of debt service. Where tax increment revenues are no longer available for the payment of debt service, the City has pledged net water revenues for the payment of debt service. For the fiscal year ending June 30, 2022, the net water revenues were \$995,145 and the principal and interest payments for the debt during the fiscal year were \$69,887. The certificates of participation bear interest at 4.125% per annum, with principal and interest payments due semiannually through July 28, 2035. At June 30, 2022, the principal balance outstanding was \$741,563.

The annual debt service requirements on the Certificates of Participation-2005 are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	\$ 40,136	\$ 31,130	\$ 71,266
2024	41,793	29,442	71,235
2025	43,516	27,686	71,202
2026	45,311	25,856	71,167
2027	47,180	23,952	71,132
2028-2032	266,751	88,319	355,070
2033-2036	256,876	27,430	284,306
Total	<u>\$ 741,563</u>	<u>\$ 253,815</u>	<u>\$ 995,378</u>

Capital Lease Obligations

The City leased vehicles and equipment under capital leases that have terms that expired in December 2021. Amortization on the assets leased is included in depreciation expense.

8. FUND BALANCE

The City Council approved through resolution the creation of two reserve accounts within the General Fund: General Reserve, and Emergency Reserve.

General Reserve

The General Reserve's purpose is to provide funding to meet operational appropriation requirements in the event that the City experiences shortfalls in the collection of General Fund revenues or major unanticipated increases in expenditures. At a minimum, the balance is to be set at 10% of the City's annual operating budget. Use of funds from the General Reserve may only be made after City Council approval.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

8. FUND BALANCE

Emergency Reserve

The General Reserve's purpose is to provide emergency funding as a result of a declared emergency or to fund an unanticipated urgent event affecting or threatening the public health, safety, and welfare of the City. At a minimum, the balance is to be set at 5% of the City's annual operating budget. Use of funds from the General Reserve may only be made after City Council approval.

9. JOINT EXERCISE OF POWERS AGREEMENT

The City of Guadalupe participates in two joint ventures under joint powers agreements.

A. *Central Coast Water Authority*

The Central Coast Water Authority (CCWA) is a joint powers authority organized in 1991 for the purpose of providing the financing, construction, operation and maintenance of certain local (non-state owned) facilities required to deliver water from the State Water Project to certain water purveyors and users in Santa Barbara County. CCWA is composed of eight members, all of which are public agencies. The Board of Directors is made up of one representative from each participating entity. Votes on the Board are apportioned between the entities based upon each entity's pro-rata share of the water provided by the project.

Each participant is required to pay to CCWA an amount equal to its share of the total cost of "fixed project costs" and certain other costs in the proportion established in the Water Supply Agreement. This includes the participant's share of payments to the State Department of Water Resources (DWR) under the State Water Supply Contract (including capital, operation, maintenance, power and replacement costs of the DWR facilities), debt service on CCWA bonds and all CCWA operating and administrative costs. Each participant is required to make payments under its Water Supply Agreement solely from the revenues of its water system. The City's share of State water payments was \$513,045 for the year ended June 30, 2022. The City's allocations of CCWA's operating expenses and debt service payments for the year ended June 30, 2022 were \$150,072 and \$146,624, respectively.

Additional information and complete financial statements for the CCWA may be obtained by contacting The Central Coast Water Authority at 255 Industrial Way, Buellton, CA 93427.

B. *California Joint Powers Insurance Authority*

The City is a member of the California Joint Powers Insurance Authority (CJPIA). CJPIA is composed of 118 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq. The purpose of CJPIA is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other coverages. The CJPIA's pool began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

9. JOINT EXERCISE OF POWERS AGREEMENT, Continued

B. California Joint Powers Insurance Authority, Continued

Self-Insurance Program of CJPIA:

Each member pays an annual contribution at the beginning of the coverage period. A retrospective adjustment is then conducted annually thereafter, for coverage years 2012-13 and prior. Coverage years 2013-14 and forward are not subject to routine annual retrospective adjustment. The total funding requirement for primary self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

Primary Liability Program:

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$30,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from \$30,000 to \$750,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$750,000 to \$50 million, are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is \$50 million per occurrence. Subsidence losses have a sub-limit of \$40 million per occurrence. The coverage structure includes retained risk that is pooled among members, reinsurance, and excess insurance. More detailed information about the various layers of coverage is available on the following website: <https://cjpia.org/coverage/risk-sharing-pools/>.

Primary Workers' Compensation Program:

Claims are pooled separately between public safety (police and fire) and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$50,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from \$50,000 to \$100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$100,000 to statutory limits are distributed based on the outcome of cost allocation within the first and second loss layers.

For fiscal year 2021-22, CJPIA's pooled retention is \$1 million per occurrence, with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to \$1 million. Coverage from \$1 million to \$5 million is purchased through reinsurance policies, and Employer's Liability losses from \$5 million to \$10 million are pooled among members.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

9. JOINT EXERCISE OF POWERS AGREEMENT, Continued

B. California Joint Powers Insurance Authority, Continued

Employer's Liability losses are pooled among members to \$2 million. Coverage from \$2 million to \$5 million is purchased as part of a reinsurance policy, and Employer's Liability losses from \$5 million to \$10 million are pooled among members.

Purchased Insurance under CJPIA:

Property Insurance: The City participates in the all-risk property protection program of CJPIA. This insurance protection is underwritten by several insurance companies. City property is currently insured according to a schedule of covered property submitted by the City to CJPIA. There is a \$10,000 deductible per occurrence except for non-emergency vehicle insurance which has a \$2,500 deductible.

Adequacy of Protection under CJPIA:

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2021-22.

Additional information and complete financial statements for the CJPIA may be obtained by contacting the California Joint Powers Insurance Authority at 8081 Moody Street, La Palma, CA 90623

10. EMPLOYEE RETIREMENT PLANS

A. Plan Descriptions

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS). The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all other). Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous risk pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City sponsors four rate plans (two miscellaneous and two safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions, and membership information that can be found on the CalPERS website.

B. Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, Safety Special Death Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

10. EMPLOYEE RETIREMENT PLANS, Continued

The Plans' provisions and benefits in effect at June 30, 2022, are summarized as follows:

	Miscellaneous	Safety	PEPRA Miscellaneous	PEPRA Safety
	Prior to	Prior to	On or after	On or after
Hire date	Jan 1, 2013	Jan 1, 2013	Jan 1, 2013	Jan 1, 2013
Benefit formula	2.0% @55	2.0% @55	2.0% @62	2.0% @57
Benefit vesting schedule	5 years service	5 years service	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life	Monthly for life	Monthly for life
Retirement age	55	55	62	57
Monthly benefits, as a % of eligible compensation	2%	2%	2%	2%
Required employee contribution rates	7.00%	7.00%	6.75%	10.00%
Required employer contribution rates	10.88%	14.81%	7.59%	11.13%
Unfunded liability payment	\$ 170,674	\$ 115,117	\$ 2,012	\$ 4,529

C. Contributions

Section 20814(C) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

The City's contributions to the Plan for the measurement period ended June 30, 2021 were \$560,980.

D. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2022, the City reported a net pension liability for its proportionate share of the net pension liability of the Plan of \$1,935,887.

The City's net pension liability for the Plan is measured as the proportionate share of the total net pension liability of the Plan. The net pension liability of the Plan is measured as of June 30, 2021, and the total pension liability for the Plan used to calculate the net pension liability was determined by actuarial valuations as of June 30, 2020 rolled forward to June 30, 2021 using standard update procedures. The City's proportionate share of the net pension liability was based on the City's plan liability and asset-related information where available, and proportional allocations of individual plan amounts as of the valuation date where not available.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

10. EMPLOYEE RETIREMENT PLANS, Continued

D. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions, Continued

The City's proportionate share of the net pension liability for the Plan as of June 30, 2021 and 2020 were as follows:

Proportion - June 30, 2020	0.03476%
Proportion - June 30, 2021	<u>0.03579%</u>
Change - Increase (Decrease)	0.00103%

For the year ended June 30, 2022, the City recognized pension expense of \$239,184.

At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to measurement date	\$ 614,582	\$ -
Changes in assumptions	-	-
Differences between expected and actual experience	260,788	-
Changes in employer's proportion	243,115	-
Differences between the employer's contribution and the employer's proportionate share of contributions	-	195,874
Net differences between projected and actual earnings on plan investments	-	<u>1,483,187</u>
Total	<u>\$ 1,118,485</u>	<u>\$ 1,679,061</u>

\$614,582 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense (income) as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Pension Expense (Income)</u>
2023	\$ (214,735)
2024	(241,560)
2025	(309,502)
2026	(409,361)

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

10. EMPLOYEE RETIREMENT PLANS, Continued

E. Actuarial Assumptions

The total pension liabilities in the June 30, 2020 actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2020
Measurement Date	June 30, 2021
Actuarial Cost Method	Entry-Age Normal in accordance with the requirements of GASB 68
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Projected Salary Increase	Varies by entry age and service
Mortality(1)	Derived using CalPERS' membership data for all funds
Post Retirement Benefit Increase	Contract COLA up to 2.50% until purchasing power protection allowance floor on purchasing power applies

(1) The mortality table used was developed based on CalPERS-specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.

F. Discount Rate

The discount rate used to measure the total pension liability for the Plan was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability. A detailed report testing these projections can be obtained from the CalPERS website.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical and forecasted information for all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

10. EMPLOYEE RETIREMENT PLANS, Continued

F. Discount Rate, Continued

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

Asset Class(1)	Assumed asset allocation	Real return years 1 - 10(2)	Real return years 11+(3)
Global equity	50.00%	4.80%	5.98%
Fixed income	28.00%	1.00%	2.62%
Inflation assets	—	0.77%	1.81%
Private equity	8.00%	6.30%	7.23%
Real assets	13.00%	3.75%	4.93%
Liquidity	1.00%	—	-0.92%
Total	100.00%		

- (1) In the Sytem's CAFR, Fixed income is included in Global debt securities;
 Liquidity is included in Short-term investments;
 Inflation assets are included in both Global equity securities and Global debt securities
- (2) An expected inflation of 2.00% used for this period.
- (3) An expected inflation of 2.92% used for this period.

G. Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate -

The following presents the City's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease	6.15%
Net Pension Liability	\$ 4,244,232
Current Discount Rate	7.15%
Net Pension Liability	\$ 1,935,887
1% Increase	8.15%
Net Pension Liability	\$ 33,268

H. Payable to the Pension Plan

At June 30, 2022 the City reported a payable of \$0 for outstanding amount of contributions to the pension plan required for the year ended June 30, 2022.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

10. EMPLOYEE RETIREMENT PLANS, Continued

I. Deferred Compensation Plan

In addition to the CalPERS pension plan, the City also offers a deferred compensation 457 plan (457 Plan). Per GASB Statement 97, the 457 Plan is a defined contribution pension plan. It is held in trust at Empower Retirement or CalPERS which administer the 457 Plan. Participation in the plan is open to all employees and employees can chose between the two trust administrators. The City contributes a maximum amount, as shown in the table below, that depends on health insurance costs on an individual employee basis. The difference between the maximum and the actual health insurance costs for an employee is contributed to the 457 Plan. Employees who have health insurance coverage external to the City’s policies have the maximum amount contributed to the 457 Plan. The maximums for each bargaining unit are as follows:

Bargaining Unit	Fiscal year ended June 30, 2022
Service Employee's International Union	\$ 700
Police Officer's Assoc.	975
International Assoc. of Fire Fighters	500

For the fiscal year ended June 30, 2022, the City contributed \$44,599 to the 457 Plan and had payables to the 457 Plan of \$9,835 as of June 30, 2022 of which \$2,629 were City contributions, and \$7,206 were employee contributions.

11. OTHER POST EMPLOYMENT BENEFITS

A. Plan Description

The City’s other post-employment benefits (OPEB) plan, an agent multiple-employer defined benefit plan, is for retiree health benefits and is administrated by the California Public Employees Retirement System (PERS) Health Benefit Program. The City entered the PERS medical insurance program in 1990 under the Public Employees Medical and Hospital Care Act (PEMHCA). The required employer contribution was \$143-149 per month for each retiree, spouse or surviving spouse, and dependent during the fiscal year. The City provides post-employment health care insurance to all employees who retire from the City on or after attaining age 50 with at least 5 years of PERS credited service. For employees first covered under PERS on or after January 1, 2013, the eligibility requirements are attaining age 52 and 5 years of PERS credited service. Benefits are paid for the lifetime of the retiree, spouse or surviving spouse, and dependents up to the age of 65. The City's OPEB Plan does not issue a publicly available financial report.

B. Employees Covered

The following current and former employees were covered by the benefit terms under the OPEB plan as of the July 1, 2020 actuarial valuation:

Active Employees	38
Inactive employees or beneficiaries currently receiving benefits	3
	<u>41</u>

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

11. OTHER POST EMPLOYMENT BENEFITS, Continued

C. Contributions

The City currently finances benefits on a pay-as-you-go basis and sets its maximum monthly contribution rates for health insurance on behalf of active employees according to the PEMHCA statutory minimum. The minimum was \$143 per month for calendar year 2021 and \$149 per month for calendar year 2022. This amount is indexed to the rate of medical inflation and increased each year accordingly. The City also pays 0.32% of premiums as an administrative fee on behalf of employees and retirees. For the measurement period June 30, 2021 to June 30, 2022, the City contributed \$6,561 in benefit payments for retirees.

D. Total OPEB Liability

The City's total OPEB liability was measured as of June 30, 2022 and was determined by an actuarial valuation as of July 1, 2020. Standard actuarial update procedures were used to project/discount from the valuation to measurement dates. The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial cost method	Entry Age, Level Percent of Pay
Discount Rate	3.69%
Salary increases	3.00%
Inflation Rate	2.75%
Healthcare cost trend rate	4.5% for 2022-2023, 5.2% for 2024-2069, and 4.0% for 2070 and later years; Medicare ages: 3.5% for all years

Pre-retirement mortality rates were based on the 2015 CalPERS Experience Study

Post-retirement mortality rates were based on the 2015 CalPERS Experience Study

Actuarial assumptions used in the July 1, 2020 valuation were based on a review of plan experience during the period July 1, 2018 to June 30, 2020.

The discount rate used to measure the total OPEB liability was 3.69%, which reflects the municipal bond 20-year high grade index rate, and assumes the net fiduciary position of the plan remains at \$0.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

11. OTHER POST EMPLOYMENT BENEFITS, Continued

E. Changes in the Total OPEB Liability

	Increase (Decrease)
	<u>Total OPEB Liability</u>
Balance at June 30, 2021	
(Measurement date 06/30/2021)	\$ 494,819
Changes in the year:	
Service cost	62,656
Interest	10,641
Changes of benefit terms	-
Difference between expected and actual experience	-
Changes of assumptions	(157,976)
Benefit payments	(6,561)
Net changes	<u>(91,240)</u>
Balance at June 30, 2022	
(Measurement date 06/30/2022)	<u>\$ 403,579</u>

F. Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.69 percent) or 1-percentage point higher (4.69 percent) than the current discount rate:

	1% Decrease <u>2.69%</u>	Discount Rate <u>3.69%</u>	1% Increase <u>4.69%</u>
Total OPEB Liability (Asset)	\$ 484,189	\$ 403,579	\$ 340,244

G. Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage point higher than the current healthcare cost trend rate:

	1% Decrease (a)	Trend Rate	1% Increase (b)
Total OPEB Liability (Asset)	\$ 326,381	\$ 403,579	\$ 505,742

(a) 3.50 percent for 2022-2023, 4.20 percent for 2024-2069, and 3.00 percent for 2070 and later years; Medicare ages: 2.50 percent for all years.

(b) 5.50 percent for 2022-2023, 6.20 percent for 2024-2069, and 5.00 percent for 2070 and later years; Medicare ages: 4.50 percent for all years.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

11. OTHER POST EMPLOYMENT BENEFITS, Continued

H. OPEB Expense and Deferred Outflows and Inflows of Resources

At June 30, 2022, the City’s deferred outflows of resources and deferred inflows of resources to OPEB from the following sources were as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 39,921	\$ 82,316
Changes in assumptions or other inputs	106,529	141,170
	<u>\$ 146,450</u>	<u>\$ 223,486</u>

Amounts reported as deferred outflows and deferred inflows of resources will be recognized in OPEB expense (income) as follows:

Fiscal Year ending June 30,	OPEB Expense/ (Income)
2023	\$ (2,502)
2024	(2,502)
2025	(2,502)
2026	(2,502)
2027	(3,674)
2028-2031	(63,354)

For the fiscal year ended June 30, 2022, the City recognized OPEB expense of \$70,795.

12. CONTINGENCIES AND COMMITMENTS

A. Litigation

The City is presently involved in certain matters of litigation that have arisen in the normal course of conducting City business. City management believes, based upon consultation with the City Attorney, that these cases, in the aggregate, are not expected to result in a material adverse financial impact on the City. Additionally, City management believes that the City’s insurance programs are sufficient to cover any potential losses should an unfavorable outcome materialize.

B. Grant Commitments

The City had received state and federal funds for specific purposes that are subject to review and audit by the grantor agencies. Although such audits could generate expenditure disallowances under terms of the grants, it is believed that any required reimbursements will not be material.

13. SUCCESSOR AGENCY TRUST FOR ASSETS OF THE FORMER REDEVELOPMENT AGENCY

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 (the “Bill”) that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of Guadalupe that previously had reported the City’s Redevelopment Agency within the reporting entity as a blended component unit.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

**13. SUCCESSOR AGENCY TRUST FOR ASSETS OF THE FORMER REDVELOPMENT AGENCY,
Continued**

The Bill provided that upon dissolution of a redevelopment agency, either the City or another unit of local government will agree to serve as the “successor agency” to hold the assets until they are distributed to other units of state and local government. On January 9, 2012, the City Council elected to become the Successor Agency for the former Redevelopment agency in accordance with the Bill as part of City Resolution No. 2 (2012).

After enactment of the law, which occurred on June 28, 2011, redevelopment agencies in the State of California were prohibited from entering into new projects, obligations or commitments. Subject to the control of a newly established oversight board, remaining assets could only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In future fiscal years, successor agencies will only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

The Bill directs the State Controller of the State of California to review the propriety of any transfers of assets between redevelopment agencies and other public bodies that occurred after January 1, 2011. If the public body that received such transfers is not contractually committed to a third party for the expenditure of encumbrance of those assets, the State Controller is required to order the available assets to be transferred to the public body designated as the successor agency of the Bill.

Management believes, in consultation with legal counsel, that the obligations of the former redevelopment agency due to the City are valid enforceable obligations payable by the successor agency trust under the requirements of the Bill. The City’s position on this issue is not a position of settled law and there is a considerable legal uncertainty regarding this issue. It is reasonably possible that a legal determination may be made at a later date by an appropriate judicial authority that would resolve this issue unfavorably to the City.

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012. After the date of dissolution, the assets and activities of the dissolved redevelopment agency were transferred to and are reported in a fiduciary fund (private-purpose trust fund, the Trust Fund) in the financial statements of the City.

A. Cash and Investments

The City maintained investments with the State of California Local Agency Investment Fund (LAIF) for all City activities, including the Trust Fund. The Trust had \$784,416 in cash and investments as of June 30, 2022, that was held in LAIF. The City manages the Trust Fund’s cash and investments in a consistent manner with the rest of its cash and investment pool. Refer to Note 2 for additional information regarding LAIF.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

**13. SUCCESSOR AGENCY TRUST FOR ASSETS OF THE FORMER REDVELOPMENT AGENCY,
Continued**

B. Cash with Fiscal Agent

The Trust Fund had \$309,008 in cash and investments as of June 30, 2022, held by fiscal agents pledged for the payment or security of certain bonds. The California Government code provides that these monies, in the absence of specific statutory provisions governing the issuance of bonds, certificates, or leases, may be invested in accordance with the ordinance, resolutions, or indentures specifying the types of investments its fiscal agents may make. These ordinances, resolutions, and indentures are generally more restrictive than the Trust's general investment policy. In no instance have additional types of investments, not permitted by the Trust's general investment policy, been authorized.

C. Property Held for Resale

At June 30, 2022, the carrying value of property held for resale was as follows:

West side of Obispo Street	\$	105,507
Next door to Royal Theatre		75,308
Royal Theatre		<u>41,667</u>
Total	\$	<u><u>222,482</u></u>

D. Capital Assets

For the year ended June 30, 2022, capital assets activity was as follows:

	Balance June 30, 2021	Transfers/ Additions	Retirements	Balance June 30, 2022
Capital assets being depreciated				
Infrastructure	\$ 201,197	\$ -	\$ -	\$ 201,197
Structures and improvements	83,333	-	-	83,333
Less accumulated depreciation	<u>(154,991)</u>	<u>(9,900)</u>	<u>-</u>	<u>(164,891)</u>
Net capital assets	<u>\$ 163,360</u>	<u>\$ (9,900)</u>	<u>\$ -</u>	<u>\$ 119,639</u>

E. Long-Term Liabilities

For the year ended June 30, 2022, long-term liabilities activity was as follows:

	Balance June 30, 2021	Additions	Deductions	Balance June 30, 2022	Due within One Year
2017 Tax allocation bonds	\$ 4,205,000	\$ -	\$ (225,000)	\$ 3,980,000	\$ 230,000
Discount on 2017 bonds	<u>(82,471)</u>	<u>-</u>	<u>5,499</u>	<u>(76,972)</u>	<u>-</u>
Total	<u>\$ 4,122,529</u>	<u>\$ -</u>	<u>\$ (219,501)</u>	<u>\$ 3,903,028</u>	<u>\$ 230,000</u>

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

13. SUCCESSOR AGENCY TRUST FOR ASSETS OF THE FORMER REDVELOPMENT AGENCY, Continued

E. Long-Term Liabilities, Continued

Tax Allocation Bonds

On April 3, 2003, the former redevelopment agency issued \$6,455,000 of tax allocation bonds for a refunding of Series 1997 Tax Allocation Bonds. The bonds were scheduled to mature through August 1, 2035, with interest rates from 2.0 to 5.125%.

On November 1, 2017, the Successor Agency to the Guadalupe Community Redevelopment Agency issued \$4,900,000 of tax allocation bonds (Bonds) to refund the 2003 series bonds. The refunding was undertaken to reduce total future debt service payments. The refunding resulted in \$1,326,400 gross debt service (principal and interest) savings over 18 years, an economic gain of \$147,832, and an accounting deferred loss on refunding of \$92,886.

The scheduled payment of principal of and interest on the Bonds when due is guaranteed under an insurance policy issued concurrently with the Bonds. The Bonds mature through August 1, 2035, with interest rates from 1.5% to 3.5%. Principal on the bonds is due annually on August 1 of each year, and interest on the Bonds is due semiannually on February 1 and August 1 of each year. At June 30, 2022, the total principal and interest remaining to be paid on the bonds was \$4,996,423. The outstanding principal balance net of bond discounts was \$3,903,028.

For the year ended June 30, 2022, the aggregate maturities of the tax allocation bonds were as follows:

For the Year			
Ending June 30,	Principal	Interest	Total
2023	\$ 230,000	\$ 126,194	\$ 356,194
2024	240,000	120,019	360,019
2025	245,000	113,044	358,044
2026	250,000	105,619	355,619
2027	260,000	97,969	357,969
2028-2032	1,425,000	358,728	1,783,728
2033-2036	1,330,000	94,850	1,424,850
Subtotal	3,980,000	<u>\$ 1,016,423</u>	<u>\$ 4,996,423</u>
Bond Discount	<u>(76,972)</u>		
	<u>\$ 3,903,028</u>		

14. DEFICIT FUND BALANCES/NET POSITION

Major Funds

As of June 30, 2022, a deficit fund balance of \$558,845 exists for the Community Development Fund. This was a result of timing differences between invoices paid by the Community Development Fund and the related grant reimbursements received from the State, in addition to continuing the LeRoy Park project without additional funding.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

14. DEFICIT FUND BALANCES/NET POSITION, CONTINUED

Non-major Funds

The Central Park Fund and Library Fund had deficit fund balances of \$5,030 and \$29,171, respectively, as of June 30, 2022.

15. GOING CONCERN

The City continues to have more expenditures than revenues in its General Fund. In order to continue operations, in prior years the General Fund borrowed from other funds. These borrowings still need to be repaid. There are doubts about the General Fund's ability to continue to repay these interfund loans in their entirety if economic activity declines. Below is how management intends to address those issues:

The City is experiencing an increase in development related to the Pasadera residential development and other developments that currently have commenced including the Escalante Meadows housing project. There is also an increase in Accessory Dwelling Units (ADU's). These new developments will bring in higher property tax and increased building development revenue for the City. In addition, the new Measure N that gained voter approval in November 2020 has brought additional sales tax revenue for the City in perpetuity that started in fiscal year 2022-2023 and is expected to increase tax revenue as the city expands its commerce base. The new Cannabis Program that included an adopted ordinance, 'spring boarded' the cannabis development entitlement process to build out two (2) cannabis retail storefronts and one (1) manufacturing processing cannabis operation that will bring in much needed community benefit fee revenue on an annual basis and create an estimate 100 new jobs, several of which, are high paying. Operations are expected to open its doors towards the end of 2023 and the beginning of 2024. Also, fortunately, the City received the American Rescue Plan funds that offset revenue losses related to the Pandemic in fiscal years and will be utilized through June 2024. The General Fund's priority is to eliminate future borrowing from other funds, payoff current interfund loans and be economically self-sufficient by applying cost-cutting measures to continue to build reserves (from 7% to 15%). Interfund loan payment schedules will be reviewed annually, and, if possible, revised to decrease balances at a faster rate.

During the fiscal year 2022-2023 budget and goal setting sessions, the City Council set the following eight (8) goals to help bolster community and economic development that will help create and increase a long-term sustainable revenue stream now and into the future. The City anticipates another goal setting session in a year or so.

1. Develop and maintain a balanced budget for FY 22-23 Budget providing priority municipal services and securing the City's financial future with adequate reserve funds.
 - Identify and allocate funds to be used to meet the General Fund Reserve Goal of 15%
 - Implement a monitoring program to ensure contracted cannabis Commitments are met.
 - Review revenue generation options for General Fund including possible Transient Occupancy Tax increase.
 - Provide staffing and complete implementation of new finance software program.
 - Develop and provide for Council review a quarterly report on City finances and goal progress.

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

15. GOING CONCERN, CONTINUED

1a. Continue to develop and grow the Recreation Department by providing sustainable programs and facilities for the Community.

- Adequately fund and allocate staff for Recreation and Parks Department including a permanent recreation manager and maintenance positions
- Develop a facilities master plan for current park improvement and maintenance of existing parks and those in the pipeline
- Increase recreational programming for use of facilities utilizing community priorities and coordinating with recreation/sports entities
-

1b. Ensure Public Safety staffing and facilities are sufficient to maintain the delivery of quality public safety services to the community.

- Complete the implementation of a staffing plan for both Fire and Police including the addition of a Battalion Chief in the Fire Department as budget permits across the board
- Continue to update facilities and equipment as budget permits

1c. Ensure that Public Facilities and Infrastructure (streets, water, wastewater) are capable of Meeting current and future needs of the City

- Continue to maintain and update facility master plans including streets wastewater, water, and Capital Improvement Plan.
- Prioritize City facilities in urgent need of City repair and identify costs and timing for all municipal facilities including the library
- Seek grant funding to assist with the above
- Develop and implement an adequate staffing plan for the Department of Public Works

1d. Ensure that American Recovery and Reinvestment Act (ARRA) funds are maximized to ensure that initially funded staffing and services are met and where feasible converted to Genera Support

- Revisit ARRA line items to ensure that the allocation of funds to needed positions and services is justifiable and achieves goals set by City Council.
- On a quarterly basis, revisit the items supported by ARRA in comparison to quarterly expenses and revenues for the entire city budget.
- Require justification of the remaining ARRA budget items requested to ensure allocation amount and intent are realized

2. Create and implement economic development strategies for the city of Guadalupe that will promote the development and maintenance of a strong business sector including business retention, attraction, tourism marketing, and revenue generation

- Work cooperatively with the Guadalupe Business Association to identify a strategy for business retention and attraction.
- Identify and apply for grant funding for the creation and
- Staffing of a business support program

City of Guadalupe
Notes to Basic Financial Statements
For the year ended June 30, 2022

15. GOING CONCERN, CONTINUED

3. Support the efforts to attract businesses to Pasadera Commercial Area to help, create employment opportunities, provide local services identified by Residents and generate tax revenue.
 - Develop a team comprised of a council member, planning staff, City Administrator, and consultants to support project proponents in their efforts to attract potential businesses to the commercial Area.
 - Advocate for the completion of the necessary infrastructure to support the development of the commercial area using communication between CalTrans, Santa Barbara County Association of Governments (SBCAG), the City's Development Team, and DJ Farms.

4. Coordinate with Santa Barbara County Parks Master Plan to acquire property adjacent or near Guadalupe for Camping and recreational facilities.
 - Establish a core team to include city council representation, city staff, and existing business groups, who will collaborate with Santa Barbara County Parks Department in developing the Santa Barbara County Park Master plan.
 - City representatives will include the City Administrator, Public Works Department, Recreation Department, city council representative, and a representative of the business community.

5. Develop and implement a communication strategy focused on improving flow of information between constituents, city staff and Council members.
 - Cultivate a relationship with community-based organizations to disseminate information
 - Develop and implement social media policies for the City
 - Increase the usage of Zoom to broadcast City Council meetings

**REQUIRED
SUPPLEMENTARY INFORMATION**

City of Guadalupe
Required Supplementary Information
For the year ended June 30, 2022

1. BUDGETS AND BUDGETARY ACCOUNTING

A. Budgetary Control and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. After adoption of the final budget, transfers of appropriations within a General Fund department, or within other funds, can be made by the City Administrator. Budget modifications between funds and increases or decreases to a fund's overall budget, must be approved by the City Council.

Budgetary control is enhanced by integrating the budget into the general ledger accounts. Encumbrance accounting is employed (e.g., purchase orders) to avoid expenditures over budget. Encumbrances outstanding at fiscal year-end are automatically re-budgeted in the following fiscal year.

The following are the budget comparison schedules for all major Special Revenue Governmental Funds and the General Fund.

City of Guadalupe
Budgetary Comparison Schedule - General Fund
For the year ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Taxes	\$ 3,596,345	\$ 3,596,345	\$ 3,789,586	\$ 193,241
Licenses and permits	838,670	915,842	875,813	(40,029)
Fines and penalties	5,300	5,300	6,375	1,075
Revenues from other agencies	509,358	658,458	688,953	30,495
Charges for current services	191,394	623,058	449,303	(173,755)
Interest	94,600	94,600	48,964	(45,636)
Other revenues	121,500	121,500	141,561	20,061
Total revenues	5,357,167	6,015,103	6,000,555	(14,548)
EXPENDITURES:				
Current:				
General Government	1,330,625	1,401,714	1,390,226	11,488
Public Safety	3,583,000	4,082,346	4,090,986	(8,640)
Leisure, cultural and social services	212,530	383,686	369,691	13,995
Community development	423,570	609,783	497,624	112,159
Debt service:				
Principal	119,000	119,000	-	119,000
Interest and fiscal charges	18,818	2,010	2,010	-
Total expenditures	5,687,543	6,598,539	6,350,537	248,002
REVENUES OVER (UNDER) EXPENDITURES	(330,376)	(583,436)	(349,982)	233,454
OTHER FINANCING SOURCES (USES):				
Transfers in	685,400	1,051,106	973,105	(78,001)
Transfers out	(51,200)	(315,938)	(212,242)	103,696
Total other financing sources (uses)	634,200	735,168	760,863	25,695
Net change in fund balances	303,824	151,732	410,881	259,149
FUND BALANCES:				
Beginning of year	370,356	370,356	370,356	-
End of year	<u>\$ 674,180</u>	<u>\$ 522,088</u>	<u>\$ 781,237</u>	<u>\$ 259,149</u>

City of Guadalupe
Budgetary Comparison Schedule - Community Development
For the year ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Revenues from other agencies	\$ 2,687,952	\$ 2,687,952	\$ 2,567,029	\$ (120,923)
Interest	3,500	3,500	(3,086)	(6,586)
Other revenues	-	-	276,449	276,449
Total revenues	2,691,452	2,691,452	2,840,392	148,940
EXPENDITURES:				
Current:				
Leisure, cultural and social services	260,000	280,000	191,360	88,640
Total expenditures	260,000	280,000	191,360	88,640
REVENUES OVER (UNDER) EXPENDITURES	2,431,452	2,411,452	2,649,032	237,580
OTHER FINANCING SOURCES (USES):				
Transfers in	-	20,000	53,117	33,117
Transfers out	(2,000,000)	(2,000,000)	(2,420,091)	(420,091)
Total other financing sources (uses)	(2,000,000)	(1,980,000)	(2,366,974)	(386,974)
Net change in fund balances	431,452	431,452	282,058	(149,394)
FUND BALANCES:				
Beginning of year	(840,903)	(840,903)	(840,903)	-
End of year	<u>\$ (409,451)</u>	<u>\$ (409,451)</u>	<u>\$ (558,845)</u>	<u>\$ (149,394)</u>

City of Guadalupe
Budgetary Comparison Schedule - ARPA
For the year ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Revenues from other agencies	\$ -	\$ -	\$ 352,927	\$ 352,927
Total revenues	-	-	352,927	352,927
REVENUES OVER (UNDER) EXPENDITURES	-	-	352,927	352,927
OTHER FINANCING SOURCES (USES):				
Transfers out	-	-	(352,927)	(352,927)
Total other financing sources (uses)	-	-	(352,927)	(352,927)
Net change in fund balances	-	-	-	-
FUND BALANCES:				
Beginning of year	-	-	-	-
End of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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City of Guadalupe
Required Supplementary Information
For the year ended June 30, 2022

2. DEFINED BENEFIT PENSION PLANS

A. Schedule of the City's Proportionate Share of the Net Pension Liability - Last 10 Years*

Fiscal year	2022	2021	2020	2019	2018
Measurement date	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017
Proportion of the net pension liability	0.03579%	0.03476%	0.03306%	0.03166%	0.03091%
Proportionate share of the net pension liability	\$ 1,935,887	\$ 3,782,088	\$ 3,387,991	\$ 3,050,995	\$ 3,065,323
Covered payroll	\$ 2,926,608	\$ 2,450,043	\$ 2,025,580	\$ 2,153,332	\$ 1,925,534
Proportionate Share of the net pension liability as percentage of covered payroll	66.15%	154.37%	167.26%	141.69%	159.19%
Plan fiduciary net position as a percentage of the total pension liability	88.29%	75.10%	75.26%	75.26%	73.31%

(continued on next page)

Notes to Schedule

*Fiscal year 2015 was the 1st year of implementation, therefore only eight years are shown.

The CalPERS discount rate was increased from 7.5% to 7.65% in fiscal year 2016, and then decreased from 7.65% to 7.15% in fiscal year 2018.

The CalPERS mortality assumptions were adjusted in fiscal year 2019.

B. Schedule of Plan Contributions - Last 10 Years*

Fiscal Year	2022	2021	2020	2019	2018
Contractually required contribution (actuarially determined)	\$ 614,582	\$ 560,980	\$ 457,869	\$ 363,003	\$ 329,839
Contribution in relation to the contractually required contributions	(614,582)	(560,980)	(457,869)	(363,003)	(329,839)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 3,125,011	\$ 2,926,608	\$ 2,450,043	\$ 2,025,580	\$ 2,153,332
Contributions as a percentage of covered payroll	19.67%	19.17%	18.69%	17.92%	15.32%

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Notes to Schedule

*Fiscal year 2015 was the 1st year of implementation, therefore only eight years are shown.

City of Guadalupe
Required Supplementary Information
For the year ended June 30, 2022

2. DEFINED BENEFIT PENSION PLANS, CONTINUED

*A. Schedule of the City's Proportionate Share of the Net Pension Liability - Last 10 Years, continued**

2017	2016	2015
6/30/2016	6/30/2015	6/30/2014
0.02989%	0.02666%	0.0312%
\$ 2,586,229	\$ 1,830,129	\$ 1,939,137
\$ 1,572,208	\$ 1,479,094	\$ 1,548,925
164.50%	123.73%	125.19%
74.06%	78.40%	79.82%

*B. Schedule of Plan Contributions - Last 10 Years, Continued**

2017	2016	2015
\$ 305,064	\$ 251,172	\$ 211,025
(305,064)	(251,172)	(211,025)
\$ -	\$ -	\$ -
\$1,925,534	\$1,572,208	\$1,479,094
15.84%	15.98%	14.27%

City of Guadalupe
Required Supplementary Information
For the year ended June 30, 2022

2. DEFINED BENEFIT PENSION PLANS, CONTINUED

C. Actuarial Methods and Assumptions used for Pension Actuarially Determined Contributions

Fiscal Year	2022	2021	2020
Valuation date (for contractually required contribution):	6/30/2019	6/30/2018	6/30/2017
Actuarial cost method:	Entry Age	Entry Age	Entry Age
Amortization method:	(1)	(1)	(1)
Assets valuation method:	Market Value	Market Value	Market Value
Inflation:	2.50%	2.50%	2.63%
Salary increases:	(2)	(2)	(2)
Investment rate of return:	7.00%	7.00%	7.25%
Retirement age:	(3)	(3)	(3)
Mortality:	(4)	(4)	(4)

Fiscal Year	2019	2018	2017	2016	2015
Valuation date (for contractually required contribution):	6/30/2016	6/30/2015	6/30/2014	6/30/2013	6/30/2012
Actuarial cost method:	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age
Amortization method:	(1)	(1)	(1)	(1)	(1)
Assets valuation method:	Market Value	Market Value	Market Value	Market Value	15 Year Smoothed Market Method
Inflation:	2.75%	2.75%	2.75%	2.75%	2.75%
Salary increases:	(2)	(2)	(2)	(2)	(2)
Investment rate of return:	7.375%	7.50%	7.50%	7.50%	7.50%
Retirement age:	(3)	(3)	(3)	(3)	(3)
Mortality:	(4)	(4)	(4)	(4)	(4)

⁽¹⁾ Level percentage of payroll, closed

⁽²⁾ Depending on age, service, and type of employment

⁽³⁾ 50 for all plans, with the exception of 52 for Miscellaneous PEPRA 2%@62

⁽⁴⁾ Mortality assumptions are based on mortality rates resulting from the most recent CalPERS Experience Study adopted by the CalPERS Board.

City of Guadalupe
Required Supplementary Information
For the year ended June 30, 2022

3. OTHER POST EMPLOYMENT BENEFITS (OPEB)

A. Schedule of Changes in Total OPEB Liability and Related Ratios

<i>Measurement Period</i>	2022	2021	2020	2019	2018¹
Total OPEB Liability					
Service Cost	\$ 62,656	\$ 53,279	\$ 25,383	\$ 22,620	\$ 22,060
Interest	10,641	10,733	12,751	11,639	11,646
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	-	(103,422)	-	72,513	-
Changes of assumptions	(157,976)	68,700	53,099	31,372	-
Benefit payments	(6,561)	(5,219)	(4,950)	(4,842)	(206,667)
Net change in total OPEB liability	(91,240)	24,071	86,283	133,302	(172,961)
Total OPEB liability - beginning (a)	494,819	470,748	384,465	251,163	424,124
Total OPEB liability - ending (b)	<u>\$ 403,579</u>	<u>\$ 494,819</u>	<u>\$ 470,748</u>	<u>\$ 384,465</u>	<u>\$ 251,163</u>
Covered-employee payroll	\$3,833,503	\$3,522,312	\$2,846,031	\$2,525,683	\$2,267,277
Total OPEB liability as a percentage of covered-employee payroll	10.5%	14.0%	16.5%	15.2%	11.1%

¹Amount includes implicit subsidy associated with benefits paid for this year.

* Implementation was in 2018, therefore only five years are shown

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SUPPLEMENTARY INFORMATION

City of Guadalupe
Combining Balance Sheet
Other Governmental Funds
June 30, 2022

	Special Revenue					
	Local Transportation	Library	Public Facilities	Park Development	Guadalupe Lighting and Assessment	Public Safety
ASSETS						
Cash and investments	\$ 400,675	\$ 39,089	\$ 28,535	\$ 40,840	\$ 947,216	\$ 175,111
Accounts receivable	16,233	73	33	60	1,517	6,903
Prepaid items	-	-	-	-	1,916	-
Interfund loans receivable	-	-	-	744,736	192,500	-
Total assets	\$ 416,908	\$ 39,162	\$ 28,568	\$ 785,636	\$ 1,143,149	\$ 182,014
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
Liabilities:						
Accounts payable	-	-	-	-	9,895	7,876
Accrued wages and benefits	-	-	-	-	-	-
Interfund loans payable	2,919	68,333	-	-	-	-
Total liabilities	2,919	68,333	-	-	9,895	7,876
Deferred inflows of resources:						
Unavailable revenue	-	-	-	-	-	3,876
Total deferred inflows of resources	-	-	-	-	-	3,876
Fund Balances:						
Nonspendable:						
Prepaid items	-	-	-	-	1,916	-
Restricted for:						
Street maintenance	413,989	-	-	-	-	-
Other capital projects	-	-	-	-	-	-
Public safety	-	-	-	-	-	170,262
Utility infrastructure	-	-	28,568	785,636	-	-
Debt service	-	-	-	-	-	-
Lighting and landscape	-	-	-	-	1,131,338	-
Committed to:						
Capital projects	-	-	-	-	-	-
Unassigned	-	(29,171)	-	-	-	-
Total fund balances	413,989	(29,171)	28,568	785,636	1,133,254	170,262
Total liabilities and fund balances	\$ 416,908	\$ 39,162	\$ 28,568	\$ 785,636	\$ 1,143,149	\$ 182,014

Special Revenue			Capital Projects				Total Other
Central Park	Measure A	Gas Tax	Capital Facilities	City Hall	Traffic Mitigation	Sewer Bond Debt Service	Governmental Funds
\$ -	\$ 691,165	\$ 346,014	\$ 521,244	\$ 35,234	\$ 121,518	\$ 31,725	3,378,366
5,030	126,794	16,660	884	57	201	52	174,497
-	20,570	-	-	-	-	-	22,486
-	-	-	68,333	-	-	-	1,005,569
<u>\$ 5,030</u>	<u>\$ 838,529</u>	<u>\$ 362,674</u>	<u>\$ 590,461</u>	<u>\$ 35,291</u>	<u>\$ 121,719</u>	<u>\$ 31,777</u>	<u>\$ 4,580,918</u>
-	5,308	-	6,770	-	-	-	29,849
-	9,728	-	-	-	-	-	9,728
5,030	13,863	12,373	-	-	1,246	-	103,764
5,030	28,899	12,373	6,770	-	1,246	-	143,341
5,030	65,874	-	-	-	-	-	74,780
5,030	65,874	-	-	-	-	-	74,780
-	20,570	-	-	-	-	-	22,486
-	723,186	350,301	-	-	-	-	1,487,476
-	-	-	583,691	35,291	-	-	618,982
-	-	-	-	-	-	-	170,262
-	-	-	-	-	-	-	814,204
-	-	-	-	-	-	31,777	31,777
-	-	-	-	-	-	-	1,131,338
-	-	-	-	-	120,473	-	120,473
(5,030)	-	-	-	-	-	-	(34,201)
<u>(5,030)</u>	<u>743,756</u>	<u>350,301</u>	<u>583,691</u>	<u>35,291</u>	<u>120,473</u>	<u>31,777</u>	<u>4,362,797</u>
<u>\$ 5,030</u>	<u>\$ 838,529</u>	<u>\$ 362,674</u>	<u>\$ 590,461</u>	<u>\$ 35,291</u>	<u>\$ 121,719</u>	<u>\$ 31,777</u>	<u>\$ 4,580,918</u>

City of Guadalupe
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Other Governmental Funds
For the year ended June 30, 2022

	Special Revenue					
	Local Transportation	Library	Public Facilities	Park Development	Guadalupe Lighting and Assessment	Public Safety
REVENUES:						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ 285,559	\$ -
Licenses and permits	-	15,000	-	-	-	-
Revenues from other agencies	176,383	-	-	-	-	41,909
Charges for current services	-	-	12,911	15,734	-	-
Interest	(2,798)	(307)	(132)	(363)	(8,112)	(1,434)
Other revenues	-	-	-	50,000	-	-
Total revenues	173,585	14,693	12,779	65,371	277,447	40,475
EXPENDITURES:						
Current:						
Public Safety	-	-	-	-	-	54,830
Transportation	-	-	-	-	-	-
Leisure, cultural and social services	-	15,000	-	-	-	-
Community development	-	-	-	-	88,205	-
Capital outlay	-	-	-	-	-	882
Total expenditures	-	15,000	-	-	88,205	55,712
REVENUES OVER (UNDER) EXPENDITURES	173,585	(307)	12,779	65,371	189,242	(15,237)
OTHER FINANCING SOURCES (USES):						
Transfers in	-	5,000	-	25,000	2,787	-
Transfers out	(108,580)	-	-	(75,000)	(11,274)	-
Total other financing sources (uses)	(108,580)	5,000	-	(50,000)	(8,487)	-
Net change in fund balances	65,005	4,693	12,779	15,371	180,755	(15,237)
FUND BALANCES:						
Beginning of year	348,984	(33,864)	15,789	770,265	952,499	185,499
End of year	\$ 413,989	\$ (29,171)	\$ 28,568	\$ 785,636	\$ 1,133,254	\$ 170,262

Special Revenue			Capital Projects				Total Other
Central Park	Measure A	Gas Tax	Capital Facilities	City Hall	Traffic Mitigation	Sewer Bond Debt Service	Governmental Funds
\$ -	\$ 663,917	\$ 198,592	\$ -	\$ -	\$ -	\$ 9	\$ 1,148,077
-	-	-	-	6,000	23,477	-	44,477
-	38,693	108,678	-	-	-	-	365,663
-	-	-	-	-	-	-	28,645
-	(5,223)	(2,989)	(4,282)	(243)	(936)	(235)	(27,054)
-	-	-	-	-	-	-	50,000
-	697,387	304,281	(4,282)	5,757	22,541	(226)	1,609,808
-	-	-	-	-	-	-	54,830
-	323,924	3,077	-	-	-	-	327,001
5,030	-	-	-	-	-	-	20,030
-	-	-	-	-	-	-	88,205
-	-	-	115,472	-	-	-	116,354
5,030	323,924	3,077	115,472	-	-	-	606,420
(5,030)	373,463	301,204	(119,754)	5,757	22,541	(226)	1,003,388
-	442	-	20,220	-	-	-	53,449
-	(631,906)	(439,565)	(34,189)	-	(43,934)	-	(1,344,448)
-	(631,464)	(439,565)	(13,969)	-	(43,934)	-	(1,290,999)
(5,030)	(258,001)	(138,361)	(133,723)	5,757	(21,393)	(226)	(287,611)
-	1,001,757	488,662	717,414	29,534	141,866	32,003	4,650,408
\$ (5,030)	\$ 743,756	\$ 350,301	\$ 583,691	\$ 35,291	\$ 120,473	\$ 31,777	\$ 4,362,797

City of Guadalupe



Single Audit Reports

Fiscal Year July 1, 2021 through June 30, 2022

City of Guadalupe

Guadalupe, California

Single Audit Reports

For the year ended June 30, 2022



City of Guadalupe
Single Audit Reports
For the year ended June 30, 2022

Table of Contents

	<u>Page</u>
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	1
Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance and on the Schedule of Expenditures of Federal Awards	3
Schedule of Expenditures of Federal Awards	6
Notes to the Schedule of Expenditures of Federal Awards.....	7
Schedule of Findings and Questioned Costs	8



**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Guadalupe
Guadalupe, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Guadalupe, California (City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated June 22, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2022-001 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as items 2022-002, 2022-003, 2022-004, and 2022-005, to be significant deficiencies.

To the Honorable Mayor and Members of the City Council
of the City of Guadalupe
Guadalupe, California
Page 2

Report on Compliance and Other Matters

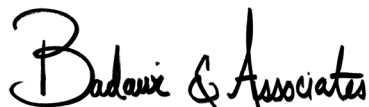
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Guadalupe's Response to Findings

City's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Badawi & Associates, CPAs
Berkeley, California
June 22, 2023



**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE
AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Guadalupe
Guadalupe, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Guadalupe, California (City)'s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2022. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs..

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

To the Honorable Mayor and Members of the City Council
of the City of Guadalupe
Guadalupe, California
Page 3

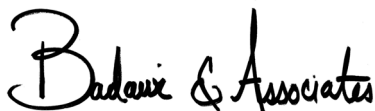
Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated June 22, 2023, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Badawi & Associates, CPAs
Berkeley, California
June 22, 2023

City of Guadalupe
Schedule of Expenditures of Federal Awards
For the year ended June 30, 2022

Grantor Agency and Grant Title	Assistance Listing Number	Pass-through Number	Program Expenditures	Subrecipient Payment
U.S. Department of Housing and Urban Development:				
<i>Passed through State of California</i>				
Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii	14.228	17CDBG12099	\$ 1,921,427	\$ 12,686
Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii	14.228	20-CDBG-12089	11,262	11,262
COVID19 - Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii	14.228	20CDBGCV100085	45,878	37,038
COVID19 - Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii	14.228	20-CDBG-CV2-3-00015	70,978	38,833
Subtotal Community Development Block Grants			2,049,545	99,819
Total U.S. Department of Housing and Urban Development			2,049,545	99,819
U.S. Department of Transportation:				
Formula Grants for Rural Areas and Tribal Transit Program				
<i>Passed through State of California</i>	20.509	64B021-01692	69,557	-
Total U.S. Department of Transportation			69,557	-
U.S. Department of the Treasury:				
<i>Direct</i>				
COVID19 - State and Local Fiscal Recovery Fund	21.027	n/a	341,327	-
Total U.S. Department of the Treasury			341,327	-
Total Expenditures of Federal Awards			\$ 2,460,429	\$ 99,819

City of Guadalupe
Notes to the Schedule of Expenditures of Federal Awards
For the year ended June 30, 2022

A. Reporting Entity

The financial reporting entity consists of (a) the primary government, City of Guadalupe, California (City), (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The component unit discussed below is included in the reporting entity because of its operational or financial relationships with the City.

- Guadalupe Public Financing Authority

Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the primary government's exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Separate financial statements for the Guadalupe Financing Authority are not prepared. There are currently no reportable financial transactions of the Authority.

B. Basis of Accounting

Funds received under the various grant programs have been recorded within the general, special revenue, and capital projects funds of the City. The City utilizes the modified accrual basis of accounting for the general, special revenue, and capital projects funds. Expenditures of federal awards reported on the Schedule of Expenditures of Federal Awards (Schedule) are recognized when incurred.

C. Relationship of Schedule of Expenditures of Federal Awards to Financial Statements

The accompanying Schedule presents the activity of all federal financial assistance programs of the City. Federal financial assistance received directly from federal agencies as well as federal financial assistance passed through the State of California is included in the Schedule.

The Schedule was prepared only from the accounts of various grant programs and, therefore, does not present the financial position or results of operations of the City.

D. Pass-Through Entities' Identifying Number

When federal awards were received from a pass-through entity, the Schedule shows, if available, the identifying number assigned by the pass-through entity. When no identifying number is shown, the City determined that no identifying number is assigned for the program or the City was unable to obtain an identifying number from the pass-through entity.

E. Indirect Costs

The City did not elect to use the 10% de minimis indirect cost rate.

City of Guadalupe
Schedule of Findings and Questioned Costs
For the year ended June 30, 2022

Section I - Summary of Auditor's Results

Financial Statements

Types of auditors' report issued on whether financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? Yes
- Significant deficiency(ies) identified? Yes

Any noncompliance material to the financial statements noted No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? No
- Significant deficiency(ies) identified? None noted

Type of auditor's report issued on compliance for major programs Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 200.516(a) No

Identification of major programs:

CFDA Number(s)	Name of Federal Program or Cluster	Expenditures
14.228	Community Development Block Grants/State's Program	\$ 2,049,545
	Total Expenditures of All Major Federal Programs	\$ 2,049,545
	Total Expenditures of Federal Awards	\$ 2,460,429
	Percentage of Total Expenditures of Federal Awards	83.3%

Dollar threshold used to distinguish between type A and type B program \$750,000

Auditee qualified as low-risk auditee under section 200.520? No

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section II - Current Year Findings

A. Financial Statement Audit

2022-001 - Insufficient Fund Balance in the General Fund and the Ability of the City to Continue as a Going Concern (Material Weakness)

Criteria:

General-purpose local governments, regardless of size, at a minimum should maintain an unrestricted budgetary fund balance in the general fund no less than 2 months of regular general fund operating revenues or regular general fund operating expenditures.

Condition:

The General Fund did not maintain a sufficient or adequate fund balance level to ensure continuity of operations as of June 30, 2022. The General Fund finished the year with a fund balance of \$781,237 compared to a fund balance of \$370,356 in the prior fiscal year. This balance represents 48 days of operating revenues and 45 days of operating expenditures. The fund balance in spendable form is \$352,224. As of June 30, 2022 the General Fund owed internally to the Lighting and Assessment Fund and the Water Fund the amounts of \$192,500 and \$297,496, respectively. These interfund loans were made so that the General Fund could sustain its basic operations.

The aforementioned conditions have raised doubt about the City's ability to continue as a going concern, as described further in Note 15 of the Basic Financial Statements.

Cause:

The City has either overspent its budget in the past or the budget was not balanced which led to overspending and the insufficient fund balance situation.

Effect:

Insufficient fund balances and decrease in revenues in the past have created a budget shortfall that requires continued cost cutting measures to reach a budget that will increase the fund balance to an acceptable level as well as provide the necessary revenues and financing for continued operations of the City. In addition, an insufficient General Fund balance puts the City in a vulnerable position in times of economic stress.

Recommendation:

We recommend the City continue to analyze all potential cost cutting measures and revenue sources, and review options to adhere to a budget plan for the General Fund and other funds to increase the fund balance, as well as provide continued financing for City operations.

Management Response:

In Fiscal year 2021-22 the General Fund balance increased by 278,727.81 from the prior year. The primary goal is to preserve reserves and accumulate reserves. The City's revenue continues to increase as the Pasadera Development adds additional homes this fiscal year. The Escalante Meadows Development is also expected to increase Building Permit and related building construction fee revenues by fiscal year 2023. And the increase in Accessory Dwelling Units (ADU's) will continue to bring in much need housing availability and property tax increase. Other revenues showing steady increases are Sales Tax with the new Measure N that was passed with the November 2020 election,

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section II - Current Year Findings, continued

A. Financial Statement Audit, continued

2022-001 - Insufficient Fund Balance in the General Fund and the Ability of the City to Continue as a Going Concern (Material Weakness), Continued

Management Response (continued):

Property Tax with new development, Business License, Utility Users Tax and Franchise Fees. In addition, City Council is currently working on a Cannabis Program (2 retail stores and 1 processing and manufacturing) to the City soon all of which are in the entitlement phase. The City has received \$1.8M from the American Rescue Plan Act in fiscal year 2021 and 2022 respectfully much of which is unspent but is budgeted for various projects and initiatives. Amid the pandemic, the City still needs to look at finding alternatives to sustain recurring revenue streams for the future to build strong reserves and to continue to provide residents with current services.

Moreover, in summary, over the years the City has made significant improvements to its financial condition. The fact that the City had reserves sufficient to cover the costs of storm impacts is a testament to these improvements. Looking at the General Fund it has been subsidized during the last two years with ARPA funding at about \$600,00 per year. These funds will no longer be available after FY 24. The Public services, provided by the General Fund that seem to be most critical to the public are Public Safety Services and Parks and Recreation Facilities and Programing. These combined services account for 67% of the General Fund Budget. Cutting the costs of other Departments to ensure the maintenance of Public Safety/ Parks and Recreation programs is not viable.

The City Administrator is in the process of recommending an idea to look at augmenting the General Fund with either a parcel tax or the implementation of a Mello Roos Community Service Facilities District with proceeds from these sources used to augment the General Fund specifically for the delivery of Public Safety/ Parks and Recreation services. This recommendation deserves a detailed review. It would be a heavy lift. Both alternatives would require a 2/3 majority at the poll. Keep in mind the recent ballot measure to raise the Transient Occupancy Tax failed but by only 4 votes. The success of such a ballot measure would be dependent on the level of public education regarding the necessity of augmenting existing funding sources. In the event one of these revenue raising options is successful it would sole source the funding for critical services leaving the remainder of General Fund revenues to fund other core services.

2022-002 - Control Over Journal Entries and Financial Reporting (Significant Deficiency)

Criteria:

A good internal control system over financial reporting requires that certain tasks such as creating journal entries and reviewing journal entries be segregated and not performed by the same individual.

Condition:

During our audit we noted that there was mainly one person who was responsible for creating journal entries with no direct or independent review of those entries by another person. We also noted journal entry errors during the audit.

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section II - Current Year Findings, continued

A. Financial Statement Audit, continued

2022-002 - Control Over Journal Entries and Financial Reporting (Significant Deficiency), Continued

Cause:

Duties in the financial reporting system are not adequately segregated due to staffing limitations.

Effect:

Journal entries amounts may be misstated due to errors, and unauthorized entries may be posted and not detected timely.

Recommendation:

We recommend that the City update its procedures to ensure that journal entries are properly reviewed and reconciled independently and that there is adequate segregation of duties in place.

Management Response:

The city currently is working to implement policies and procedures to develop “best practice” measures. This process will be added into the Finance Policies and Procedures Manual currently in progress, expected completion by end of FY2023-24.

2022-003 -Deposits Payable (Significant Deficiency)

Criteria:

The City should have policies and procedures over accounting for deposits received by the City from third parties for and related disbursements.

Condition:

During performance of the audit, we were not able to obtain listings of balances by depositor for all deposit accounts held by the City as of the end of the fiscal year.

Cause:

The City does not currently have formal policies and procedures to account and reconcile all deposits held by the City.

Effect:

Liabilities reported for deposits held by the City may be misstated, and amounts returned to depositors may be inaccurately calculated.

Recommendation:

We recommend that the City develop policies and procedures over deposits held by the City, such as implementation review and reconciliation of the general ledger to information maintained by responsible departments.

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section II - Current Year Findings, continued

A. Financial Statement Audit, continued

2022-003 -Deposits Payable (Significant Deficiency), Continued

Management Response:

The tracking and reconciliation of building and planning deposits are in process of reconciliation and will be tracked and reconciled on a monthly basis to ensure accurate account of liability. This finding will be resolved before the end of our next FY audit.

2022-004 - Closing Policies and Procedures (Significant Deficiency)

Criteria:

The City is responsible for fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. In addition, an effective internal control system over financial closing and reporting provides reasonable assurance for the safeguarding of assets, the reliability of financial information, and compliance with laws and regulations.

The City's financial closing process should include preparation of reconciliations for all significant accounts to be reported on the City's financial statements.

Condition:

During the performance of the audit, we noted that there were accounts that needed to be updated for which reconciliations were not prepared, and as a result closing entries were recorded subsequent to the start of the audit.

Cause:

The City's trial balance provided for the audit did not include all necessary adjustments needed to prepare the financial statements.

Effect:

Lack of checklists can result in the City making the same accounting mistake year over year. Lack of documentation also prevents an easier transition when there isn't overlap between management employees.

Recommendation:

We recommend that the City update its closing procedures and closing checklist to encompass review and analysis of all balance sheet accounts and preparation of schedules to support the changes that occurred during the year and the balances reported at the end of the year in these accounts.

Management Response:

The City accepts the recommendation provided and will produce an adequate closing checklist and process in detail. This process will be added into the Finance Policies and Procedures Manual currently in progress, expected completion by end of FY2023-24.

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section II - Current Year Findings, continued

A. Financial Statement Audit, continued

2022-005- Written Policies and Procedures over Grants (Significant Deficiency)

Criteria:

The City is responsible for fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. In addition, the City is responsible for compliance with terms and conditions for related grants received and expended by the City.

Condition:

During performance of the audit, there were difficulties encountered by City staff in obtaining information for federal grants, such as status of billings, amounts expended during the year, and who in the City was assigned responsibility for various grants.

Cause:

The City does not have formal written policies and procedures for grants.

Effect:

Lack of written policies and procedures in combination with turnover in personnel may result in noncompliance with grant terms and conditions, and hence increases the risk of related noncompliance financial contingencies.

Recommendation:

We recommend the City update policies and procedures over grants to improve internal controls over grant reporting and compliance. Such policies may include maintenance of a central inventory documenting all grants received by the City, responsible staff or consultant, and developing procedures for grant application, billing, reconciliation and closing.

Management Response:

The City currently is working to implement policies and procedures to develop “best practice” measures. This will help reconcile and track grants in coordination with capital improvement projects by using the talents of existing city staff to help augment grant monies set aside for administration and project management. City staff has set up a committee consisting of the Public Works Director, City Administrator, Finance Director, LADG, Royal Theater project manager and the Administrative Assistant in order to improve oversight of the grants and associated projects. This process will be added into the Finance Policies and Procedures Manual currently in progress, expected completion by end of FY2023-24.

B. Federal Award Program Audit

No current year federal award program audit findings.

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section III- Prior Year Findings

A. Financial Statement Audit

2021-001 - Insufficient Fund Balance in the General Fund and the Ability of the City to Continue as a Going Concern (Material Weakness)

Criteria:

General-purpose local governments, regardless of size, at a minimum should maintain an unrestricted budgetary fund balance in the general fund no less than 2 months of regular general fund operating revenues or regular general fund operating expenditures.

Condition:

The General Fund did not maintain a sufficient or adequate fund balance level to ensure continuity of operations as of June 30, 2021. The General Fund finished the year with a fund balance of \$370,356 compared to a fund balance of \$485,622 in the prior fiscal year. This balance represents 28 days of operating revenues and 25 days of operating expenditures. The fund balance in spendable form is \$27,757. As of June 30, 2021 the General Fund owed internally to the Lighting and Assessment Fund and the Water Fund the amounts of \$240,000 and \$368,996, respectively. These interfund loans were made so that the General Fund could sustain its basic operations.

The aforementioned conditions have raised doubt about the City's ability to continue as a going concern, as described further in Note 15 of the Basic Financial Statements.

Cause:

The City has either overspent its budget in the past or the budget was not balanced which led to overspending and the insufficient fund balance situation.

Effect:

Insufficient fund balances and decrease in revenues in the past have created a budget shortfall that requires continued cost cutting measures to reach a budget that will increase the fund balance to an acceptable level as well as provide the necessary revenues and financing for continued operations of the City. In addition, an insufficient General Fund balance puts the City in a vulnerable position in times of economic stress.

Recommendation:

We recommend the City continue to analyze all potential cost cutting measures and revenue sources, and review options to adhere to a budget plan for the General Fund and other funds to increase the fund balance, as well as provide continued financing for City operations.

Management Response:

In fiscal year 2019-20, the General fund increased from prior year's negative fund balance, ending the year at \$485,622, from a negative \$15,325. In fiscal year 2020-21, the fund balance decreased about \$115,000. The primary goal is to preserve reserves and accumulate reserves. The City's revenue continues to increase as the Pasadera Development adds additional homes this fiscal year. The Escalante Meadows Development is also expected to increase Building Permit and related construction fee revenues by fiscal year 2022. Other revenues showing steady increases are Sales Tax with the new Measure N that was passed with the November 2020 election, Property Tax with new development,

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section III – Prior Year Findings, continued

A. Financial Statement Audit, continued

2021-001 – Insufficient Fund Balance in the General Fund and the Ability of the City to Continue as a Going Concern (Material Weakness), Continued

Management Response (continued):

Business License, Utility Users Tax and Franchise Fees. In addition, City Council is currently working on bringing Cannabis to the City in the near future. The City has received \$99,777 from the CARES Act in fiscal year 2021 and will receive American Rescue Plan funds in fiscal year 2022. Amid the pandemic, the City still needs to look at finding alternatives to sustain recurring revenue streams for the future in order to build strong reserves and to continue to provide residents with current services.

2021-002 – Control Over Journal Entries and Financial Reporting (Significant Deficiency)

Criteria:

A good internal control system over financial reporting requires that certain tasks such as creating journal entries and reviewing journal entries be segregated and not performed by the same individual.

Condition:

During our audit we noted that there was mainly one person who was responsible for creating journal entries with no independent review of those entries by an independent person. We also noted multiple journal entry errors that were both corrected and uncorrected.

Cause:

Duties in the financial reporting system are not properly segregated to ensure good checks and balances are in place.

Effect:

Journal entries amounts may be misstated due to errors not detected during the self-review process. In addition, unauthorized entries may be posted and not detected timely.

Recommendation:

We recommend that the City improve and strengthen its procedures for review and reconciliation to ensure that journal entries are properly reviewed and reconciled by an independent person and there is adequate segregation of duties in place.

Management Response:

Finance Director proposes journal entries and Business Manager reviews and enters the journal entries. The City will review and set up controls to ensure approval controls of journal entries takes place for all changes to the accounting records. City Staff is hopeful that the new accounting software will accommodate workflow and authorization parameters to improve our controls and segregation of duties. In addition, the finance department will propose that the City Administrator review journal entries prior to posting.

City of Guadalupe
Schedule of Findings and Questioned Costs, Continued
For the year ended June 30, 2022

Section III - Prior Year Findings, continued

B. Federal Award Program Audit

No prior year federal award program audit findings.

City of Guadalupe



**Independent Auditor's Report
on
Agreed-Upon Procedures
Applied to Appropriations Limit Schedule
Fiscal Year July 1, 2021 through June 30, 2022**

City of Guadalupe

Guadalupe, California

*Independent Accountants' Report on
Agreed-Upon Procedures Applied to
Appropriations Limit Schedule*

For the year ended June 30, 2022



INDEPENDENT ACCOUNTANTS' REPORT

To the Honorable Mayor and City Council
of the City of Guadalupe
Guadalupe, California

We have performed the procedures enumerated below on the accompanying Appropriations Limit Schedule of the City of Guadalupe (City) for the fiscal year ended June 30, 2022. The City's management is responsible for the accompanying Appropriations Limit Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the requirements of Section 1.5 of Article XIII-B of the California Constitution. Additionally, the League of California Cities (as presented in the publication entitled Agreed-upon Procedures Applied to the Appropriations Limitation Prescribed by Article XIII-B of the California Constitution) has agreed to and acknowledged that the procedures performed are appropriate for their purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures performed and our findings are described below:

1. We obtained the completed worksheets used by the City to calculate its appropriations limit for the fiscal year ended June 30, 2022, and determined that the limit and annual calculation factors were adopted by resolution of City Council. We also determined that the population and inflation options were selected by a recorded vote of City Council.

Finding: No exceptions were noted as a result of our procedures.

2. For the accompanying Appropriations Limit Schedule, we added the prior year's limit to the total adjustments, and agreed the resulting amount to the current year's limit.

Finding: No exceptions were noted as a result of our procedures.

3. We agreed the current year information presented in the accompanying Appropriations Limit Schedule to corresponding information in worksheets used by the City.

Finding: No exceptions were noted as a result of our procedures.

4. We agreed the prior year appropriations limit presented in the accompanying Appropriations Limit Schedule to the prior year appropriations limit adopted by the City Council during the prior year.

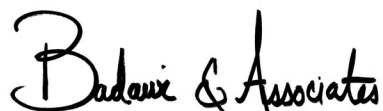
Finding: No exceptions were noted as a result of our procedures.

To the Honorable Mayor and Members of City Council
of the City of Guadalupe
Guadalupe, California

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the accompanying Appropriation Limit Schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record, and its distribution is not limited.

A handwritten signature in black ink that reads "Badawi & Associates". The signature is written in a cursive, flowing style.

Badawi & Associates, CPAs
Berkeley, California
June 20, 2023

City of Guadalupe
Appropriations Limit Schedule
For the year ended June 30, 2022

	<u>Amount</u>	<u>Source</u>
A. Appropriations limit for the year ended June 30, 2021	\$ 3,065,272	Prior year schedule
B. Calculation factors:		
1. Population increase ratio	1.0503	State Department of Finance
2. Inflation increase ratio	1.0573	State Department of Finance
3. Total adjustment factor ratio	<u>1.1105</u>	B1 * B2
C. Annual adjustment increase	338,657	[(B3-1)*A]
D. Other adjustments:		
Loss responsibility (-)	-	N/A
Transfers to private (-)	-	N/A
Transfers to fees (-)	-	N/A
Assumed responsibility (+)	-	N/A
E. Total adjustments	<u>338,657</u>	(C+D)
F. Appropriations limit for the year ended June 30, 2022	<u>\$ 3,403,929</u>	(A+E)

City of Guadalupe
Notes to Appropriations Limit Schedule
For the year ended June 30, 2022

1. PURPOSE OF LIMITED PROCEDURES REVIEW

Under Article XIII B of the California Constitution (the Gann Spending Limitation Initiative), California governmental agencies are restricted as to the amount of annual appropriations from proceeds of taxes. Effective for years beginning on or after July 1, 1990, under Section 1.5 of Article XIII B, the annual calculation of the appropriations limit is subject to this agreed upon procedures engagement.

2. METHOD OF CALCULATION

Under Section 10.5 of Article XIII B, for fiscal years beginning on or after July 1990, the appropriations limit is required to be calculated based on the limit for the fiscal year 1986-1987, adjusted for the inflation and population factors discussed in Notes 3 and 4 below.

3. INFLATION FACTORS

A California governmental agency may use as its inflation factor either the annual percentage change in the 4th quarter per capita personal income (which percentage is supplied by the State Department of Finance), or the percentage change in the local assessment roll from the preceding year due to the change of local nonresidential construction. The factor adopted by the City of Guadalupe for the fiscal year 2021-2022 represents the percentage growth in the State of California per capita personal income.

4. POPULATION FACTORS

A California governmental agency may use as its population factor either the annual percentage change of the jurisdiction's own population, or the annual percentage change in population in the County where the jurisdiction is located. The factor adopted by the City of Guadalupe for fiscal year 2021-2022 represents the population change for the City during calendar year 2020.

5. OTHER ADJUSTMENTS

A California government agency may be required to adjust its appropriations limit when certain events occur, such as the transfer of responsibility for municipal services to, or from, another government agency or private entity. There were no adjustments made for the fiscal year ended June 30, 2022.



Agenda Item No. 12

REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE Agenda of July 11, 2023

Tegnear Butler

Todd Bodem

Prepared by:
Tegnear Butler, Human Resources Manager

Approved by:
Todd Bodem, City Administrator

SUBJECT: New Job Description and Classification of Finance Clerk, regular, part-time (non-benefit) position in the Finance Department

RECOMMENDATION:

That the City Council adopt Resolution No. 2023-64 approving the classification and job description for the regular, part-time Finance Clerk position in the Finance Department and authorizing staff to initiate recruitment.

BACKGROUND:

The operations-side of the Finance Department has been staffed with three (3) Clerks since the beginning of 2023. Prior to that, there were only two (2) full-time Account Clerks. A part-time (benefits eligible) Finance Clerk position was added in early 2023. The primary responsibilities for all three (3) Clerks are to handle utility billings and receive payments, accounts receivables; to include processing payments for building permits, franchise fees, and utility user tax; issuing and processing payments for business licenses; accounts payables; and other miscellaneous payments. In addition, there is the handling of monthly billing by manually billing for hydrant meter usage; mailing code enforcement letters and monitoring for 30-day payment; preparing notification and pre-collection letters, as required; and preparing miscellaneous quarterly and annual reporting as required by State and County agencies.

Guadalupe's population has increased over these past 10 years resulting in an increase in residents requiring services with more and convenient hours provided by the Finance Department, as well as other departments. A number of city projects have occurred increasing the number of consultants, vendors, etc. the Accounts Payables function administers. It is estimated that the City's utility customer base has increased by about 450 in 2022, with a continuing need for increased customer service even after hiring the third Finance Clerk earlier this year.

DISCUSSION:

Utility billings go out around the first of each month. There are approximately 20 days for a resident to pay before being delinquent. While the City has implemented other ways for residents to pay besides coming to the Finance Department “counter,” about 55% come in and pay in cash, with 40% paying online and 5% paying via call-in. From the time of the billing to about two (2) weeks or so after, there is a flow of traffic with residents coming in to pay at the “counter.” But the heavy traffic flow is around the 19th and 20th of each month for residents making payments on time.

Having this new part-time Finance Clerk’s primary responsibility handling utility billing payments at the “counter” frees up the other three Clerks to handle other matters, such as call-ins for payments, preparing monthly billings, responding to concerns on billings, etc. It would also permit the Finance Window to be open and operated for at least 8 hours each business workday (9:30am – 5:30pm).

Many residents view the Finance Department’s “counter” as City Hall. When people ask if City Hall will be open on a certain day, they’re asking if the “counter” will be open. Focused attention on more and improved customer service has long been needed. The additional regular, part-time Finance Clerk (benefits ineligible) position will allow for the department to provide efficient, effective, and timely customer service to the City’s 9,000+ residents and will help to increase the “counter” hours of availability. In addition, implementation of the new accounting software will bring upon much change for employees and residents the extra help needed.

FISCAL IMPACT:

The proposed salary range for the new part-time Finance Clerk (benefits ineligible) position is SEIU salary grade 153, with a minimum of \$19,578 to a maximum of \$26,238. For a 20-hour (max) week schedule, the annual cost for this non-benefit position would be approximately \$20,361 from the Enterprise Fund – 10 Water.

ATTACHMENTS:

1. Resolution No. 2023-64
2. Part-Time Finance Clerk (benefits ineligible) Job Description

RESOLUTION NO. 2023-64

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE APPROVING THE CLASSIFICATION AND JOB DESCRIPTION FOR THE REGULAR, PART-TIME FINANCE CLERK (NOT BENEFIT ELIGIBLE) AND AUTHORIZING STAFF TO INITIATE RECRUITMENT FOR THIS POSITION

WHEREAS, over the past ten years, the City's population has increased with a resulting increase in the number of households to be provided utilities; and

WHEREAS, the operations staff in the Finance Department providing services to Guadalupe residents did not increase from two Account Clerk positions until the beginning of 2023 when a third (part-time, benefits eligible) Finance Clerk position was added; and

WHEREAS, with the increasing focus and ongoing attention for the Finance Department to service the increased number of households in the city, the current operations staff of three (3) Clerk positions is still insufficient for the Finance Department to meet its customers' needs; and

WHEREAS, this new regular, part-time Finance Clerk (not benefit eligible) position will primarily handle utility billings and cashiering responsibilities, whereas focused customer service is still needed after the hiring of a third part-time Finance Clerk (benefits eligible); and

WHEREAS, the Accounting Supervisor will oversee this position and will report to the Finance Director; and

WHEREAS, SEIU Salary Range 153 has been established for this new/same position; and

WHEREAS, upon adoption, this new position will allow for the continuing attention and focus for the Finance Department to service the residents and customers in an efficient, effective, and timely manner.

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

SECTION 1: The City Council approves the classification and job description for the regular, part-time Finance Clerk position (benefits ineligible), attached to the staff report for this item.

SECTION 2: The City Council authorizes staff to initiate recruitment for this position.

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 the regular meeting on the 11th day of July 2023 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe, DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2023-64**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held July 11, 2023, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



CITY OF GUADALUPE
FINANCE CLERK
Part-Time (Less Than 20 Hours / Week)

June 2023

DEFINITION:

Under the direction of the Accounting Supervisor, or designee, this position performs a variety of clerical tasks, including, but not limited to primarily cashiering duties, filing, updating records and tracking transactions. The hours are scheduled based on the needs of the department.

ESSENTIAL FUNCTIONS:

- Customer service and cashiering duties relating to utility billing
- Enters data for utility billing and other transactions
- Transfers other financial data into Excel software
- Updates and maintains filing systems for utility billings
- Reports errors, discrepancies and customer complaints to supervisor
- Acts as back-up to staff for utility payments, accounts payables and other cash handling transactions
- May assist Business Manager on specific reports
- Other duties as may be assigned, related to other finance functions

KNOWLEDGE/SKILLS:

- Verbal bilingual, Spanish, required; written, preferred
- Basic data entry experience
- General mathematical skills related to cash handling
- Good understanding of filing systems
- Excellent interpersonal and communications skills
- Ability to provide excellent customer service
- Flexibility to work independently or on a team

EDUCATION & EXPERIENCE:

- High School diploma, or GED, required
- Minimum of 9 to 12 months of cashiering and customer service

PHYSICAL REQUIREMENTS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations maybe made to enable individuals with disabilities to perform the essential functions.

- Frequently sits for extended periods of time. Occasionally stands for short durations of time and walks short distances.
- Occasionally reaches above, at, and below shoulder level.
- Occasionally lifts, carries, pushes and pulls and materials and objects up to 10-15 pounds.
- Frequently uses a computer and telecommunications equipment.
- Visual acuity which could be corrected sufficiently to perform the essential functions of this position; average depth perception needed.
- Occasionally bends, stoops, kneels, handles, grips, grasps, extends neck upward, downward, or side-to-side.
- Ability to communicate to exchange information effectively verbally and to effectively hear and comprehend oral instructions and communications in an office environment.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Primarily works indoors with no exposures to inclement weather, conditions, or hazards.
- The noise level in the work environment is usually quiet in the office.

GENERAL INFORMATION

SALARY RANGE: \$19.578 to \$26.238 per hour

BENEFITS: sick leave

HOW TO APPLY: Go to the City's website at: www.ci.guadalupe.ca.us and download our application. Send to: City of Guadalupe, Attn: HR, P.O. Box 908, Guadalupe, CA 93434 OR Email to: tbutler@ci.guadalupe.ca.us

DEADLINE DATE: Open Until Filled

EQUAL OPPORTUNITY EMPLOYER