

City of Guadalupe

AGENDA

Regular Meeting of the Guadalupe City Council

Tuesday, September 10, 2019

At 6:00 pm

City Hall, 918 Obispo Street, Council Chambers

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

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

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

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

ROLL CALL:

Council Member Tony Ramirez
Council Member Eugene Costa Jr.
Council Member Liliana Cardenas
Mayor Pro Tempore Gina Rubalcaba
Mayor Ariston Julian

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

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 changes(s) in the order of the day. The Council should by motion adopt the agenda as presented or as revised.

COMMUNITY PARTICIPATION FORUM

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

CONSENT CALENDAR

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

Recommendation of City Staff to 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.

1. Payment of Warrants for the period ending September 5, 2019 to be approved for payment by the City Council.
2. Minutes of the City Council Regular Meeting of July 23, 2019 to be ordered filed.
3. Wastewater Treatment Plant effluent irrigation spray field piping and ancillary equipment – Resolution No. 2019-56.
4. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
 - a. Planning Department report for August 2019
 - b. Building Department report for August 2019
 - c. Public Works / City Engineer’s report for August 2019

INTERIM CITY ADMINISTRATOR REPORT: (Information Only)

PUBLIC HEARING

5. **Request of Edgar Arroyo, representing AGS Recycling for a City Council determination of similar use in the General-Commercial (G-C) Zone District for a Recycling Buyback Center located at 770 Guadalupe Street, Assessor’s Parcel Number 115-140-001.**

Written Report: Larry Appel, Contract Planning Director

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Conduct a public hearing and solicit input from the applicant and the public; and
- c. Find that a buyback center operating in conjunction with an existing business can be a conditionally approved use within the General-Commercial zone district (Section 18.36.030).

REGULAR BUSINESS

6. Proposition 68 Grant Application.

Written Report: Robert Perrault, Interim City Administrator

Recommendation: Council adopt Resolution No. 2019-57 authorizing the City's application to the State Department of Parks and Recreation and their Statewide Parks Program.

7. Royal Theater Properties Status Report and Request for Direction.

Written Report: Robert Perrault, Interim City Administrator

Recommendation: Council by motion provide direction to staff to develop and issue a Request for Proposal to identify a developer that would develop a project consistent with the Long Range Management Plan of the Redevelopment Successor Agency.

FUTURE AGENDA ITEMS

ANNOUNCEMENTS - COUNCIL ACTIVITY/COMMITTEE REPORTS

ADJOURNMENT TO CLOSED SESSION MEETING

CLOSED SESSION

8. CONFERENCE WITH LABOR NEGOTIATORS

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

Agency designated representatives: City Administrator and Human Resources Coordinator

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

PUBLIC EMPLOYMENT APPOINTMENT

Pursuant to Government Code Section 54957 (b)(1)

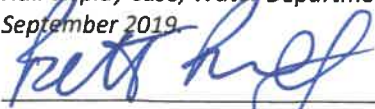
Title: City Administrator

ADJOURNMENT TO OPEN SESSION MEETING

CLOSED SESSION ANNOUNCEMENT

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, Water Department bulletin board and website not less than 72 hours prior to the meeting. Dated this 6th day of September 2019.




Robert Perrault, Interim City Administrator


PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject	Department	Agenda Category	
Tuesday, September 24, 2019 at 6:00 pm / Regular Meeting:			
Public Hearing – Amendment to the Accessory Dwelling Unit Ordinance – First Reading	Planning Department	Public Hearing	
Proposed Changes to Chapter 15.08 Sprinkler Requirements for Occupancy Uses in Commercial Buildings – (Building Code) First Reading	Administration Department	Public Hearing	
2019 Pavement Maintenance Project – Notice of Completion	Public Works Department	Consent Calendar	
Employee Housing Ordinance –First Reading	City Attorney		
Tax Measure Discussion	Administration Department	Regular Business	
Conditional Use Permit – AGS Recycling	Planning Department	Public Hearing	
High voltage Training Academy – CR	Planning Department	Regular Business	
Wednesday, September 25, 2019 at 6:00 pm / Special Meeting			
Draft General Plan - Workshop	Planning Department	Workshop	
Tuesday, October 8, 2019 at 6:00 pm / Regular Meeting			
Amendment to the Accessory Dwelling Unit – Second Reading	Planning Department	Consent Calendar	
Pasadera Lot 9 Tentative Map	Planning Department		
Other Unscheduled Items	Proposed Date of Item	Department	Agenda Category
Urban Foot Print Civic Plan		Ariston – Request CC	New Business
Planning Commission			New Business
City Hall Repairs	September 2019		New Business
2018 State of California Tobacco Report City of Guadalupe – “F”	September 2019	Ariston – Request CC	New Business
Team Building	September 2019	Gina – Request CC	New Business
Three City Measures Update	September 2019	Tony – Request CC	Update
Purchasing Policy Update	September 2019		

REPORT TO THE CITY COUNCIL
Council Agenda of September 10, 2019


Prepared by _____


City Administrator


Finance Director

SUBJECT: Payment of warrants for the period ending September 05, 2019 to be approved for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Department staff.

RECOMMENDATION: That the City Council review and approve the listing of hand checks and warrants to be paid on September 11, 2019

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

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-1644	WATER SAMPLES	09-19	03/20/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 2150	1	180.00	180.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					180.00	

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-2425	WATER SAMPLES	09-19	04/25/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 2150	1	90.00	90.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					90.00	

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-3439	WATER SAMPLE	09-19	06/12/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLE	12	4425 2150	1	90.00	90.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					90.00	

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-4036	WATER SAMPLES	09-19	07/11/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 2150	1	90.00	90.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					90.00	

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-4238	WATER SAMPLES	09-19	07/19/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 2150	1	180.00	180.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					180.00	

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-4386	WATER SAMPLES	09-19	07/29/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 2150	1	90.00	90.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					90.00	

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
19-4646	WATER SAMPLES	09-19	08/07/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 2150	1	305.00	305.00
(Wst.Wtr.Op.Fund Wastewater Profl Services)						
Invoice Extension ---->					305.00	

Vendor Total -----> 1025.00
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5950 6TH AVENUE S. SUITE 202 *** VENDOR.: ADV02 (ADVANCE MARKING SYSTEMS INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
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5950 6TH AVENUE S. SUITE 202 *** VENDOR.: ADV02 (ADVANCE MARKING SYSTEMS INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1-645119- PASSPORT NAMETAGS	09-19	08/21/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 PASSPORT NAMETAGS	01 4220 1550	1	25.41	25.41
	(General Fund Fire Op Supp/Expense)			
0002 USE TAX	01 2265	-1	1.52	-1.52
	(General Fund USE TAX PAYABLE)			
			Invoice Extension ---->	23.89
			Vendor Total ----->	23.89

4050 FLAT ROCK DRIVE *** VENDOR.: AQU01 (AQUA-METRIC SALES COMPANY CORP.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
NV0074832 40 IPERL AND HOUSING METERS FOR GUADALUPE COURT	09-19	08/19/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 40 IPERL AND HOUSING METERS FOR GUADALUPE COURT	01 2093	1	8531.09	8531.09
	(General Fund PSHH - Guadalupe Court)			
			Invoice Extension ---->	8531.09
			Vendor Total ----->	8531.09

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
534496519 WET AND DUST MOPS	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 WET AND DUST MOPS	01 4145 2150	1	37.33	37.33
	(General Fund Building Mtce Profl Services)			
			Invoice Extension ---->	37.33

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
534496520 UNIFORM	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 UNIFORM	10 4420 2150	1	7.91	7.91
	(Wtr. Oper. Fund Water Operating Profl Services)			
0002 UNIFORM	01 4145 2150	1	.28	.28
	(General Fund Building Mtce Profl Services)			
0003 UNIFORM	01 4300 2150	1	.29	.29
	(General Fund Parks & Rec Profl Services)			
0004 UNIFORM	10 4420 2150	1	1.69	1.69
	(Wtr. Oper. Fund Water Operating Profl Services)			
0005 UNIFORM	12 4425 2150	1	1.69	1.69
	(Wst.Wtr.Op.Fund Wastewater Profl Services)			
0006 UNIFORM	71 4454 2150	1	1.69	1.69
	(MEASURE A MEASURE A Profl Services)			
			Invoice Extension ---->	13.55

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
534496521 WET AND DUST MOPS,TOWELS,UNIFORM	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 WET AND DUST MOPS,TOWELS,UNIFORM	12 4425 2150	1	70.89	70.89
	(Wst.Wtr.Op.Fund Wastewater Profl Services)			
			Invoice Extension ---->	70.89

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
534496522 UNIFORM	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount

AUS WEST LOCKBOX
 P.O. BOX 101179
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

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

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM	01 4145 2150	1	.74	.74
		(General Fund Building Mtce Profl Services)			
0002	UNIFORM	01 4300 2150	1	.75	.75
		(General Fund Parks & Rec Profl Services)			
0003	UNIFORM	71 4454 2150	1	5.95	5.95
		(MEASURE A MEASURE A Profl Services)			
		Invoice Extension ---->			7.44

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
534513757	WET AND DUST MOPS,MAT	09-19 09/03/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	WET AND DUST MOPS,MAT	01 4145 2150	1	37.33	37.33
		(General Fund Building Mtce Profl Services)			
		Invoice Extension ---->			37.33

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
534513758	UNIFORMS	09-19 09/03/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORMS	10 4420 2150	1	7.91	7.91
		(Wtr. Oper. Fund Water Operating Profl Services)			
0002	UNIFORMS	01 4145 2150	1	.28	.28
		(General Fund Building Mtce Profl Services)			
0003	UNIFORMS	01 4300 2150	1	.29	.29
		(General Fund Parks & Rec Profl Services)			
0004	UNIFORMS	10 4420 2150	1	1.69	1.69
		(Wtr. Oper. Fund Water Operating Profl Services)			
0005	UNIFORMS	12 4425 2150	1	1.69	1.69
		(Wst.Wtr.Op.Fund Wastewater Profl Services)			
0006	UNIFORMS	71 4454 2150	1	1.69	1.69
		(MEASURE A MEASURE A Profl Services)			
		Invoice Extension ---->			13.55

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
534513759	TOWELS, TISSUE, UNIFORMS	09-19 09/03/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	TOWELS, TISSUE, UNIFORMS	12 4425 2150	1	70.89	70.89
		(Wst.Wtr.Op.Fund Wastewater Profl Services)			
		Invoice Extension ---->			70.89

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
534513760	UNIFORM	09-19 09/03/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM	01 4145 2150	1	.74	.74
		(General Fund Building Mtce Profl Services)			
0002	UNIFORM	01 4300 2150	1	.75	.75
		(General Fund Parks & Rec Profl Services)			
0003	UNIFORM	71 4454 2150	1	5.95	5.95
		(MEASURE A MEASURE A Profl Services)			
		Invoice Extension ---->			7.44

Vendor Total -----> 258.42
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P.O. BOX 3092

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

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
2558	PROFESSIONAL SERV.ADJUST & TEST FLUSH VALVE @ TOG	09-19 08/25/19 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PROFESSIONAL SERV.ADJUST & TEST FLUSH VALVE @ TOG	10 4420 2150	1	675.00	675.00
		(Wtr. Oper. Fund Water Operating Profl Services)			
		Invoice Extension ---->			675.00

P.O. BOX 3092

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
				Vendor Total ----->
				675.00 =====

P.O. BOX 515
 JOHN P. SUREY

*** VENDOR.: BAS02 (BASICDATA BUSINESS PRINTING)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
190819003 RETURN AND WINDOW ENVELOPES #9 & 10	09-19	08/19/19 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 RETURN AND WINDOW ENVELOPES #9 & 10	10	4420 1550	1	465.49	465.49
	(Wtr. Oper. Fund Water Operating Op Supp/Expense)				
0002 RETURN AND WINDOW ENVELOPES #9 & 10	12	4425 1550	1	465.49	465.49
	(Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)				
				Invoice Extension ---->	930.98
				Vendor Total ----->	930.98 =====

FILE # 2674

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
BPI973829 CHLORINE	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 CHLORINE	10	4420 1550	1	426.32	426.32
	(Wtr. Oper. Fund Water Operating Op Supp/Expense)				
				Invoice Extension ---->	426.32
				Vendor Total ----->	426.32 =====

255 INDUSTRIAL WAY

*** VENDOR.: CCW01 (CENTRAL COAST WATER AUTH.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
090319 QUARTERLY PAYMENT 01/01/20-03/31/20	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 QUARTERLY PAYMENT 01/01/20-03/31/20	10	4420 1553	1	19750.96	19750.96
	(Wtr. Oper. Fund Water Operating State Water Pro)				
				Invoice Extension ---->	19750.96
				Vendor Total ----->	19750.96 =====

P.O. BOX 60229

*** VENDOR.: CHA03 (CHARTER COMMUNICATIONS)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
090419 TV SERVICES CITY HALL	09-19	08/23/19 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 TV SERVICES CITY HALL	01	4145 1000	1	108.32	108.32
	(General Fund Building Mtce Utilities)				
				Invoice Extension ---->	108.32

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
362081319 INTERNET FOR CITY HALL	09-19	08/13/19 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 INTERNET FOR CITY HALL	01	4145 1000	1	144.97	144.97
	(General Fund Building Mtce Utilities)				
				Invoice Extension ---->	144.97

P.O. BOX 60229

*** VENDOR.: CHA03 (CHARTER COMMUNICATIONS)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Vendor Total ----->				253.29 =====

918 OBISPO ST

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090519 5125 W MAIN ST	09-19	09/01/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 5125 W MAIN ST	12 4425 1000		1 2279.87	2279.87
	(Wst.Wtr.Op.Fund Wastewater Utilities)			
0002 1075,949,873-A,110,912,1070,1188 GUADALUPE	71 4454 1000		1 203.28	203.28
	(MEASURE A MEASURE A Utilities)			
0003 180 PIONEER,4800 3RD,4760 GARRETT,4689-A 11TH	01 4300 1000		1 479.20	479.20
	(General Fund Parks & Rec Utilities)			
0004 406 TOGNAZZINI,5301 W MAIN,4402 AMBER	01 4300 1000		1 8146.56	8146.56
	(General Fund Parks & Rec Utilities)			
0005 4913,5101,5001,5201W. MAIN	60 4490 1000		1 183.94	183.94
	(Quad.Assmt.Dist Guad.Assmt Dist Utilities)			
0006 884,330,1025,1025-A GUAD,918 OBISPO,4550,4545 10TH	01 4145 1000		1 561.19	561.19
	(General Fund Building Mtce Utilities)			
Invoice Extension ---->				11854.04
Vendor Total ----->				11854.04 =====

110 E. COOK STREET

*** VENDOR.: CIT12 (CITY OF SANTA MARIA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
79650 SANTA MARIA PD DISPATCH AND MAINTENANCE SUPPORT	09-19	08/14/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 SANTA MARIA PD DISPATCH AND MAINTENANCE SUPPORT	01 4200 2350		1 4121.17	4121.17
	(General Fund Police Svcs.Other Agen)			
0002 SANTA MARIA PD DISPATCH AND MAINTENANCE SUPPORT	01 4220 2350		1 2013.08	2013.08
	(General Fund Fire Svcs.Other Agen)			
Invoice Extension ---->				6134.25

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
79664 2019-20 TWITCHELL RESERVOIR & DAM-SMV GROUNDWATER	09-19	08/14/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 2019-20 TWITCHELL RESERVOIR & DAM-SMV GROUNDWATER	10 4420 2350		1 26406.25	26406.25
	(Wtr. Oper. Fund Water Operating Svcs.Other Agen)			
Invoice Extension ---->				26406.25

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090319 REPLACEMENT BUS FOR CITY OF GUADALUPE	09-19	09/03/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 REPLACEMENT BUS FOR CITY OF GUADALUPE	23 4461 5090		1 68629.54	68629.54
	(LTF - Transit LTF Transit Grant Match)			
Invoice Extension ---->				68629.54
Vendor Total ----->				101170.04 =====

867 GUADALUPE ST

*** VENDOR.: CLAC2 (CLAY'S SEPTIC & JETTING, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
65609 LIFT STATION -REPAIR/MAINTENANCE	09-19	08/23/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 LIFT STATION -REPAIR/MAINTENANCE	12 4425 1505		1 1075.00	1075.00
	(Wst.Wtr.Op.Fund Wastewater Improve-Repairs)			
Invoice Extension ---->				1075.00

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Vendor Total ----->				1075.00 =====

P.O. BOX 329 *** VENDOR.: CLI01 (CLIN.LAB-SAN BERNADINO INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
970067 WATER SAMPLES	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 WATER SAMPLES	10 4420 2150		1 704.00	704.00
	(Wtr. Oper. Fund Water Operating Profl Services)			
0002 WATER SAMPLES	01 2093		1 88.00	88.00
	(General Fund PSHH - Guadalupe Court)			
Invoice Extension ---->				792.00
Vendor Total ----->				792.00 =====

P.O. BOX 22732 *** VENDOR.: COA02 (COASTLINE EQUIPMENT COMPAY INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
618268 GAS STRUT TO BACKHOE DOOR	09-19	08/28/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 GAS STRUT TO BACKHOE DOOR	01 4300 1400		1 93.49	93.49
	(General Fund Parks & Rec Equipment Maint)			
Invoice Extension ---->				93.49
Vendor Total ----->				93.49 =====

3755 WASHINGTON BLVD *** VENDOR.: COR01 (CORBIN WILLITS SYSTEM CORP)
 SUITE #204

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
00B908151 MONTHLY INVOICE FOR 09/2019	09-19	08/15/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 MONTHLY INVOICE FOR 09/2019	01 4120 2150		1 604.47	604.47
	(General Fund Finance Profl Services)			
Invoice Extension ---->				604.47
Vendor Total ----->				604.47 =====

P.O. BOX 41602 *** VENDOR.: DEL03 (DE LAGE LANDEN FINANCIAL SERVICES, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
64724602 PROPERTY TAX FOR COPIERS	09-19	08/17/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROPERTY TAX FOR COPIERS	01 4140 4150		1 147.25	147.25
	(General Fund Non-Departmentl Lease-Purchase)			
Invoice Extension ---->				147.25

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
64866778 LEASE PAYMENT FOR FORD/F350 09/13/19-10/12/19	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 LEASE PAYMENT FOR FORD/F350 09/13/19-10/12/19	12 4425 4150		1 1225.39	1225.39
	(Wst.Wtr.Op.Fund Wastewater Lease-Purchase)			
Invoice Extension ---->				1225.39

P.O. BOX 41602 *** VENDOR.: DEL03 (DE LAGE LANDEN FINANCIAL SERVICES, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Vendor Total ----->				1372.64 =====

1076 GUADALUPE STREET *** VENDOR.: GON01 (GONZALEZ AUTOMOTRIZ INC.)
 ANDRES CAMARENA

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1942 OIL CHANGE F-350 WWTP	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 OIL CHANGE F-350 WWTP	12 4425 1460		1 48.48	48.48
(Wst.Wtr.Op.Fund Wastewater Vehicle Maintnc)				
Invoice Extension ---->				48.48

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1945 SMOG CHECK- CHEVY	09-19	09/03/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 SMOG CHECK- CHEVY	10 4420 1460		1 55.00	55.00
(Wtr. Oper. Fund Water Operating Vehicle Maintnc)				
Invoice Extension ---->				55.00

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1947 OIL CHANGE 2016 F/350	09-19	09/04/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 OIL CHANGE 2016 F/350	01 4145 1460		1 2.43	2.43
(General Fund Building Mtce Vehicle Maintnc)				
0002 OIL CHANGE 2016 F/350	01 4300 1460		1 2.43	2.43
(General Fund Parks & Rec Vehicle Maintnc)				
0003 OIL CHANGE 2016 F/350	10 4420 1460		1 14.54	14.54
(Wtr. Oper. Fund Water Operating Vehicle Maintnc)				
0004 OIL CHANGE 2016 F/350	12 4425 1460		1 14.54	14.54
(Wst.Wtr.Op.Fund Wastewater Vehicle Maintnc)				
0005 OIL CHANGE 2016 F/350	71 4454 1460		1 14.54	14.54
(MEASURE A MEASURE A Vehicle Maintnc)				
Invoice Extension ---->				48.48
Vendor Total ----->				151.96 =====

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
176015 POLY ROLLER COVER, PAINT. PAIL	09-19	06/15/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 POLY ROLLER COVER, PAINT. PAIL	01 4145 1550		1 177.80	177.80
(General Fund Building Mtce Op Supp/Expense)				
Invoice Extension ---->				177.80

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
178773 SPRAY GLUE, RAOR KNIVES, TAPE, PAINT ROLLER	09-19	08/09/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 SPRAY GLUE, RAOR KNIVES, TAPE, PAINT ROLLER	01 4145 1550		1 34.28	34.28
(General Fund Building Mtce Op Supp/Expense)				
Invoice Extension ---->				34.28

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
178785 10 KEYS	09-19	07/31/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 10 KEYS	01 4145 1550		1 21.49	21.49
(General Fund Building Mtce Op Supp/Expense)				
Invoice Extension ---->				21.49

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

P.O. BOX 337

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
179113	WHITE MARKING FLAG	09-19	08/09/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	WHITE MARKING FLAG	01 4300 1550	1	31.51	31.51
		(General Fund Parks & Rec Op Supp/Expense)			
			Invoice Extension ---->		31.51

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
179474	AAA BATTERIES, DUCT TAPE	09-19	08/19/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	AAA BATTERIES, DUCT TAPE	71 4454 1550	1	18.21	18.21
		(MEASURE A MEASURE A Op Supp/Expense)			
			Invoice Extension ---->		18.21

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180048	BATTERIES	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	BATTERIES	12 4425 1550	1	6.03	6.03
		(Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)			
			Invoice Extension ---->		6.03

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180424	BRUSHES, SCREW DRIVERS	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	BRUSHES, SCREW DRIVERS	10 4420 1550	1	12.04	12.04
		(Wtr. Oper. Fund Water Operating Op Supp/Expense)			
			Invoice Extension ---->		12.04

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180446	GLOVES	09-19	08/22/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	GLOVES	71 4454 1550	1	23.89	23.89
		(MEASURE A MEASURE A Op Supp/Expense)			
			Invoice Extension ---->		23.89

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180456	FLATWASHER, BRAIDED ROPE	09-19	08/22/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	FLATWASHER, BRAIDED ROPE	12 4425 1550	1	15.70	15.70
		(Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)			
			Invoice Extension ---->		15.70

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180650	KEYS	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	KEYS	01 4145 1550	1	6.45	6.45
		(General Fund Building Mtce Op Supp/Expense)			
			Invoice Extension ---->		6.45

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180707	SCREWS	09-19	08/30/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	SCREWS	01 4145 1550	1	4.32	4.32
		(General Fund Building Mtce Op Supp/Expense)			
			Invoice Extension ---->		4.32

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

P.O. BOX 337

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180747 SCREWS	09-19	08/30/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	SCREWS	01 4145 1550	1	3.13	3.13
(General Fund Building Mtce Op Supp/Expense)					
Invoice Extension ---->					3.13

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180755 DUAL FOOT AIR GAUGE	09-19	08/30/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	DUAL FOOT AIR GAUGE	10 4420 1550	1	6.49	6.49
(Wtr. Oper. Fund Water Operating Op Supp/Expense)					
Invoice Extension ---->					6.49

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180759 UTILITY KNIFE	09-19	08/30/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UTILITY KNIFE	01 4145 1550	1	40.44	40.44
(General Fund Building Mtce Op Supp/Expense)					
Invoice Extension ---->					40.44

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180801 PRIMER,PVC GLUE	09-19	08/28/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PRIMER,PVC GLUE	71 4454 1550	1	63.69	63.69
(MEASURE A MEASURE A Op Supp/Expense)					
Invoice Extension ---->					63.69

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
180826 PVC CEMENT-REPAIRS TO DAMAGE IRRIGATION	09-19	08/28/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PVC CEMENT-REPAIRS TO DAMAGE IRRIGATION	01 4300 1550	1	58.41	58.41
(General Fund Parks & Rec Op Supp/Expense)					
Invoice Extension ---->					58.41

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
181101 PAINT ROLLERS	09-19	08/22/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PAINT ROLLERS	71 4454 1550	1	8.61	8.61
(MEASURE A MEASURE A Op Supp/Expense)					
Invoice Extension ---->					8.61

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
181172 REDUCER, TEE	09-19	08/26/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	REDUCER, TEE	01 4300 1550	1	32.77	32.77
(General Fund Parks & Rec Op Supp/Expense)					
Invoice Extension ---->					32.77

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
181236 ROLLER COVERS	09-19	08/26/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	ROLLER COVERS	01 4145 1550	1	4.31	4.31
(General Fund Building Mtce Op Supp/Expense)					
Invoice Extension ---->					4.31

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 P.O. BOX 337
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

 Vendor Total -----> 569.57
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 1421 PARK STREET
 *** VENDOR.: GWA01 (GREAT WESTERN ALARM & COMMUNICATION INC.)
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

 190801752 PROFESSIONAL SERVICES-303 OBISPO FOR 09/2019 09-19 09/01/19 N N N A-NET30 FROM INVOICE 2010
 Line Description G/L Account No Unit(s) Unit Cost Amount

 0001 PROFESSIONAL SERVICES-303 OBISPO FOR 09/2019 10 4420 1150 1 47.00 47.00
 (Wtr. Oper. Fund Water Operating Communications)
 Invoice Extension ----> 47.00
 Vendor Total -----> 47.00
 =====

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 120 S. STATE COLLEGE BLVD
 SUITE 200
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

 0031818IN SALE AND AUDIT SERVICES-3RD QUARTER 09-19 08/26/19 N N N A-NET30 FROM INVOICE 2010
 Line Description G/L Account No Unit(s) Unit Cost Amount

 0001 SALE AND AUDIT SERVICES-3RD QUARTER 01 4105 2150 1 645.28 645.28
 (General Fund Administration Profl Services)
 Invoice Extension ----> 645.28
 Vendor Total -----> 645.28
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 P.O. BOX 825
 *** VENDOR.: HEN01 (HENDERSON PETROLEUM CORP)
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

 169159 FUEL-08/16/19-08/31/19 09-19 08/31/19 N N N A-NET30 FROM INVOICE 2010
 Line Description G/L Account No Unit(s) Unit Cost Amount

 0001 FUEL-08/16/19-08/31/19 01 4220 1560 1 187.72 187.72
 (General Fund Fire Fuels/Lubricant)
 0002 FUEL-08/16/19-08/31/19 10 4420 1560 1 275.07 275.07
 (Wtr. Oper. Fund Water Operating Fuels/Lubricant)
 0003 FUEL-08/16/19-08/31/19 12 4425 1560 1 354.06 354.06
 (Wst.Wtr.Op.Fund Wastewater Fuels/Lubricant)
 0004 FUEL-08/16/19-08/31/19 71 4454 1560 1 175.23 175.23
 (MEASURE A MEASURE A Fuels/Lubricant)
 Invoice Extension ----> 992.08

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

 169181 FUEL 08/16/19-08/31/19 09-19 08/31/19 N N N A-NET30 FROM INVOICE 2010
 Line Description G/L Account No Unit(s) Unit Cost Amount

 0001 FUEL 08/16/19-08/31/19 01 4200 1560 1 1036.12 1036.12
 (General Fund Police Fuels/Lubricant)
 Invoice Extension ----> 1036.12
 Vendor Total -----> 2028.20
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 P.O. BOX 1516
 *** VENDOR.: ICO01 (ICONIX WATERWORKS (US) INC.)
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

 913031994 PVC PLAIN END PIPE, COUPLING SX 09-19 08/27/19 N N N A-NET30 FROM INVOICE 2010
 Line Description G/L Account No Unit(s) Unit Cost Amount

P.O. BOX 1516 *** VENDOR.: ICO01 (ICONIX WATERWORKS (US) INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description			Unit(s) Unit Cost	Amount
0001 PVC PLAIN END PIPE,COUPLING SX	01 4300 1550		1 348.42	348.42
	(General Fund Parks & Rec Op Supp/Expense)			
			Invoice Extension ---->	348.42
			Vendor Total ----->	348.42

3070 SKYWAY DR. *** VENDOR.: IND01 (INDUSTRIAL MEDICAL GROUP INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
85764 PHYSICAL EXAM (ISSAC GARCIA)	09-19	08/19/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 PHYSICAL EXAM (ISSAC GARCIA)	01 4220 2150		1 495.00	495.00
	(General Fund Fire Profl Services)			
			Invoice Extension ---->	495.00

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
85806 PHYSICAL EXAM (KLEINSASSER)	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 PHYSICAL EXAM (KLEINSASSER)	01 4220 2150		1 495.00	495.00
	(General Fund Fire Profl Services)			
			Invoice Extension ---->	495.00

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
85808 PHYSICAL EXAM (GUADALUPE REYES)	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 PHYSICAL EXAM (GUADALUPE REYES)	01 4200 2150		1 495.00	495.00
	(General Fund Police Profl Services)			
			Invoice Extension ---->	495.00
			Vendor Total ----->	1485.00

4352 FOXENWOOD CIRCLE *** VENDOR.: INT01 (INTEGRITY PLANNING)

LARRY APPEL

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
#020 PROFESSIONAL SERVICES-GENERAL PLANNING	09-19	09/03/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES-GENERAL PLANNING	01 4405 2150		1 4555.25	4555.25
	(General Fund Bldg and Safety Profl Services)			
0002 PROFESSIONAL SERVICES-ZONING CLEARANCE	01 4405 2150		1 646.00	646.00
	(General Fund Bldg and Safety Profl Services)			
0003 PROFESSIONAL SERVICES-HOUSING AUTHORITY	01 2271		1 304.00	304.00
	(General Fund Guadalupe Ranch Acres)			
0004 PROFESSIONAL SERVICES-PASADERA LANDSCAPE & LOT 9	01 2004		1 47.50	47.50
	(General Fund D.J. FARMS)			
0005 PROFESSIONAL SERVICES-PEOPLE'S SELF HOUSING	01 2093		1 356.25	356.25
	(General Fund PSHH - Guadalupe Court)			
0006 PROFESSIONAL SERVICES-AGS RECYCLING-CR	01 4405 2150		1 560.50	560.50
	(General Fund Bldg and Safety Profl Services)			
			Invoice Extension ---->	6469.50
			Vendor Total ----->	6469.50

P.O. BOX 9013

MIRA GONZALEZ

INVOICE-TYPE DESCRIPTION

*** VENDOR.: J&E01 (J&E CLEANING)

PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

P.O. BOX 9013
 MIRA GONZALEZ
 INVOICE-TYPE DESCRIPTION
 40250 PROFESSIONAL SERVICE FOR 08/2019

*** VENDOR.: J&E01 (J&E CLEANING)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
40250 PROFESSIONAL SERVICE FOR 08/2019	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 PROFESSIONAL SERVICES FOR 08/2019	01 4145 2150	1	875.00	875.00
	(General Fund Building Mtce Prof Services)			
			Invoice Extension ---->	875.00
			Vendor Total ----->	875.00

2011 PREISKER LANE SUITE A
 *** VENDOR.: JAC02 (JACK'S ALL AMERICAN PLUMBING)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
111511 INSTALLED NEW RINNAI TANKLESS WATER HEATER WWTP	09-19	08/21/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 INSTALLED NEW RINNAI TANKLESS WATER HEATER WWTP	89 4444 3082	1	4395.00	4395.00
	(CIP CIP 089-502)			
			Invoice Extension ---->	4395.00
			Vendor Total ----->	4395.00

120 N. ELIZABETH STREET
 *** VENDOR.: JAY01 (JAY CEE TROPHY CO., INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
8439 2 NAME PLATES	09-19	08/13/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 2 NAME PLATES	01 4200 1550	1	23.93	23.93
	(General Fund Police Op Supp/Expense)			
			Invoice Extension ---->	23.93
			Vendor Total ----->	23.93

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
148105 RFP NOTICE-FINANCIAL MANAGEMENT SOFTWARE AD	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 RFP NOTICE-FINANCIAL MANAGEMENT SOFTWARE AD	01 4120 1250	1	52.25	52.25
	(General Fund Finance Advertisin/Pub.)			
			Invoice Extension ---->	52.25
			Vendor Total ----->	52.25

P.O. BOX 823473
 *** VENDOR.: LUT01 (LUTTRELL STAFFING GROUP INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1008097 TEMPORARY HELP (JACOB) 08/18/19	09-19	08/20/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 TEMPORARY HELP (JACOB) 08/18/19	10 4420 0150	1	837.00	837.00
	(Wtr. Oper. Fund Water Operating Temp Employees)			
			Invoice Extension ---->	837.00
			Vendor Total ----->	837.00

P.O. BOX 742082 *** VENDOR.: MAN01 (MANAGED HEALTH NETWORK COMPANY)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
PRM042671 PROFESSIONAL SERVICES-GROUP HEALTH INSURANCE	09-19	08/17/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES-GROUP HEALTH INSURANCE	01	4140 0400	1 64.79	64.79
	(General Fund Non-Departmentl Health Insuranc)			
			Invoice Extension ---->	64.79
			Vendor Total ----->	64.79

1291 ESTES DRIVE *** VENDOR.: MEN03 (ALFREDO MENDOZA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
5 VEHICLE MAINTENANCE	09-19	08/23/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 VEHICLE MAINTENANCE	01	4200 1460	1 245.00	245.00
	(General Fund Police Vehicle Maintnc)			
			Invoice Extension ---->	245.00
			Vendor Total ----->	490.00

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
6 VECHILE MAINTENANCE	09-19	08/23/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 VECHILE MAINTENANCE	01	4200 1460	1 245.00	245.00
	(General Fund Police Vehicle Maintnc)			
			Invoice Extension ---->	245.00
			Vendor Total ----->	490.00

*** VENDOR.: MER02 (JOSUE MERAZ)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090319 REFUND FOR HIS PERSONAL TOOL THAT WAS STOLEN	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 REFUND FOR HIS PERSONAL TOOL THAT WAS STOLEN	71	4454 1550	1 359.20	359.20
	(MEASURE A MEASURE A Op Supp/Expense)			
0002 REFUND FOR HIS PERSONAL TOOL THAT WAS STOLEN	01	4145 1550	1 44.90	44.90
	(General Fund Building Mtce Op Supp/Expense)			
0003 REFUND FOR HIS PERSONAL TOOL THAT WAS STOLEN	01	4300 1550	1 44.90	44.90
	(General Fund Parks & Rec Op Supp/Expense)			
			Invoice Extension ---->	449.00
			Vendor Total ----->	449.00

P.O. BOX 1604 *** VENDOR.: NUN01 (MICHAEL K. NUNLEY & ASSOCIATES, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
6073 DJ FARMS CPS-PIPELINES,LS TRANSMISSION LINE	09-19	08/26/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 DJ FARMS CPS-PIPELINES,LS TRANSMISSION LINE	01	2004	1 4467.65	4467.65
	(General Fund D.J. FARMS)			
			Invoice Extension ---->	4467.65

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
6074 WWTP INFLUENT PUMP REPLACEMENT CPS	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount

P.O. BOX 1604 *** VENDOR.: NUN01 (MICHAEL K. NUNLEY & ASSOCIATES, INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line	Description				
0001	WWTP INFLUENT PUMP REPLACEMENT CPS	32	4470 3150	1	979.93
				(Wstwtr.Cap.Fund Wastewater Cap. Imp.Other/Build)	979.93
				Invoice Extension ---->	979.93

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
6075	ELEVATED TANK RECOALING-PROJECT MEETINGS	09-19	08/26/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description				
0001	ELEVATED TANK RECOALING-PROJECT MEETINGS	30	4465 3150	1	6705.30
				(Wtr. Cap. Fund Water Capital Imp.Other/Build)	6705.30
				Invoice Extension ---->	6705.30
				Vendor Total ----->	12152.88
					=====

P.O. BOX 948 *** VENDOR.: NUT01 (NU-TECH PEST MANAGEMENT INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
0144755	PROFESSIONAL SERVICES WWTP	09-19	08/21/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description				
0001	PROFESSIONAL SERVICES WWTP	12	4425 2150	1	112.00
				(Wst.Wtr.Op.Fund Wastewater Prof'l Services)	112.00
				Invoice Extension ---->	112.00
				Vendor Total ----->	112.00
					=====

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090419	945 GUADALUPE ST (CLOCK TOWER) 07/30/19-08/28/19	09-19	08/28/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description				
0001	945 GUADALUPE ST (CLOCK TOWER) 07/30/19-08/28/19	65	4485 1000	1	23.83
				(Quad.Light Dist Gdlpe Light Dis Utilities)	23.83
				Invoice Extension ---->	23.83

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090519	5125 W. MAIN ST 07/30/19-08/28/19	09-19	08/29/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description				
0001	5125 W. MAIN ST 07/30/19-08/28/19	12	4425 1000	1	13993.00
				(Wst.Wtr.Op.Fund Wastewater Utilities)	13993.00
				Invoice Extension ---->	13993.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090419-A	303 OBISPO ST 07/29/19-08/27/19	09-19	08/28/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description				
0001	303 OBISPO ST 07/29/19-08/27/19	10	4420 1000	1	8458.60
				(Wtr. Oper. Fund Water Operating Utilities)	8458.60
				Invoice Extension ---->	8458.60

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090519-A	995 GUADALUPE ST 07/27/19-08/26/19	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line	Description				
0001	995 GUADALUPE ST 07/27/19-08/26/19	26	4500 1000	1	1966.69
				(RDA-Op.Fund Redevelopment Utilities)	1966.69
				Invoice Extension ---->	1966.69

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090519-B	PIONEER ST 1/2 MI N/O	07/24/19-08/22/19	09-19 08/23/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PIONEER ST 1/2 MI N/O 07/24/19-08/22/19	10 4420 1000	1	69.20	69.20
		(Wtr. Oper. Fund Water Operating Utilities)			
0002	4240 GULARTE LANE	12 4425 1000	1	14.61	14.61
		(Wst.Wtr.Op.Fund Wastewater Utilities)			
0003	201 CALLE CESAR CHAVEZ	01 4300 1000	1	546.48	546.48
		(General Fund Parks & Rec Utilities)			
0004	1 MI W/O HWY 1 1/4	12 4425 1000	1	1885.28	1885.28
		(Wst.Wtr.Op.Fund Wastewater Utilities)			
0005	10TH ST 75FT W/O	10 4420 1000	1	122.19	122.19
		(Wtr. Oper. Fund Water Operating Utilities)			
0006	CRN OF PIONEER/8TH	12 4425 1000	1	53.00	53.00
		(Wst.Wtr.Op.Fund Wastewater Utilities)			
0007	GUADALUPE ST C TRAIN DEPOT	65 4485 1000	1	143.16	143.16
		(Quad.Light Dist Gdlpe Light Dis Utilities)			
0008	N/E CORNER OF PARK ON	01 4300 1000	1	12.53	12.53
		(General Fund Parks & Rec Utilities)			
0009	GUAD DUNES WAY NE COR	71 4454 1000	1	10.64	10.64
		(MEASURE A MEASURE A Utilities)			
0010	W MAIN ST NE COR & PT	60 4490 1000	1	10.64	10.64
		(Quad.Assmt.Dist Quad.Assmt Dist Utilities)			
0011	1015 GUADALUPE ST	01 4145 1000	1	266.00	266.00
		(General Fund Building Mtce Utilities)			
0012	918 OBISPO ST	01 4145 1000	1	1797.01	1797.01
		(General Fund Building Mtce Utilities)			
0013	400 TOGNAZZINI	10 4420 1000	1	4471.47	4471.47
		(Wtr. Oper. Fund Water Operating Utilities)			
0014	638 GUADALUPE	12 4425 1000	1	161.30	161.30
		(Wst.Wtr.Op.Fund Wastewater Utilities)			
0015	4699 5TH ST	10 4420 1000	1	32.63	32.63
		(Wtr. Oper. Fund Water Operating Utilities)			
0016	W. MAIN SEWER PLANT	12 4425 1000	1	3311.14	3311.14
		(Wst.Wtr.Op.Fund Wastewater Utilities)			
0017	UTILITIES DIVISION	65 4485 1000	1	3370.65	3370.65
		(Quad.Light Dist Gdlpe Light Dis Utilities)			
0018	UTILITIES DIVISION	60 4490 1000	1	594.82	594.82
		(Quad.Assmt.Dist Quad.Assmt Dist Utilities)			
		Invoice Extension ---->			16872.75
		Vendor Total ----->			41314.87

P.O. BOX 462 *** VENDOR.: PAT01 (PAT DALTON CONSTRUCTION)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1068	REMOVE DOOR & FRAME,INSTALL ADDITIONAL LOCKSET	09-19	08/21/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	REMOVE DOOR & FRAME,INSTALL ADDITIONAL LOCKSET	89 4444 3082	1	2033.42	2033.42
		(CIP CIP 089-502)			
		Invoice Extension ---->			2033.42

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090419	OVER PAYMENT ON BUSINESS LICENSE	09-19	08/21/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	OVER PAYMENT ON BUSINESS LICENSE	01 2259	1	10.00	10.00
		(General Fund Business License Ovrpmt)			
		Invoice Extension ---->			10.00
		Vendor Total ----->			2043.42

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
23361	EQUIPMENT MAINTENANCE-AERATOR	09-19	08/21/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	EQUIPMENT MAINTENANCE-AERATOR	12 4425 1400	1	52.50	52.50
		(Wst.Wtr.Op.Fund Wastewater Equipment Maint)			
		Invoice Extension ---->			52.50

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

414 S. WESTERN

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

Vendor Total -----> 52.50
 =====

1021 SOUTH BLOSSER UNIT C *** VENDOR.: PRO03 (PRO-DIESEL)

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

090519 REIMBURSEMENT ON PA # 2019-101-CUP DEPOSIT 09-19 09/05/19 N N N A-NET30 FROM INVOICE 2010

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

0001 REIMBURSEMENT ON PA # 2019-101-CUP DEPOSIT 01 2048 1 1310.00 1310.00
 (General Fund Building Permit Deposits)

Invoice Extension ----> 1310.00

Vendor Total -----> 1310.00
 =====

PO. BOX 849665 *** VENDOR.: QUI06 (QUINN RENTAL SERVICE INC.)

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

N30002669 REPLACE BLOCK HEATER WWTP 09-19 08/14/19 N N N A-NET30 FROM INVOICE 2010

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

0001 REPLACE BLOCK HEATER WWTP 12 4425 1400 1 789.73 789.73
 (Wst.Wtr.Op.Fund Wastewater Equipment Maint)

Invoice Extension ----> 789.73

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

N30002684 REPAIR UNIT HAD A BAD BLOCK HEATER,RADIATOR & LEAK 09-19 08/16/19 N N N A-NET30 FROM INVOICE 2010

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

0001 REPAIR UNIT HAD A BAD OIL LEAK (GENERATOR) 12 4425 1400 1 6336.61 6336.61
 (Wst.Wtr.Op.Fund Wastewater Equipment Maint)

Invoice Extension ----> 6336.61

Vendor Total -----> 7126.34
 =====

OF CALIFORNIA *** VENDOR.: RCD01 (RURUL COMMUNITY DEVELOPMENT CORPORATION)

1904 5TH STREET

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

#8 PROFESSIONAL SERVICES-GENERAL ADMIN 09-19 08/20/19 N N N A-NET30 FROM INVOICE 2010

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

0001 PROFESSIONAL SERVICES-GENERAL ADMIN 102 4012 2150 1 8175.06 8175.06
 (CDBG 2017 CDBG 2017 GA Profl Services)

0002 PROFESSIONAL SERVICES-PLANNING 103 4013 2150 1 4780.25 4780.25
 (CDBG 2017 CDBG 2017 PLNG Profl Services)

0003 PROFESSIONAL SERVICES-LEROY PK ACTIVITY DELIVERY 104 4014 2150 1 523.73 523.73
 (CDBG 2017 LEROY PARK ADM Profl Services)

Invoice Extension ----> 13479.04

Vendor Total -----> 13479.04
 =====

P.O. BOX 5680 *** VENDOR.: RED02 (REDWOOD TOXICOLOGY LABORATORY INC.)

ACCOUNTING

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

002820197 DRUG TESTING 09-19 07/31/19 N N N A-NET30 FROM INVOICE 2010

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

0001 DRUG TESTING 01 4200 2350 1 17.33 17.33
 (General Fund Police Svcs.Other Agen)

Invoice Extension ----> 17.33

.....
 P.O. BOX 5680
 ACCOUNTING
 INVOICE-TYPE DESCRIPTION

*** VENDOR.: RED02 (REDWOOD TOXICOLOGY LABORATORY INC.)

PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		Vendor Total ----->	17.33 =====

4716 WONG STREET

*** VENDOR.: ROD08 (LAURA RODRIGUEZ)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090419 REIMBURSEMENT FOR CLEANING DEPOSIT-AUDITORIUM	09-19	09/03/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 REIMBURSEMENT FOR CLEANING DEPOSIT-AUDITORIUM	01 2044	1	500.00	500.00
	(General Fund Auditorium/Park Deposits)			
		Invoice Extension ---->		500.00
		Vendor Total ----->		500.00 =====

P.O. BOX C

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
082719 4545 10TH ST 07/23/19-08/21/19	09-19	08/23/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 4545 10TH ST 07/23/19-08/21/19	01 4145 1000	1	2.75	2.75
	(General Fund Building Mtce Utilities)			
		Invoice Extension ---->		2.75

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090319 1025 GUADALUPE 07/25/19-08/23/19	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 1025 GUADALUPE 07/25/19-08/23/19	01 4145 1000	1	53.87	53.87
	(General Fund Building Mtce Utilities)			
		Invoice Extension ---->		53.87

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090419 918 OBISPO 07/25/19-08/23/19	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 918 OBISPO 07/25/19-08/23/19	01 4145 1000	1	135.59	135.59
	(General Fund Building Mtce Utilities)			
		Invoice Extension ---->		135.59

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090319-A 4646 10TH ST	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 4646 10TH ST	26 4500 1000	1	983.98	983.98
	(RDA-Op.Fund Redevelopment Utilities)			
		Invoice Extension ---->		983.98
		Vendor Total ----->		1176.19 =====

2004 PREISKER LANE STE1

*** VENDOR.: TAC01 (TACTI-COOL GUNS & GEAR INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
057 OFFICER REQUALIFICATION AND B27 QUALIFICATION	09-19	08/27/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 OFFICER REQUALIFICATION AND B27 QUALIFICATION	01 4200 1550	1	18.00	18.00
	(General Fund Police Op Supp/Expense)			
		Invoice Extension ---->		18.00

2004 PREISKER LANE STE1 *** VENDOR.: TAC01 (TACTI-COOL GUNS & GEAR INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
				Vendor Total ----->
				18.00 =====

654 OSOS STREET *** VENDOR.: TEC01 (TECHXPRESS- CORP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
6953 MONTHLY FEE FOR I T 09/2019	09-19	09/01/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 MONTHLY FEE FOR I T 09/2019	01	4140 2151	1 2578.00	2578.00
				(General Fund Non-Departmentl IT Services)
				Invoice Extension ---->
				2578.00
				Vendor Total ----->
				2578.00 =====

1601 S. GROVE *** VENDOR.: THE02 (THE RADAR SHOP INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
12404 VEHICLE MAINTENANCE RECERTIFIED 6 RADAR UNITS	09-19	08/28/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 VEHICLE MAINTENANCE RECERTIFIED 6 RADAR UNITS	01	4200 1460	1 523.00	523.00
				(General Fund Police Vehicle Maintnc)
				Invoice Extension ---->
				523.00
				Vendor Total ----->
				523.00 =====

1030 GUADALUPE STREET *** VENDOR.: UNI02 (UNITED STATES POSTMASTER)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090519 YEARLY P.O. BOX FOR THE CITY	09-19	09/05/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 YEARLY P.O. BOX FOR THE CITY	01	4105 1200	1 194.00	194.00
				(General Fund Administration Off Suppl/Postg)
				Invoice Extension ---->
				194.00
				Vendor Total ----->
				194.00 =====

CM-9690 *** VENDOR.: USB02 (U.S.BANK)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
5470543 DEVELOPMENT AGENCY TAX ALLOCATION REFUNDING BOND	09-19	08/23/19 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 DEVELOPMENT AGENCY TAX ALLOCATION REFUNDING BOND	26	4500 2150	1 2200.00	2200.00
				(RDA-Op.Fund Redevelopment Profl Services)
				Invoice Extension ---->
				2200.00
				Vendor Total ----->
				2200.00 =====

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
836335809 COMMUNICATION-07/19/19-08/19/19 (9836335809)	09-19	08/18/19 N N N	A-NET30 FROM INVOICE	2010

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description			Unit(s) Unit Cost	Amount
0001 COMMUNICATION-07/19/19-08/19/19 (9836335809)	01	4100 1150	1 54.45	54.45
		(General Fund City Council Communications)		
0002 COMMUNICATION-07/19/19-08/19/19 (9836335809)	01	4105 1150	1 54.45	54.45
		(General Fund Administration Communications)		
0003 COMMUNICATION-07/19/19-08/19/19 (9836335809)	01	4145 1150	1 13.73	13.73
		(General Fund Building Mtce Communications)		
0004 COMMUNICATION-07/19/19-08/19/19 (9836335809)	01	4300 1150	1 13.73	13.73
		(General Fund Parks & Rec Communications)		
0005 COMMUNICATION-07/19/19-08/19/19 (9836335809)	10	4420 1150	1 205.06	205.06
		(Wtr. Oper. Fund Water Operating Communications)		
0006 COMMUNICATION-07/19/19-08/19/19 (9836335809)	12	4425 1150	1 163.98	163.98
		(Wst.Wtr.Op.Fund Wastewater Communications)		
0007 COMMUNICATION-07/19/19-08/19/19 (9836335809)	71	4454 1150	1 115.08	115.08
		(MEASURE A MEASURE A Communications)		
		Invoice Extension ---->		620.48

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
836635584 COMMUNICATION-(9836635584) 07/23/19-08/22/19	09-19	08/22/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 COMMUNICATION-(9836635584) 07/23/19-08/22/19	01	4200 1150	1 54.45	54.45
		(General Fund Police Communications)		
0002 COMMUNICATION-(9836635584) 07/23/19-08/22/19	01	4220 1150	1 54.45	54.45
		(General Fund Fire Communications)		
		Invoice Extension ---->		108.90
		Vendor Total ----->		729.38

P.O. BOX 16350 *** VENDOR.: WES03 (WESTERN EXTERMINATOR COMPANY INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
718053 ONE TIME QUALITY ASSURANCE INSPECTION (BATS)	09-19	06/12/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 ONE TIME QUALITY ASSURANCE INSPECTION (BATS)	89	4444 3082	1 3000.00	3000.00
		(CIP CIP 089-502)		
		Invoice Extension ---->		3000.00
INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
7187050 PEST ATTIC INSULATION RATS AND MICE	09-19	06/14/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 PEST ATTIC INSULATION RATS AND MICE	89	4444 3082	1 3240.00	3240.00
		(CIP CIP 089-502)		
		Invoice Extension ---->		3240.00
		Vendor Total ----->		6240.00

104 INDEPENDENCE WAY *** VENDOR.: WIT01 (WITMER PUBLIC SAFETY GROUP INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090319 KEMP USA ULTIMATE EMS BACKPACK	09-19	08/16/19 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 KEMP USA ULTIMATE EMS BACKPACK	01	4220 1550	1 112.05	112.05
		(General Fund Fire Op Supp/Expense)		
		Invoice Extension ---->		112.05
		Vendor Total ----->		112.05

** Total Invoices ----> 259647.53
 ** Total Checks ----> .00
 *** Total Purchases ----> 259647.53

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259,647,53

17.22+
13,479.04+
500.+
2.75+
53.87+
135.59+
983.98+
18.+
2,578.+
523.+
194.+
2,200.+
108.9+
620.48+
3,000.+
3,240.+
11.05+
11.05-
112.05+
259,647.51*

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
01	2004		D.J. FARMS//General Fund	4515.15					
01	2010		Accounts Payable//General Fund	-50118.56					
01	2044		Auditorium/Park Deposits//Gener	500.00					
01	2048		Building Permit Deposits//Gener	1310.00					
01	2093		PSHH - Guadalupe Court//General	8975.34					
01	2259		Business License Ovrpmt//Genera	10.00					
01	2265		USE TAX PAYABLE//General Fund	-1.52					
01	2271		Guadalupe Ranch Acres//General	304.00					
01	4100	1150	City Council/Communication/Gener	54.45	54.45	.00	108.90	660.00	551.10
01	4105	1150	Administratio/Communication/Gen	54.45	575.28	.00	629.73	5500.00	4870.27
01	4105	1200	Administratio/Off Suppl/Pos/Gen	194.00	193.19	.00	387.19	1800.00	1412.81
01	4105	2150	Administratio/Profl Service/Gen	645.28	100.16	.00	745.44	7000.00	6254.56
01	4120	1250<*>	Finance/Advertisin/Pu/General F	52.25	.00	.00	52.25	.00	-52.25
01	4120	2150	Finance/Profl Service/General F	604.47	2023.53	.00	2628.00	20000.00	17372.00
01	4140	0400<*>	Non-Departmen/Health Insura/Gen	64.79	58.52	.00	123.31	.00	-123.31
01	4140	2151	Non-Departmen/IT Services/Gener	2578.00	5148.00	.00	7726.00	30000.00	22274.00
01	4140	4150	Non-Departmen/Lease-Purchas/Gen	147.25	984.26	.00	1131.51	6200.00	5068.49
01	4145	1000	Building Mtce/Utilities/General	3069.70	3203.08	.00	6272.78	35000.00	28727.22
01	4145	1150	Building Mtce/Communication/Gen	13.73	13.66	.00	27.39	190.00	162.61
01	4145	1460	Building Mtce/Vehicle Maint/Gen	2.43	.00	.00	2.43	400.00	397.57
01	4145	1550	Building Mtce/Op Supp/Expen/Gen	337.12	2096.19	.00	2433.31	7800.00	5366.69
01	4145	2150	Building Mtce/Profl Service/Gen	951.70	4043.35	.00	4995.05	23000.00	18004.95
01	4200	1150	Police/Communication/General Fu	54.45	591.10	.00	645.55	9000.00	8354.45
01	4200	1460	Police/Vehicle Maint/General Fu	1013.00	1736.90	.00	2749.90	5000.00	2250.10
01	4200	1550	Police/Op Supp/Expen/General Fu	41.93	1980.50	.00	2022.43	19888.00	17865.57
01	4200	1560	Police/Fuels/Lubrica/General Fu	1036.12	3059.30	.00	4095.42	24731.00	20635.58
01	4200	2150	Police/Profl Service/General Fu	495.00	580.00	.00	1075.00	5770.00	4695.00
01	4200	2350	Police/Svcs.Other Ag/General Fu	4138.50	4420.17	.00	8558.67	45000.00	36441.33
01	4220	1150	Fire/Communication/General Fund	54.45	501.94	.00	556.39	4600.00	4043.61
01	4220	1550	Fire/Op Supp/Expen/General Fund	137.46	2591.73	.00	2729.19	12000.00	9270.81
01	4220	1560	Fire/Fuels/Lubrica/General Fund	187.72	754.55	.00	942.27	9000.00	8057.73
01	4220	2150	Fire/Profl Service/General Fund	990.00	1245.00	.00	2235.00	3000.00	765.00
01	4220	2350	Fire/Svcs.Other Ag/General Fund	2013.08	2013.08	.00	4026.16	20000.00	15973.84
01	4300	1000	Parks & Rec/Utilities/General F	9184.77	5543.23	.00	14728.00	64000.00	49272.00
01	4300	1150	Parks & Rec/Communication/Gener	13.73	157.74	.00	171.47	1900.00	1728.53
01	4300	1400	Parks & Rec/Equipment Mai/Gener	93.49	.00	.00	93.49	200.00	106.51
01	4300	1460<*>	Parks & Rec/Vehicle Maint/Gener	2.43	.00	.00	2.43	.00	-2.43
01	4300	1550	Parks & Rec/Op Supp/Expen/Gener	516.01	2944.24	.00	3460.25	4000.00	539.75
01	4300	2150	Parks & Rec/Profl Service/Gener	2.08	3512.26	.00	3514.34	30000.00	26485.66
01	4405	2150	Bldg and Safe/Profl Service/Gen	5761.75	16430.50	.00	22192.25	200000.00	177807.75
			Fund (01) Total ---->	.00	66555.91	.00	101061.50	595639.00	494577.50
				=====	=====	=====	=====	=====	=====
10	2010		Accounts Payable//Wtr. Oper. Fu	-63053.51					

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
10	4420	0150<*>	Water Operati/Temp Employee/Wtr	837.00	8729.63	.00	9566.63	.00	-9566.63
10	4420	1000	Water Operati/Utilities/Wtr. Op	13154.09	10939.44	.00	24093.53	110000.00	85906.47
10	4420	1150	Water Operati/Communication/Wtr	252.06	553.48	.00	805.54	4500.00	3694.46
10	4420	1460	Water Operati/Vehicle Maint/Wtr	69.54	.00	.00	69.54	1000.00	930.46
10	4420	1550	Water Operati/Op Supp/Expen/Wtr	910.34	4119.27	.00	5029.61	40000.00	34970.39
10	4420	1553	Water Operati/State Water P/Wtr	19750.96	.00	.00	19750.96	900000.00	880249.04
10	4420	1560	Water Operati/Fuels/Lubrica/Wtr	275.07	929.28	.00	1204.35	6500.00	5295.65
10	4420	2150	Water Operati/Profl Service/Wtr	1398.20	9543.96	.00	10942.16	50000.00	39057.84
10	4420	2350	Water Operati/Svcs.Other Ag/Wtr	26406.25	.00	.00	26406.25	45000.00	18593.75
Fund (10) Total ---->				.00	34815.06	.00	97868.57	1157000.00	1059131.43
=====									
102	2010		Accounts Payable//CDBG 2017	-8175.06					
102	4022	2150<*>	CDBG 2017 GA/Profl Service/CDBG	8175.06	746.85	.00	8921.91	.00	-8921.91
Fund (102) Total ---->				.00	746.85	.00	8921.91	.00	-8921.91
=====									
103	2010		Accounts Payable//CDBG 2017	-4780.25					
103	4013	2150<*>	CDBG 2017 PLN/Profl Service/CDB	4780.25	.00	.00	4780.25	.00	-4780.25
Fund (103) Total ---->				.00	.00	.00	4780.25	.00	-4780.25
=====									
104	2010		Accounts Payable//CDBG 2017	-523.73					
104	4014	2150<*>	LEROY PARK AD/Profl Service/CDB	523.73	37247.55	.00	37771.28	.00	-37771.28
Fund (104) Total ---->				.00	37247.55	.00	37771.28	.00	-37771.28
=====									
12	2010		Accounts Payable//Wst.Wtr.Op.Fu	-33527.87					
12	4425	1000	Wastewater/Utilities/Wst.Wtr.Op	21698.20	20355.21	.00	42053.41	220000.00	177946.59
12	4425	1150	Wastewater/Communication/Wst.Wt	163.98	628.03	.00	792.01	4800.00	4007.99
12	4425	1400	Wastewater/Equipment Mai/Wst.Wt	7178.84	14110.77	.00	21289.61	50000.00	28710.39
12	4425	1460	Wastewater/Vehicle Maint/Wst.Wt	63.02	.00	.00	63.02	1500.00	1436.98
12	4425	1505<*>	Wastewater/Improve-Repai/Wst.Wt	1075.00	389.10	.00	1464.10	.00	-1464.10
12	4425	1550	Wastewater/Op Supp/Expen/Wst.Wt	487.22	1978.26	.00	2465.48	32000.00	29534.52
12	4425	1560	Wastewater/Fuels/Lubrica/Wst.Wt	354.06	738.26	.00	1092.32	9000.00	7907.68
12	4425	2150	Wastewater/Profl Service/Wst.Wt	1282.16	15863.45	.00	17145.61	150000.00	132854.39
12	4425	4150	Wastewater/Lease-Purchas/Wst.Wt	1225.39	5824.04	.00	7049.43	34000.00	26950.57
Fund (12) Total ---->				.00	59887.12	.00	93414.99	501300.00	407885.01
=====									
23	2010		Accounts Payable//LTF - Transit	-68629.54					

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
23	4461	5090<*>	LTF Transit/Grant Match/LTF - T	68629.54	.00	.00	68629.54	.00	-68629.54
Fund (23) Total ---->				.00	.00	.00	68629.54	.00	-68629.54
26	2010		Accounts Payable//RDA-Op.Fund	-5150.67					
26	4500	1000	Redevelopment/Utilities/RDA-Op.	2950.67	5176.82	.00	8127.49	14000.00	5872.51
26	4500	2150	Redevelopment/Profl Service/RDA	2200.00	21093.75	.00	23293.75	112500.00	89206.25
Fund (26) Total ---->				.00	26270.57	.00	31421.24	126500.00	95078.76
30	2010		Accounts Payable//Wtr. Cap. Fun	-6705.30					
30	4465	3150<*>	Water Capital/Imp.Other/Bui/Wtr	6705.30	381.10	.00	7086.40	.00	-7086.40
Fund (30) Total ---->				.00	381.10	.00	7086.40	.00	-7086.40
32	2010		Accounts Payable//Wstwtr.Cap.Fu	-979.93					
32	4470	3150<*>	Wastewater Ca/Imp.Other/Bui/Wst	979.93	6024.38	.00	7004.31	.00	-7004.31
Fund (32) Total ---->				.00	6024.38	.00	7004.31	.00	-7004.31
60	2010		Accounts Payable//Guad.Assmt.Di	-789.40					
60	4490	1000	Guad.Assmt Di/Utilities/Guad.As	789.40	730.36	.00	1519.76	10500.00	8980.24
Fund (60) Total ---->				.00	730.36	.00	1519.76	10500.00	8980.24
65	2010		Accounts Payable//Guad.Light Di	-3537.64					
65	4485	1000	Gdlpe Light D/Utilities/Guad.Li	3537.64	3768.98	.00	7306.62	41310.00	34003.38
Fund (65) Total ---->				.00	3768.98	.00	7306.62	41310.00	34003.38
71	2010		Accounts Payable//MEASURE A	-1007.65					
71	4454	1000	MEASURE A/Utilities/MEASURE A	213.92	213.22	.00	427.14	2500.00	2072.86
71	4454	1150	MEASURE A/Communication/MEASURE	115.08	217.11	.00	332.19	2300.00	1967.81
71	4454	1460	MEASURE A/Vehicle Maint/MEASURE	14.54	40.00	.00	54.54	1500.00	1445.46
71	4454	1550	MEASURE A/Op Supp/Expen/MEASURE	473.60	2736.91	.00	3210.51	10000.00	6789.49
71	4454	1560	MEASURE A/Fuels/Lubrica/MEASURE	175.23	753.43	.00	928.66	6000.00	5071.34
71	4454	2150	MEASURE A/Profl Service/MEASURE	15.28	846.71	.00	861.99	20000.00	19138.01
Fund (71) Total ---->				.00	4807.38	.00	5815.03	42300.00	36484.97
89	2010		Accounts Payable//CIP	-12668.42					

REPORT.: Sep 05 19 Thursday
 RUN...: Sep 05 19 Time: 14:06
 Run By.: Esther Britt

City of Guadalupe
 Invoice/Pre-Paid Check Audit Trail
 General Ledger Accounts with Budget Summary September 05, 2019
 Accounting Period is September, 2019

PAGE: 023
 ID #: PY-IP
 CTL.: GUA

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
89	4444	3082<*>	CIP/089-502/CIP		12668.42	15137.44	.00	27805.86	-27805.86
			Fund (89) Total ---->		.00	15137.44	.00	27805.86	-27805.86

REPORT.: Sep 05 19 Thursday
 RUN....: Sep 05 19 Time: 15:00
 Run By.: Esther Britt

City of Guadalupe
 Invoice/Pre-Paid Check Audit Trail
 Batch B90905 - 15:00

PAGE: 001
 ID #: PY-IP
 CTL.: GUA

JOHN A. ORTEGA
 P.O. BOX 8009

*** VENDOR.: WES10 (WEST COAST HEATING & COOLING)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
090519	EQUIPMENT MAINTENANCE-REPAIR AIR CONDITIONER	09-19	08/13/19 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	EQUIPMENT MAINTENANCE-REPAIR AIR CONDITIONER	12 4425 1400	1	7900.00	7900.00

(Wst.Wtr.Op.Fund Wastewater Equipment Maint)

Invoice Extension ----> 7900.00

Vendor Total -----> 7900.00
 =====

** Total Invoices ----> 7900.00

** Total Checks ----> .00

*** Total Purchases ---> 7900.00
 =====

REPORT.: Sep 05 19 Thursday
 RUN...: Sep 05 19 Time: 15:00
 Run By.: Esther Britt

City of Guadalupe
 Invoice/Pre-Paid Check Audit Trail
 General Ledger Accounts with Budget Summary September 05, 2019
 Accounting Period is September, 2019

PAGE: 002
 ID #: PY-IP
 CTL.: GUA

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
12	2010		Accounts Payable//Wst.Wtr.Op.Fu	-7900.00					
12	4425	1400	Wastewater/Equipment Mai/Wst.Wt	7900.00	14110.77	7178.84	29189.61	50000.00	20810.39
Fund (12) Total ---->				.00	14110.77	7178.84	29189.61	50000.00	20810.39

MINUTES
City of Guadalupe
Regular Meeting of the Guadalupe City Council
Tuesday, July 23, 2019 at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

ROLL CALL:

Council Member Tony Ramirez
Council Member Eugene Costa Jr.
Council Member Liliana Cardenas
Mayor Pro Tempore Gina Rubalcaba
Mayor Ariston Julian
All present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

CEREMONIAL CALENDAR

1. Proclamations for:
 - Steve Kahn, Interim Public Works Director
 - Jack Boyce, Civic Spark Climate Fellow

Administrator Perrault spoke of Mr. Steve Kahn's interim time and work in our community with praise for the accomplishments he achieved. He is leaving as his replacement is taking the position. Mayor Julian read the proclamation. Mr. Kahn was absent on family business.

Mayor Julian also read the proclamation of appreciation for Jack Boyce, who was present.

Mr. Boyce spoke saying that he was happy to be a part of the wonderful changes happening in our City. He said it seems sometimes that we are under-represented, but he felt that we were getting on the map and more persons were beginning to find our City and appreciate it.

Mayor commended him for his ability to be accepted and his working well with the different groups in the City.

SHORT RECESS

RESUME MEETING

PRESENTATIONS

2. Presentation regarding Central Coast Water Authority Delta Conveyance Project – Ray Stokes, Executive Director CCWA

Administrator Perrault introduced this topic saying the subject comes to us by way of CCWA and has the potential of costing the City very big bucks. It is a clear advantage of having this presentation as the Council will have to make decisions on this matter at a later date.

Mr. Ray Stokes provided two PowerPoint presentations on the Delta Water Conveyance Project and the Reacquisition of Santa Barbara Table A Water. He began by saying the Central Coast water Authority has 14 member agencies and Guadalupe is one of those agencies. He is introducing two items to be considered at the September meeting of the CCWA and Guadalupe has to take a position at that meeting on these topics.

This project used to be called Cal water fix but is now Delta Conveyance. The Delta Conveyance Project has been in existence for 14 years and Governor Newsom changed the architecture of the project from two tunnels running under the Delta to a single tunnel. This outline is to acquaint you with some of the problems the project is trying to address.

The current operation is trying to address the significant regulations that effects the State Water Project. He showed a map of the area involved showing the flow of water down from above the Sacramento area; down the Sacramento River into the Delta area which is made up of small islands and existing pumps strategically located to assist the water flow to where it is planned to go. There are new regulations regarding the safety of fish species that impair the regulating ability and ability to pump water out of the San Joaquín Delta. Some of the pumps are so powerful; they actually reverse the water flow of some river tributaries, and cause problems with endangered species. There are only three months that there are no restrictions on pumping water out of the Delta. There is a continuing lowering of the amount of acre feet of water that can be pumped out of the Delta. He gave statistics on acres of feet of water for then and now.

The old project, Cal water fix, intended to install new intakes above the Sacramento River and build two tunnels under the Delta 30 miles long, 40 feet in diameter and by-passing the Delta by going under it to reach the existing State and River projects. This is the two-pipeline scenario; today they propose to build only one single pipeline. The new plan is for just one large tunnel running under the Delta. There are modern fish screens that keep the fish from being drawn into the pumps. That would dramatically reduce the reverse river flows on the Ollamary because the water would be coming down farther. Water being pumped out of the Delta would be 4.7 million acres feet and they anticipate a reduction to 3.5 to 3.9 million- acre feet in the future. With Cal-Water, it would be shored up to an increased amount that could be pumped out to between 4.7 to 5.3 million-acre feet. With Delta, this shows what the benefit would be to have an alternative facility.

There are significant risks in the Delta climate change. You have sea level rise, reduced snow pack levels, and change in participation patterns. All of that impacts the amount of water that can be diverted for State and Federal projects. Less fresh water coming down from the Sacramento, San Joaquin River means more sea water comes into the Delta. This affects the salinity and integrity of the water causing less good water pumped out for use. Seismic risks are high and a study shows the possibility of a 6.5 hitting the area of the Delta between 2020 and 2030. This means significant levy

breaks and moving water through the Delta could be impossible but if you have a means of bypassing the Delta, flooding and seawater are greatly reduced.

The Governor wants to downsize the tunnel to a single pipe; one tunnel 6,000 CFS facility compared to a two tunnel 9,000 CFS and permits and preparations are being made for a single tunnel. Estimated cost under the prior analysis is for opting into the single-tunnel project. You are totally opting to use the Delta plan or you are opting out totally. No percentages of your water supply can be bought. There are 29 State Water contractors. If we opted out, we might be able to buy water from one of those if they couldn't use all of their water and wanted to sell. Financing here is a 40-year bond at 6 %. This turns into a total cost of twelve Billion dollars total costs. With taxes, interest, etc., estimated cost for entire project for one year is one billion dollars. No state agricultural contractors will be participating in this project; it's too expensive; they can't afford it. This is a snapshot, it's very fluid, so things could change. CCWA would be allocated \$175 million dollars and then Guadalupe's share would be around 12.5 million dollars per year. It's projected that we would be getting 8,500 per acre feet per year. The design and building of the project is a separate entity. Costs would be another 350 million dollars. That would be an additional cost of 4.4 million dollars to Guadalupe. He explained that opting in or opting out meant all 14 of the agencies of the CCWA. We could be in and sell extra water to others to offset some of the costs, or we could opt out and buy water from some group that's in if needed. He asks that each agency and board members consider this project over the next two months as the decision has to be made by September 17th. Final vote is at the meeting on that date. He thinks he will recommend that they opt out but if anyone would like to be a part of the project, he will try to get rights through other State agents.

Councilwoman Rubalcaba said that this is important because the Council has to make decisions on this; it's about money. She's leaning toward opting out as well.

Councilwoman Cardenas asked what our sources of water were if not from the Delta.

Mr. Stokes answered that State Water does come through the Delta. Proposal is under the Delta, not through the Delta, as our water comes now. Our percentages can go down with additional restrictions put on it by environmental groups. We already participate in buying reacquisition Table A water.

Suspended Table Water: 1963 Santa Barbara County entered into an agreement with the Department of Water Resources for State water amounting to 57,750-acre feet per year. Between 1963 to 1980 the County had paid off the contract, but there was no way to bring the water to the county, so no value was received for the money. In 1981 the County entered into an agreement with all the purveyors of water in the County to pay for this water right. It is called the Water Supply Retention Agreement. County no longer had to pay the cost of water. In 1982, the County entered into a suit with DWR on a cost allocation issue which was settled in 1987 and the County set aside 12,700-acre feet as Suspended. There is a one-year time extension when Santa Barbara County can go to the State and reacquire that 12,700 suspended water. From 1981 to 1991, DWR extended that one-year option to acquire that water. In 1991 the voters approved the construction of the State Water in Santa Barbara County and CCWA was formed and passed along all financial cost to the State. DWR agreed CCWA had the right to acquire the 12,700 -acre feet of water.

Mr. Stokes gave a history of the battles between State, County and other entities over the water rights with CCWA; which Guadalupe is a part of; kept the rights. We are at present completing the terms and costs of acquiring that 12,700-acre feet of water. Terms are: we (CCWA) pay all the costs of acquiring that water, all the way back to 1981 to DWR with interest. Secondly, we must pay the County from the time they executed the contract in 1963 to the point in time when they suspended the water in 1981, with interest.

He estimated the cost as being 31 million dollars and 7 million dollars to Santa Barbara County. When we get to the end of 2019, it will be close to 39 million dollars. That comes to 31 dollars per acre feet of water to acquire that water. A total cost incurred to date is about 271,000 dollars. Estimated costs will be about 300,000 dollars on CEQA. We have to do a full-blown analysis on CEQA, a requirement from DWR and estimated costs are a total of 621,000 dollars as a condition prior to buying the water.

CCWA could issue 42 million in bonds to cover these costs. It all boils down to 190 dollars per acre feet of water. This is a good deal due to the fact that the facility built after CCWA was formed did not include provisions for this water. The water does not have to travel beyond the old facilities so we are not paying for the new construction of conveyer pipelines. He estimated the costs for future acquisitions and constructions. Considering all possible costs in acquiring this water, it is still lower than the costs we are paying for our contract amount of water. Water costs will drop in 2022 and on due to the bonds that have been issue have been fully paid by 2021.

He made an estimate of our water bills compared to other Cities in the County and stated that we would be getting quite a bit more water for not a lot more money.

Any year that our water allocation is not 100 %, then the ability to acquire this Table A water is a benefit. It supports the stabilizing of ground water levels.

He listed the Cities participating in buying Table A water and the list included all the larger Cities and most of the smaller ones, excluding Santa Barbara. He will ask the Board in September to begin process of the CEQA analysis and the process of buying this water which will take approximately a year.

At the conclusion, he stated that if no action was taken, we would have the same water problem in the future.

Mr. Thomas Sanchez spoke from the audience saying that he felt that the corporate agricultural companies and farmers were using the greater share of the water and were not paying their fair share. He sited small towns in the San Joaquin Valley that no longer had water due to the aquifer being depleted by the farmers. Traversing Highway 41, he feels there are abundant signs that we need to build more dams. Or better yet, we should hold them responsible and they should pay for restoring the aquifer. Politicians have not stepped up to charge the companies who are getting this free water. He guaranteed that we would have the same problem as Paso Robles is beginning to have now.

3. CivicSpark end-of-service accomplishments – Jack Boyce

Mr. Jack Boyce stated that he was here finishing his service with CivicSparks which is a Governor's initiative program and working with RCDCC on the LeRoy Park program as well as the Resilience plan. He would like to address some of the bigger accomplishments here. The City now has data bases at their disposal and architectural services. The RCDCC says that a public information file maintained and is accessible to the public has to be a part of the grant. The City has a license to use the software for Urban Footprint. This ensures demographic data is available and accurate. It will really be helpful when the resiliency data kicks off. We have the General Conditions Clearance submitted to the State, and once approved, we will have access to full review for members. As of now, we have access to general administration funds, but we will have full access to what funds are available when the submission is approved. He listed a number of necessary reports that he had finalized and the annual performance report. He had the honor of being a member of the Stakeholder's Group. Beyond that 120 individuals are actively participating with contact information on board. He stated he had the pleasure of organizing the Amigos Group which will morph into a continuing regulated Recreation Commission. Twenty-six members are on the roster. He showed a copy of the poster he presented in Sacramento as part of the culmination of his service in our community. He mentioned other efforts to aid in growing the community such as community outreach. He mentioned legal language as a best practice. This is the language that the majority of the citizens use in a community. A good practice is to communicate in all materials presented to the public in a language understood by all. The less fortunate, disadvantaged in the community should be a priority. He thanked the persons he worked with on the staff and felt they had made a great team.

Mayor Julian stated that it was wonderful how the community cooperated and accepted Mr. Boyle into the community and worked with him. He wished him the best of luck.

COMMUNITY PARTICIPATION FORUM

Mr. Julius Reuters is a fifteen-year resident of Guadalupe and thanked the Council for their efforts on illegal fireworks and the flyer in the water bill was wonderful. He received it July 3rd and he suggests that next year it should be sent out earlier. He noted the Chief of police seemed concerned to get things done. He would like to know if there were any fines given on the fourth.

Administrator Perrault answered that no fines were issued but warnings were and 10 citations were issued. The new rules were passed late in June, so that was taken into consideration.

He asked about street sweeping: it didn't seem as if they were doing the job any more, and who could he contact to find out about it?

Mr. Perrault stated he could contact his office and he would give him the information. It is a contracted -out service and not done by City employees.

CONSENT CALENDAR

4. Payment of Warrants for the period ending July 18, 2019 to be approved for payment by the City Council.

5. Minutes of the City Council Special Meeting of June 18, 2019 to be ordered filed.
6. Establishing the appropriations limit from tax proceeds for Fiscal Year 2019-2020 – Resolution No. 2019-36.
7. Approve an agreement between the City of Guadalupe and Labor Consultants of California (LLC) for labor coordinator services for the LeRoy Park and Community Center Rehabilitation Project – Resolution No. 2019-37.
8. Approve the construction plans and specifications for the 2019 Pavement Maintenance Project and adopt Resolution No. 2019-38 to authorize the Mayor to execute a construction contract with American Asphalt South, Inc.
9. Approve an agreement between the City of Guadalupe and Pavement Engineering Inc. for construction inspection and quality assurance services for the 2019 Pavement Management Maintenance Project- Resolution No. 2019-40.

One correction of the spelling of the name Costa.

10. MONTHLY REPORTS FROM DEPARTMENT HEADS

- a. Police and Fire Department Report for June 2019
- b. Treasurer’s Report for June 2019
- c. Human Resources / Parks and Recreation Report for June 2019

Motion made by Councilman Ramirez and 2nd by Councilman Costa to approve the Consent Calendar. 5/0 passed.

INTERIM CITY ADMINISTRATOR REPORT: (Information Only)

Administrator Perrault stated that the Request for Proposals were out for the Landscaping contract and available for applying for those interested.

He also announced he would be gone next week on personal business but would be available by phone. The police chief would also be available to fill in.

PUBLIC HEARING

11. Pasadera Landscaping and Lighting District (FY 2019-20).

Written report: Steve Kahn, Interim Public Works Director

Recommendation: That the City Council conduct a public hearing to provide all present with the opportunity to speak regarding the assessments for the Pasadera Landscaping and Lighting District and adopt Resolution No. 2019-41 confirming the Engineer’s Report, Assessment Diagram, and assessments related thereto for Fiscal Year 2019/2020.

Administrator Perrault reported for Mr. Kahn stating that On October 20, 2017 meeting, the City formed the Pasadera Landscaping and lighting District. This formation is to provide the revenue for parks, landscaping and street lighting in that area. The district will incorporate 803 single family homes, property for schools and parks, sites for commercial commerce, and various street and recreation right of ways. The attached engineer's report describes the taxes and fees for this area more fully. This will provide the money to pay for these improvements and the maintenance for this fiscal year. The assessment for single family dwellings will be \$ 261.78 for the year and once approved, will go on the County tax bill for the home owners. These are for the improvements already in place, not for future improvements.

Opened Public Hearing: 7:25

Ms. Clark stated that she has lived there 2 years and thanked them for the extra landscaping. She's grateful the fees aren't going up from what she thought this year would be. None of the small parks have trash cans. It would be an inducement for people to pick up after themselves.

Closed Public Comment: 7:28

Motion made by Councilwoman Rubalcaba and 2nd by Councilwoman Cardenas to adopt Resolution 2019-41. 4,0 passed.

Recused: 1 – Ramirez (Conflict of Interest)

12. Guadalupe Lighting District (FY 2019-20).

Written report: Jeff van den Eikhof, Contract City Engineer

Recommendation: That the City Council conduct a public hearing to provide all present with an opportunity to speak regarding the assessments for the Guadalupe Lighting District and adopt Resolution No. 2019-42 setting the proposed assessments for Fiscal Year 2019/2020.

Contract City Engineer Eikhof reported that the assessment is due to the County by the end of the week. He stated that this district, PG&E had assessed a fee updating all lighting in the core of the City in the past. That has sun-setted and fees are actually going down by 1 %.

Opened to Public: 7:31 Closed: 7:32

Motion made by Councilman Ramirez and 2nd by Councilwoman Cardenas to adopt Resolution 2019-42 5/0 passed.

13. Guadalupe Benefit Assessment District No.1 (Point Sal Dunes / Riverview Phase 1

Subdivision) (FY 2019-20).

Written report: Jeff van den Eikhof, Contract City Engineer

Recommendation: That the City Council conduct a public hearing to provide all present with an opportunity to speak regarding the assessments for the Guadalupe Benefit Lighting District No. 1 and adopt Resolution 2019-43 setting the proposed assessments Fiscal Year 2019/2020.

Contract City Engineer Eikhof gave the report stating that costs had actually gone up. Point Sal Dunes will increase from \$ 67.40 to \$ 71.68. Riverview increases from \$232.32 to \$ 130.36. These fees are based on actual costs of landscaping, lighting and water fees. Mr. Ramirez's question was answered: No, O'Connell Park is not included in this district. Two members, Julian and Cardenas, had to exempt themselves from voting due to Brown Act.

Pro-Tem Mayor Rubalcaba took over presiding the Council.

Opened Public hearing: 7:37 Closed: 7: 38

Motion made by Councilman Ramirez and 2nd by Councilman Costa to adopt Resolution 2019-43. 3/0 passed.

Recused: Ariston Julian / Liliana Cardenas (Conflict of Interest)

Mayor Julian resumed his position on the Council and Ms. Cardenas took her seat.

REGULAR BUSINESS

14. Water Standby Charges.

Written report: Jeff van den Eikhof, Contract City Engineer

Recommendation: That the City Council adopt Resolution No. 2019-44 directing staff to forward to the Auditor's Controller's Office of the County of Santa Barbara the Water Standby Charges for vacant parcels within the City of Guadalupe for Fiscal Year 2019/2020.

City Engineer Eikhof gave the report on stand-by fees for water to be available in the future when developed. This applies only to parcels in the City. Parcels less than an acre, charge is \$5 a month. For those more than an acre, \$10 a month per acre. There are no changes, except in Pasadera. As the lots are being developed, they start paying the actual water fees.

Motion made by Councilwoman Rubalcaba and 2nd by Councilman Ramirez to adopt Resolution 2019-44. 5/0 passed.

15. Approve classification for the Recreation Coordinator and Human Resources Manager.

Written report: Robert Perrault, Interim City Administrator

Recommendation: That the City Council adopt Resolution No. 2019-45 approving classifications for the Recreation Coordinator and Human Resources Manager.

Mr. Perrault stated that recreation is a high priority and the key to that is the Recreation Coordinator. This was taken into consideration in the budget. Staff felt the description for

the position was badly worded and not complying with what was needed, so it is in the process of being updated. This is a part-time position; compensation is from \$18 to \$22.50 dollars an hour.

There is already an interested candidate for the position. He will report to the administrator. One key function will be to report to the Recreation Commission. The outline of this process will be ready by next meeting. The coordinator will oversee a variety of recreation activities for youth and adults. The coordinator will work with the maintenance staff to ensure facilities are properly maintained. He/she will assume the responsibilities for leasing out the public facilities. The coordinator will also work with non-profits such as the Boy's and Girl's Club. The coordinator will also report to the Council as well as Recreation Committee on a regular basis. This position has been provided for in the budget, so does not impact it further.

Recruitment starts immediately and within the next two weeks we will reach out to the public.

He announced that the Human Resources Personnel, Ms. Amelia Villegas, will be retiring Oct. 1st of this year. He recommends a change of title to Manager as she does manage the entire department. This is also a part-time position. Change of title does not impact the budget.

Motion made by Councilman Costa and 2nd by Councilwoman Rubalcaba to adopt Resolution 2019-45. 5/0 passed.

16. Further Consideration of Joining Monterey Bay Community Power Authority.

Written report: Robert Perrault, Interim City Administrator

Recommendation: That the City Council:

- a. Introduce an Ordinance for first reading, and continue to the next meeting for second reading and adoption, authorizing the implementation of a community choice aggregation program by participating in Monterey Bay Community Power Authority's community choice aggregation program; and adopt Resolution No. 2019-35 requesting membership in the Monterey Bay Community Power (MBCP) joint powers authority.
- b. Delay taking action on joining the MBCP at this time and direct that staff return the item for further consideration at a specified date; or
- c. Determine to take no further action on this item.

Administrator Perrault reminded Council that they deferred the decision to join Monterey Bay Power to this meeting to give more time to the public to acquaint themselves with options. Also, they wanted to see what Santa Barbara was going to do on the subject. He outlined the options as being: 1.) adopt first reading and continue to the second reading next meeting. 2.) actually request membership in the Monterey Bay Power Authority. 3) delay action and return at a later date. 4.) take no action at all. Other options are available.

Monterey Bay is a community choice Energy Power Agency whose mission is to purchase renewable green energy and offer non-carbon-based fuel or stay with the current PG&E. We

are only talking about power generation; we are not switching utilities.

The utility that transmits the power will remain PG&E. Only the sourcing of the power changes.

Santa Barbara County Board of Supervisors considered whether to form their own, but decided to go with Monterey Bay. They cited many reasons; one being cost effectiveness in the road they wanted to take on energy. The costs of forming their own was far too expensive.

There was some discussion of Microgrids in the future. Microgrids occur when an agency develops their own power, whether wind, water, whatever, to serve industry in the community or serve as a backup to the primary source of power for the community.

JPA status: Goleta and Carpinteria will have this discussion in the near future. Santa Barbara will complete their action on August 13th. Santa Barbara is forming their own CCA. Santa Maria is bringing the item back within the coming weeks. He stated that most of the Cities in San Luis Obispo County have either joined or are in the process. He noted that the City of Atascadero decided not to participate at this time. Customers might see a slight cost reduction but not guaranteed. You won't see any change until 2020 or 2021 because it takes that long to finish the enrollment process. Single households have a month period to opt out and stay with PG&E if they choose. They can reverse themselves if they choose. The cost to the City is an initial cost between 5 to 7 thousand dollars to join the authority. Beyond that, no deposit is required. Original costs (about 6 million) have all been repaid, so we do not pay any of that.

With a 6 month's-notice, a City could withdraw from the coalition. The costs of doing so would be the cost of energy for the future use of the City that had already been purchased by Monterey Bay, would have to be paid if Monterey did not find a buyer for it. No longer than the portion of year's supply not being used. It would have to be approved by the board. He stated there were 20 similar authorities in California, involving 170 Cities and it can be said that no one has opted out. Membership on the board is based on population size. Members over 50,000 population have a member, but smaller Cities are looped together in regional areas and share by rotation every 2 years a seat. There is no impact on the City if it stays with the existing condition. This is a policy decision as to what degree you want to be involved with environmental change. The 5 to 7 thousand dollars up front was not contemplated, so is not in the budget. There would have to be a revision. The City is a customer like any other, so would probably see a rate reduction of about 3 %. Other costs would involve withdrawal and would be speculative. Some staff involvement would occur but it is minimal. Conclusion of staff report.

Mayor Julian stated that Mr. Perrault has gone to 3 public meetings to discuss this issue and Mr. Perrault concurred.

Councilwoman Rubalcaba felt more public outreach and flyers could be put into the notices and booths at the September 16 Parade. She would feel more comfortable with moving forward then. She wants outreach now; the public would have the information and we could move forward like they always do.

Councilwoman Cardenas stated that many members of the public were for this. We should be thinking of renewable energy for tomorrow. Councilman Costa wanted more information and education to our residents, but Councilman Ramirez felt we had a lot of information and should move forward. More information would be available as we moved along for the public.

Administrator Perrault stated that the ordinance could be approved for first reading; have information to the public and bring back for 2nd reading in August.

Mayor Julian stated we could have an open meeting between Council sessions to further inform citizens. He also stated that in schools they are teaching the use of renewable energy. He named the kinds of renewal energy available, including our planting 200 trees in our community. These trees are calculated to calculate how much carbon dioxide they absorb and how much oxygen they are emitting. He thinks we should show this community that we are concerned about our environment. It's interesting that Dole, the largest agricultural Company is supportive of this. The Monterey Bay Aquarium opted out but wants 100 % green energy, no dams. The green-house effect occurring with the water going into the ocean is making an acidic ocean and that impacts all of life. We're small, but we should be saying to our community, especially the youth, that we are maintaining a pollution free environment as much as possible. He mentioned some of our accomplishments such as electric charging stations and clean air laws. He stated that the outreach of Monterey Bay to low income community members was a strong one and they would see benefits from it. He thinks we need to take a position.

Mr. Perrault echoed Mayor Julian's plan to move forward as the best option. Mr. Perrault added that we have our new employee from CDBG on board and she is a great help.

Mayor answered Councilwoman Rubalcaba's concern that PG&E could not speak on this issue by saying that PG&E is a profit organization and Monterey Bay is non-profit.

City Treasurer asked what happens if citizens don't want this and the answer is, they can all opt out or individuals can opt out. No certain percentage to remain in the group.

Motion made by Councilman Ramirez and 2nd by Councilwoman Cardenas to adopt Ordinance 2019-479. Roll Call Ramirez—aye Cardenas—Aye Rubalcaba—abstain Costa—abstain Julian—Aye 3 ayes 2 abstains passed.

Motion made by Councilman Ramirez and 2nd by Councilwoman Cardenas to adopt Resolution 2019-35. Ramirez—aye Cardenas—aye Rubalcaba—abstain Costa--abstain Julian—aye 3 aye, 2 abstains passed.

FUTURE AGENDA ITEMS

Aug. 24 Monterey Bay workshop

Aug 13 General Plan Update Approval of School Resource Officers Software Proposal

October-- annual Conference of California Cities

Meeting with Mr. Lavagnino on the levy and bike trails at a date to be determined

Tax measures update to be determined

Oso Flaco revisited at a date to be determined
Census to be determined

ANNOUNCEMENTS - COUNCIL ACTIVITY/COMMITTEE REPORTS

Councilman Ramirez thanked Hancock and the students for stepping up on the work day in Guadalupe

Councilwoman Cardenas announced one of our students received a gold medal for extemporaneous speaking and went on to national where he placed 5th place. Inri Serrano

Councilman Costa—O’Connell Park softball field was redone and many comments and praise

Motion made by Councilwoman Rubalcaba and 2nd by Councilman Ramirez to adjourn 5/0 passed

ADJOURNMENT TO CLOSED SESSION MEETING

CLOSED SESSION

17. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Subdivision (d) (1) of Government Code Section 54956.9

Name of cases:

1. Kieran L. Adam, Dominic L. Adam, Peter L. Adam, and Richard E. Adam, Jr.; Alamo West Partnership, et. al. v. City of Santa Maria; City of Guadalupe; City of Pismo Beach; City of Arroyo Grande; City of Grover Beach; Nipomo Community Services District; et al., Superior Court of Santa Barbara County Case No. 19CV02091
2. Koch California LTD., Ball Horticultural Company, Tagawa Growers, et al. v. City of Santa Maria; City of Guadalupe; City of Pismo Beach; City of Arroyo Grande; City of Grover Beach; Nipomo Community Services District; et al., Superior Court of San Luis Obispo County, Case No. 19CV-0227
3. JC & Elsie Teixeira Family Limited Partnership; Teixeira Brothers Land Limited Partnership; Teixeira Properties Limited Partnership v. City of Santa Maria; City of Guadalupe; City of Pismo Beach; City of Arroyo Grande; City of Grover Beach; Nipomo Community Services District; et al., Santa Barbara Superior Court Case No. 19CV02086
4. JC & Elsie Teixeira Family Limited Partnership v. City of Santa Maria; City of Guadalupe; City of Pismo Beach; City of Arroyo Grande; City of Grover Beach; Nipomo Community Services District; et al., Superior Court of San Luis Obispo County, Case No. 19CV-0230

CLOSED SESSION ANNOUNCEMENT

ADJOURNMENT

Prepared by:

Approved by:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

REPORT TO THE GUADALUPE CITY COUNCIL
City Council Agenda of September 10, 2019



Prepared by:
Shannon Sweeney, Public Works Director/City Engineer



Approved by:
Robert Perrault, Interim City Administrator

SUBJECT: WASTEWATER TREATMENT PLANT EFFLUENT IRRIGATION SPRAY FIELD PIPING AND ANCILLARY EQUIPMENT

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2019-56 approving the purchase of wastewater treatment plant effluent irrigation spray field piping, hoses, water cannons, a four-wheel drive all-terrain vehicle, and other minor supplies to improve the ability for the treatment plant to properly dispose of treated effluent.

EXECUTIVE SUMMARY:

The City is currently unable to adequately dispose of its wastewater treatment plant treated effluent because of piping limitations at the irrigation spray field. The existing piping has valves broken in the partially open position causing restrictions to the flow, piping damage caused by cattle, and excessive ponding. The most cost-effective way to address the situation is to purchase new piping and other ancillary equipment for this location.

BACKGROUND:

The City has had a lease to discharge treated wastewater effluent on adjacent property since 1951. The effluent system consists of a ditch, three holding ponds, an effluent pump station, an underground force main, aboveground piping, and movable water cannons (industrial sprinklers).

The 2014 Wastewater Master Plan identified the spray irrigation system as a capital improvement project recommended to address existing deficiencies. The deficiency noted was that the original system was damaged from cattle. Leaks on the current system are creating ponding in direct violation of the City's permit, and the inability to move more water because of broken valves are causing a backup of treated effluent.

The City has been advised by the Regional Water Quality Control Board that it will be receiving a Notice of Violation for spray field deficiencies, including excessive ponding of water.

City staff met with the adjacent landowner and rancher on August 13, 2019. Both are satisfied with the recommended solution and are happy to see progress on this long standing issue.

DISCUSSION:

The 2014 City of Guadalupe Wastewater Collection and Treatment Plant Master Plan described the spray irrigation system capital improvement project as the installation of 12 underground laterals off the existing force main with 30 to 40 sprinklers and steel bollards around each sprinkler head to protect from grazing cattle. The estimated cost of that project was \$580,000. Staff time to maintain this system is estimated at 5 hours per week to clear sprinklers and verify operation.

Another option is to purchase a mobile irrigation system. Mobile units with all associated piping was quoted at \$97,977.39. Each of the two units have a gas motor with a 6 gallon fuel tank that lasts 36 hours. These would require the system to be refueled every other day with an additional expense of the fuel itself. At \$3.50 per gallon, annual fuel costs are estimated at \$10,220.00. Staff time is estimated at 12 hours per week to refill fuel and reposition the units.

The last and staff recommended option involves replacing the existing piping, valves, and sprinklers. Using hoses rather than piping from the main line to the water cannons will significantly decrease the damage caused by grazing cattle. The solution requires a four-wheel drive all-terrain utility vehicle to move the water cannons and associated hoses on a daily basis to most efficiently distribute the treated effluent. Annual costs include new hoses at \$1200 and fuel for the vehicle at approximately \$350. Components needed to implement this solution, and their associated costs are:

- Tee: \$1,311.45 (lower of two quotes)
- Piping: \$10,208.91 (lower of two quotes)
- Water Cannons (3): \$6,000.00 (estimate based on prior purchases)
- Hoses, 12 50-foot sections of 3-inch hose with fittings: \$1,200 (online price)
- Four-wheel drive all-terrain utility vehicle: \$12,675.11 (getting a second quote)

Estimated \$31,396 total cost for supplies and materials.

Staff time is estimated at 14 hours per week to reposition cannons.

Option	Buried Pipe	Mobile Sprinklers	Water Cannons
Installation	\$580,000	\$97,977.39	\$31,395.47
Annual supplies	\$0	\$10,220.00 (fuel)	\$\$1,550.00 (hoses+fuel)
Annual staff time*	\$11,684.4	\$28,042.56	\$32,716.32
10-year estimated cost	\$696,844	\$480,603	\$374,059

*Fully burdened staff person = \$44.94/hr

FISCAL IMPACT:

The City budgeted \$50,000.00 in FY 2019-20 for wastewater treatment plant site improvements. Sufficient funds are available to implement the recommended option (water cannons). Failure to show progress on items identified in the Notice of Violation can result in future fines.

Attachments:

1. Resolution No. 2019-56 Approving purchase of wastewater treatment plant effluent irrigation spray field supplies.

RESOLUTION NO. 2019-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE TO AUTHORIZE STAFF TO PURCHASE SPRAY FIELD PIPING AND ASSOCIATED EQUIPMENT

WHEREAS, the 2014 City of Guadalupe Wastewater Master plan identified deficiencies to the wastewater treatment plant effluent spray field; and,

WHEREAS, improvements have not yet been made to the spray field, and these deficiencies have affected the plant's ability to meet permit requirements; and,

WHEREAS, the City has been notified by the Regional Water Quality Control Board that it will be issued a Notice of Violation as a result of these deficiencies and there may be additional fines in the future if these deficiencies are not addressed, and

WHEREAS, there is sufficient funding in the wastewater treatment plant site improvements account in the fiscal year 2019 – 20 budget to purchase piping and equipment to address these deficiencies.

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

SECTION 1. Approve the purchase of spray field piping and associated equipment for \$32,000.00; and,

SECTION 2. Authorize the City Administrator to approve additional expenditures during implementation up to 15% of the approved purchase price, if deemed necessary.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 10th day of September 2019 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. **Resolution No. 2019-56**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held September 10, 2019, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip 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: September 3, 2019
Re: **Monthly Planning Report Covering August 2019**

MINISTERIAL PROJECTS

Zoning Clearances Approved	24
Zoning Clearances Denied	0
Zoning Clearances Appealed	0
Business Licenses Approved	0
Business Licenses Denied	0

DISCRETIONARY PROJECTS

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

- Housing Authority of S. B. Co. – working on draft Initial Study
- Working on SB 2 grant application
- Revised map for Pasadera (2019-067-TTM) deemed Complete (CC 10-8-19)
- AGS Recycling Similar Use Determination
- Researched LAFCo new Ag Policies for annexation of Prime Farmland

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

Ministerial Permit Report– August 2019

(reported 09-03-19)

Zoning Clearances Approvals

2019-003-ZC(Rev) PSHH 80 kW solar, 4202 11th St.
2019-006-ZC Pioneer Street Apts
2019-086-ZC PSHH Signs, 4202 11th St.
2019-087-ZC Guerrero F/R paving, 4585 Del Mar Dr.
2019-104-ZC Armenta Pergola, 5181 Surf Bird Dr.
2019-105-ZC Magana Pool, 202 Egret
2019-107-ZC Mechanics Bank Signs, 905 Guadalupe St.
2019-108-ZC Cepeda paving, 5204 La Purisima St.
2019-111ZC thru Pasadera, Lot 4 (16 SFDs)
2019-126-ZC

Zoning Clearances Denied

None

Business License Approvals

Business Consulting Services, 5080 Pacific Dunes Circle

Business License Denials

Administrative Use Permits

None

Guadalupe City Planning Department Planning Processing Summary for August 2019 (09-03-19 update)

<u>Case No.</u>	<u>Name</u>	<u>Submittal Date</u>	<u>Comp. Date</u>	<u>Status</u>	<u>OK for Bldg. Permit Issuance</u>
2017-130-TPM \$\$	DJ Farms South Master TPM	10-12-17	Incomplete 03-07-18	INC letter sent on 03-07-18. Planner met with applicant and engineer on Oct 19th to discuss resubmittal and to determine Completeness. No Activity this month	NO
2019-063-DR 2019-064-CUP \$	Housing Authority of SB Co	06/12/19	N/A	Project deemed Incomplete on July 8th. Currently working on Initial Study	NO
2019-110-CR \$	AGS Recycling Similar Use CC Determination	08/15/19	N/A	Hearing scheduled for 9-10-19 CC mtg.	N/A
2019-127-CUP	AGS Recycling Facility	8/28/19	30 day review	CUP to allow a CRV buyback center	NO
2018-135-GPZ No\$	General Plan amendment and Rezone of two areas of the City	08/29/18	N/A	CC Workshop on 9-25 will seek direction on various GPZs throughout the City	N/A

<u>Case No.</u>	<u>Name</u>	<u>Submittal Date</u>	<u>Comp. Date</u>	<u>Status</u>	<u>OK for Bldg. Permit Issuance</u>
2018-133-OA No\$	Round 2 Zoning Ordinance Updates	8/12/198	N/A	First reading of amended ADU chapter will go to CC on 9/24/19	N/A
2019-067-TTM \$\$	DJ Farms Lot 9	5/28/19	COMP	Scheduled for CC on 10/8/19	NO

No\$ = unreimbursed planning work

\$ = projects where a fixed fee has been paid

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

09/03/19

4b.



CITY OF GUADALUPE BUILDING DEPARTMENT

STATUS REPORT

MONTH: August, 2019

	This Month	Last Month	Year to Date	Last Year
Visitors	32	48	306	343
Inspections	662	696	4,483	4467
Building Permits Issued	28	44	193	172
Certificate of Occupancy	6	8	49	40

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

							PASS	CORRECT	CORRECT/PROCEED
8/2/2019	AD 9	918 Obispo		Scheduling			X		
	FR 1	Lot 4		Rough electric			X		
	MS 4	918 Obispo		Contractor Rusty on Park 3. Periodic inspection - drainage + forms+ irrigation				X	
	PDPW	Lazo		RCP storm pipe install DI tops Lazo + Arroyo Seco periodic inspections				X	
	FN 5	4202 11th Street		Foundation reinforce				X	
	SC 9	Lot 175		Scratch Coat reinspect			X		
	SC 9	Lot 176		Scratch Coat reinspect			X		
	SC 9	Lot 152		Scratch Coat reinspect			X		
	SC 9	Lot 151		Scratch Coat reinspect			X		
	MS 4	4626 11th St.		Progress inspection				X	
	AD 2	Lot 4		Process meter release through PG&E			X		
	FR 5	155 Flower		Frame inspection				X	
	FR 2	Lot 166		Floor nail			X		18 Inspections
	AD 4	918 Obispo		Steve on lever fixture for bathroom			X		Guadalupe 5.5 hours
	FR 4	918 Obispo		Fixture install			X		PDPW 1 hour
	PDPW	PDPW		RCP storm pipe install DI tops Lazo + Arroyo Seco periodic inspections					X
	MS 4	918 Obispo		Contractor Rusty on Park 3. Periodic inspection - drainage + forms					X
	FR 7	918 Obispo		Records update			X		
8/5/2019	AD 9	918 Obispo		Scheduling			PASS	CORRECT	CORRECT/PROCEED
	MS 4	918 Obispo		Contractor Rusty on Park 3. Periodic inspection - drainage + forms+ irrigation			X		
	PDPW	PDPW		RCP storm pipe install DI tops Lazo + Arroyo Seco periodic inspections					X
	AD 5	918 Obispo		Larry on PSHH PV install zoning and building requirements					X
	SC 9	Lot 176		Scratch coat			X		
	SC 9	Lot 175		Scratch coat			X		
	SC 9	Lot 148		Scratch coat			X		
	SC 9	Lot 149		Scratch coat			X		
	SC 9	Lot 177		Scratch coat			X		
	FR 4	Lot 34		Drain waste piping			X		
	FR 4	Lot 34		Drain waste vent test			X		
	FR 4	Lot 35		Drain waste piping			X		
	FR 4	Lot 35		Drain waste vent test			X		

FN 5	4626 11th street "A"	Underground conduit				X			
FN 5	4626 11th street "A"	Hold downs				X			
FN 5	4626 11th street "B"	Footings - partial approval				X			
FN 5	4626 11th street "B"	Setbacks				X			
FN 5	4626 11th street "B"	Reinforcement				X			
FN 5	4626 11th street "B"	Forms				X			
FN 5	4626 11th street "B"	Underground conduit				X			
FN 5	4626 11th street "B"	Hold downs				X			
AD 4	918 Obispo	Steve K on Alvarez Sewer easement				X			
AD 8	918 Obispo	Research Alvarez plans - footing pour				X			
SC 6	Lot 15	Insulation - partial						X	
FR 7	Lot 7	Fire sprinkler piping				X			
FR 7	Lot 7	Fire sprinkler hydro pressure test				X			
SC 3	Lot 15	Exterior lath				X			
FR 2	Lot 159	Floor nail				X			29 Inspections
FR 1	Lot 5	Rough Electric				X			PDPW 1 hour
SC 3	Lot 5	Meter Set tag # 054441				X			Guadalupe 6 hours
PDPW	Ladera	RCP storm pipe install	DI tops Lazo + Arroyo Seco	periodic inspections					
PDPW	Jalama	Contractor Rusty on Park 3.	Periodic inspection sidewalks						X
FR 7	918 Obispo	Records update				X			
8/7/2019	AD 9								
PDPW	918 Obispo	Scheduling				X			
PDPW	Park 3	Contractor Rusty on Park 3.	Periodic inspection sidewalks						X
SW 3	PDPW	RCP storm pipe install	DI tops Lazo + Arroyo Seco	periodic inspections					X
FN 5	4626 11th street "A"	Footings - partial approval				X			
FN 5	4626 11th street "A"	Setbacks				X			
FN 5	4626 11th street "A"	Reinforcement				X			
FN 5	4626 11th street "A"	Forms				X			
FN 5	4626 11th street "A"	Underground conduit				X			
FN 5	4626 11th street "A"	Hold downs				X			
FN 5	4626 11th street "B"	Footings - partial approval				X			
FN 5	4626 11th street "B"	Setbacks				X			
FN 5	4626 11th street "B"	Reinforcement				X			

Form ID	Address	Description	Forms	Status	Notes
FN 5	4626 11th street "B"		Forms	X	
FN 5	4626 11th street "B"	Underground conduit		X	
FN 5	4626 11th street "B"	Hold downs		X	
FR 4	Lot 42	Drain waste piping		X	
FR 4	Lot 42	Drain waste vent test		X	
FR 4	Lot 43	Drain waste piping		X	
FR 4	Lot 43	Drain waste vent test		X	
SC 7	Lot 151	Shower pan		X	
FR 5	Lot 179	Porch roof modification		X	
AD 4	PDPW	W/ Craig Smith on ramp install		X	
AD 2	918 Obispo	Permit prep for pioneer Apartments - 856 Pioneer St.		X	
AD 2	4626 11th St.	Deputy Inspector report on compaction of over excavation		X	31 Inspections
AD 2	918 Obispo	Permit prep for pioneer Apartments - 864 Pioneer St.		X	PDPW 1 hour
AD 2	918 Obispo	Process meter release through PG&E		X	Guadalupe 6 hours
AD 2	918 Obispo	Prep for Managers meeting		X	X
SC 3	Lot 14	Exterior lath		X	
MS 4	155 Flower	Site visit progress inspection on ADU			X
PDPW	PDPW	RCP storm pipe install DI tops Lazo + Arroyo Seco periodic inspections			X
FR 7	918 Obispo	Records update		X	
8/8/2019 AD 9	918 Obispo	Scheduling		PASS	CORRECT CORRECT/PROCEED
PDPW	PDPW	RCP storm pipe install Manzanita DI tops Lazo + Arroyo Seco periodic		X	X
FR 4	Lot 38	Drain waste piping		X	
FR 4	Lot 38	Drain waste vent test		X	
FR 4	Lot 39	Drain waste piping		X	
FR 4	Lot 39	Drain waste vent test		X	
FR 4	Lot 40	Drain waste piping		X	
FR 4	Lot 40	Drain waste vent test		X	
FR 4	Lot 41	Drain waste piping		X	
FR 4	Lot 41	Drain waste vent test		X	
AD 4	918 Obispo	Department Heads meeting 2.75 hours		X	
SC 1	Lot 14	Drywall nail		X	
MS 4	4626 11th Street	Contractor Cobb on Steel reinforcement on slab		X	X

		4202 11th Street	Progress inspection					
MS 4		4202 11th Street						X
AD 2		Lot 15	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 14	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 13	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 12	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 11	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 10	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 9	Review and approve Deputy Inspector report, shear roof and frame				X	
AD 2		Lot 8	Review and approve Deputy Inspector report, shear roof and frame				X	
SC 6		Lot 13	Insulation				X	Guadalupe 7
MS 3		5008 Surfbird	Code enforce illegal structure				X	PDPW 1 hour
PDPW		Manznita	RCP storm pipe install Manzanita	Man hole on Manzanita				28 Inspections
FR 7		918 Obispo	Records update				X	
8/9/2019	AD 9	918 Obispo	Scheduling - Alice off					
	PDPW	Manzanita	RCP storm pipe install Manzanita	Man hole on Manzanita				X
	AD 5	918 Obispo	Angel on DI report for lot 1-15				X	
	FR 8	4202 11th St	Drain waste piping "C"				X	
	FR 8	4202 11th St	Drain waste vent test "C"				X	
	FR 5	4202 11th St	Frame partial "A"					X
	AD 1	918 Obispo	Customer service issue permit for 184 San Miguel CT.				X	
	AD 1	918 Obispo	Maintain office hours in Alice's absence				X	
	AD 4	918 Obispo	Meet w/ Warren Hamrick on plan set submittal				X	
	SW 6	Lot 34	Under ground conduit				X	
	SW 6	Lot 35	Under ground conduit				X	
	SW 6	Lot 36	Under ground conduit				X	
	SW 6	Lot37	Under ground conduit				X	
	FR 3	Lot 5	Rough mechanical				X	
	FR 7	Lot 5	Fire sprinkler piping and supports				X	
	FR 7	Lot 5	Fire sprinkler hydro pressure				X	
	FR 7	Lot 4	Fire sprinkler piping and supports				X	
	FR 7	Lot 4	Fire sprinkler hydro pressure				X	
	AD 2	Lot 1	Deputy Inspection report footings steel tendons				X	

PDPW	Park 3	Contractor Rusty on Park 3. Periodic inspection park planting				
AD 2	918 Obispo	Beging permitting work for Beachside Cooling TI				X
FN 5	4626 11th Street	Contractor Cobb on Steel reinforcement on slab "A"				X
FN 5	4626 11th Street	Contractor Cobb on Steel reinforcement on slab "B"				X
FR 5	155 Flower	Frame partial				X
AD 5	918 Obispo	Louie on request for Inaspection				X
FR 2	Lot 161	Floor nail				25 Inspections
PDPW	Manzanita	RCP storm pipe install Manzanita	Manholes + DI on Manzanita			X
FR 7	918 Obispo	Records update				PDPW 1 hour
8/13/2019 AD 9	918 Obispo	Scheduling -				
AD 1	4518 Del Mar	Courtesy Inspection				X
PDPW	Manzanita	RCP storm pipe install Manzanita	Manholes + DI on Manzanita			
SC 2	328 Campodonico	Meter set tag # 054462				X
F 11	#28 Campodonico	Project electrical final				X
FR 6	Lot 156	Gas piping				X
FR 10	Lot 156	Gas pressure test				X
SC 6	Lot 13	Insulation				X
SW 3	1055 Guadalupe St.	Drainage				X
FR 6	Lot 172	Fire sprinkler flow test				X
FR 6	Lot 173	Fire sprinkler bell test				X
FR 6	Lot 172	Fire sprinkler flow test				X
FR 6	Lot 173	Fire sprinkler bell test				X
FR 6	Lot 174	Fire sprinkler flow test				X
FR 6	Lot 175	Fire sprinkler flow test				X
FR 6	Lot 176	Fire sprinkler flow test				X
FR 6	Lot 177	Fire sprinkler flow test				X
FR 6	Lot 178	Fire sprinkler flow test				X
FR 6	Lot 179	Fire sprinkler flow test				X
FR 6	Lot 148	Fire sprinkler flow test				X
FR 6	Lot 149	Fire sprinkler flow test				X
FR 6	Lot 150	Fire sprinkler flow test				X
FR 6	Lot 151	Fire sprinkler flow test				X

FR 8	Lot 7	Water pipe pressure test	X		
FR 4	Lot 8	Drain waste piping	X		
FR 8	Lot 8	Drain waste vent test	X		
FR 4	Lot 8	Water piping	X		
FR 8	Lot 8	Water pipe pressure test	X		
SC 6	Lot 13	Insulation	X		
AD 1	918 Obispo	Customer service counter support	X		
SW 6	Lot 38	Underground conduit	X		
SW 6	Lot 39	Underground conduit	X		
SW 6	Lot 40	Underground conduit	X		
SW 6	Lot 41	Underground conduit	X		
SW 6	Lot 42	Underground conduit	X		28 Inspections
SW 6	Lot 43	Underground conduit	X		PDPW 1 hour
AD 2	918 Electrical meter releases through PG&E				Guadalupe 6
PDPW	Manzanita	DI's Manzanita + sidewalks La Joya			X
AD 5	918 Obispo	Craig Zapeda on addition final approval	X		
FR 7	918 Obispo	Records update	X		
8/15/2019	AD 9	Scheduling -		PASS	CORRECT/PROCEED
	FN 5	4202 11th St. ""C"	X		
	FN 5	4202 11th St. ""C"	X		
	FN 5	4202 11th St. ""C"	X		
	FN 5	4202 11th St. ""C"	X		
	FN 5	4202 11th St. ""C"	X		
	FN 5	4202 11th St. ""C"	X		
	FN 5	4202 11th St. ""C"	X		
	MS 4	4922 Surfbird	X		
	FR 2	Lot 153	X		
	PDPW	Manzanita			
	FR 3	Lot 6			X
	AD 2	918 Obispo	X		
	SC 2	Lot 1	X		
	FR 1	Lot 1	X		
	FR 4	Lot 6	X		

SC3	Lot 8	Exterior lath	X				
SC3	Lot 7	Exterior lath	X				
SC6	Lot 13	Insulation	X				
PDPW	Manzanita	Drain inlet top	X				
F4	4645 10th Street	Final plumbing - Reinspection	X				
F11	4645 10th Street	Water heater install final approval - Reinspection	X				
FR3	Lot 4	Rough mechanical	X				
AD4	918 Obispo	Meet w/ Bob on updated Park & Rec. office	X			X	
FR7	Lot 3	Fire sprinkler piping	X				37 Inspections
FR7	Lot 3	Fire sprinkler hydro pressure test	X				Guadalupe 7.5
FR7	Lot 2	Fire sprinkler piping	X				PDPW .5
FR7	Lot 2	Fire sprinkler hydro pressure test	X				
FR7	918 Obispo	Records update	X				
8/20/2019	AD9	918 Obispo					
F1	Lot 154	Scheduling - Final Building	X			PASS	CORRECT/PROCEED
F2	Lot 154	Final electrical	X				
F3	Lot 154	Final plumbing	X				
F4	Lot 154	Final mechanical	X				
F6	Lot 154	Final smoke alarms	X				
F6	Lot 154	Fire sprinkler final	X				
F6	Lot 154	Fire sprinkler bell test	X				
FR6	Lot 154	Fire sprinkler flow test	X				
FR6	Lot 154	Fire sprinkler piping and supports	X				
F8	Lot 154	Final Drainage	X				
F8	Lot 154	Landscape final	X				
F11	Lot 154	Project final, C of O and paperwork close out	X				
FN5	4202 11th St. "A"	Forms	X				
FN5	4202 11th St. "A"	Footings	X				
FN5	4202 11th St. "A"	Setbacks	X				
FN5	4202 11th St. "A"	Capillary break	X				
FN5	4202 11th St. "A"	Reinforcement	X				

FN 5	4202 11th St. "A"	Hold downs	X		
FN 5	4202 11th St. "B"	Forms	X		
FN 5	4202 11th St. "B"	Footings	X		
FN 5	4202 11th St. "B"	Setbacks	X		
FN 5	4202 11th St. "B"	Capillary break	X		
FN 5	4202 11th St. "B"	Reinforcement	X		
FN 5	4202 11th St. "B"	Hold downs	X	PDPW .5 hours	
SC 6	Lot 7	Insulation	X	29 inspections	
SC 6	Lot 8	Insulation	X	Guadalupe 7.5 hours	
AD 4	918 Obispo	Meet w/Bob on Park and Rec. office	X		
FR 7	918 Obispo	Records update	X		
8/21/2019 AD 9	918 Obispo	Scheduling -	PASS	CORRECT	CORRECT/PROCEED
FN 5	1055 Peralta	Forms	X		
FN 5	1055 Peralta	Reinforcement	X		
FN 2	Lot 34	Grounding electrode system	X		
FN 2	Lot 35	Grounding electrode system	X		
FN 2	Lot 36	Grounding electrode system	X		
FN 2	Lot 37	Grounding electrode system	X		
FR 3	Lot 3	Rough Mechanical	X		
SC 3	Lot 9	Exterior lath	X		
FN 2	Lot 40	Grounding electrode system	X		
F 1	Lot 154	Final Building	X		
F 2	Lot 154	Final electrical	X		
F 3	Lot 154	Final plumbing	X		
F 4	Lot 154	Final mechanical	X		
F 6	Lot 154	Final smoke alarms	X		
F 6	Lot 154	Fire sprinkler final	X		
F 6	Lot 154	Fire sprinkler bell test	X		
FR 6	Lot 154	Fire sprinkler flow test	X		
FR 6	Lot 154	Fire sprinkler piping and supports	X		
F 8	Lot 154	Final Drainage	X		
F 8	Lot 154	Landscape final	X		

AD 1	918 Obispo	Craig Smith with permit applications							
FR 7	918 Obispo	Records update							X
FN 5	Lot 34	Forms							X
FN 5	Lot 34	Footings							X
FN 5	Lot 34	Setbacks							X
FN 5	Lot 34	Capillary break							X
FN 5	Lot 34	Reinforcement							X
FN 5	Lot 34	Hold downs							X
8/23/2019 AD 9	918 Obispo	Scheduling -							PASS
SC 2	4231 La Gardia	Meter set tag # 054454							CORRECT
FN 5	263 Mahoney	Forms							CORRECT/PROCEED
FN 5	263 Mahoney	Footings							X
FN 5	263 Mahoney	Setbacks							X
FN 5	263 Mahoney	Capillary break							X
FN 5	263 Mahoney	Reinforcement							X
FN 5	263 Mahoney	Hold downs							X
AD 4	4202 11th St.	Meet with Supers on framing corrections							X
F 1	Lot 174	Final Building							
F 2	Lot 174	Final electrical							X
F 3	Lot 174	Final plumbing							X
F 4	Lot 174	Final mechanical							X
F 6	Lot 174	Final smoke alarms							X
F 6	Lot 174	Fire sprinkler final							X
F 6	Lot 174	Fire sprinkler bell test							X
FR 6	Lot 174	Fire sprinkler flow test							X
FR 6	Lot 174	Fire sprinkler piping and supports							X
F 8	Lot 174	Final Drainage							X
F 8	Lot 174	Landscape final							X
F 11	Lot 174	Project final, C of O and paperwork close out							X
FR 1	946 Guadalupe St.	Underground conduit							X
FN 2	946 Guadalupe St.	Grounding electrode system							X
SC 1	Lot 9	Drywall nail							X

FN 5	Lot 34	Footings	X			
FN 5	Lot 34	Setbacks	X			
FN 5	Lot 34	Reinforcement	X			
FN 5	Lot 34	Tendons	X			
FN 5	Lot 34	Underground conduit	X			
FN 5	Lot 34	Grounding Electrode	X			34 Inspections
FN 5	Lot 34	Capillary break	X			Guadalupe 8 hours
FR 7	918 Obispo	Records update	X			
8/27/2019 AD 9	918 Obispo	Scheduling -	X		PASS	CORRECT/PROCEED
AD 2	918 Obispo	Continue permit prep for new submittal (16 homes)				X
SW4	Lot 157	Sewer lateral	X			
SW4	Lot 158	Sewer lateral	X			
SW4	Lot 159	Sewer lateral	X			
SW4	Lot 171	Sewer lateral	X			
SW4	Lot 170	Sewer lateral	X			
SW4	Lot 169	Sewer lateral	X			
SW4	Lot 168	Sewer lateral	X			
SW4	Lot 167	Sewer lateral	X			
SC 1	Lot 11	Drywall nail	X			
SC 6	Lot 6	Insulation	X			
AD 4	918 Obispo	Development group meeting 1.5 hours	X			
FN 2	Lot 41	Grounding electrode system				
FN 2	Lot 42	Grounding electrode system				
FN 2	Lot 43	Grounding electrode system				
F 1	806 Guadalupe St.	Final building	X			
F 2	806 Guadalupe St.	Final plumbing	X			
F 3	806 Guadalupe St.	Final electrical	X			
F 4	806 Guadalupe St.	Final mechanical	X			
FR 5	4626 11th St.	Frame partial			X	
FR 5	4202 11th St	Frame partial "B"				X

FN 5	960 Guadalupe St.	Forms		X		
FN 5	960 Guadalupe St.	Reinforcement		X		
AD 2	918 Obispo	Begin completing record cards			X	
FN 5	Lot 35	Forms		X		
FN 5	Lot 35	Footings		X		
FN 5	Lot 35	Setbacks		X		
FN 5	Lot 35	Reinforcement		X		
FN 5	Lot 35	Tendons		X		
FN 5	Lot 35	Underground conduit		X		
FN 5	Lot 35	Grounding Electrode		X		
FN 5	Lot 35	Capillary break		X		33 Inspections
FR 7	918 Obispo	Records update		X		Guadalupe 8 hours
8/28/2019						
AD 9	918 Obispo	Scheduling -		PASS	CORRECT	CORRECT/PROCEED
FN 5	Lot 36	Forms		X		
FN 5	Lot 36	Footings		X		
FN 5	Lot 36	Setbacks		X		
FN 5	Lot 36	Reinforcement		X		
FN 5	Lot 36	Tendons		X		
FN 5	Lot 36	Underground conduit		X		
FN 5	Lot 36	Grounding Electrode		X		
FN 5	Lot 36	Capillary break		X		
AD 2	Lot 37	Review and approve DI reports on reinforcement	tendor x			
AD 2	Lot 38	Review and approve DI reports on reinforcement	tendor x			
AD 2	Lot 39	Review and approve DI reports on reinforcement	tendor x			
AD 2	Lot 40	Review and approve DI reports on reinforcement	tendor x			
AD 2	Lot 41	Review and approve DI reports on reinforcement	tendor x			
SC 9	Lot 12	Scratch coat		X		
SC 9	Lot 11	Scratch coat		X		
SC 9	Lot 10	Scratch coat		X		
FR 5	4202 11th St	Frame partial "C"				X
FR 5	4626 11th St	Frame partial "A"				X
AD 4	918 Obispo	Contractor Miller on electrical for Park & Rec office				X

FN 5	4202 11th St. "B"	Forms	X		
FN 5	4202 11th St. "B"	Footings	X		
FN 5	4202 11th St. "B"	Setbacks	X		
FN 5	4202 11th St. "B"	Reinforcement	X		
FN 5	4202 11th St. "B"	Tendons		X	
FN 5	4202 11th St. "B"	Underground conduit	X		
FN 5	4202 11th St. "B"	Grounding Electrode			
FN 5	4202 11th St. "B"	Capillary break	X		
AD 5	918 Obispo	Contractor Shai on Park and Rec. office	X		
SC 1	Lot 9	Drywall nail	X		
SC 6	Lot 5	Insulation	X		Guadalupe 7.75 hours
SC 6	Lot 4	Insulation	X		33 Inspections
FR 7	918 Obispo	Records update	X		
8/29/2019 AD 9	918 Obispo	Scheduling -	PASS	CORRECT	CORRECT/PROCEED
F 1	Lot 153	Final Building	X		
F 2	Lot 153	Final electrical	X		
F 3	Lot 153	Final plumbing	X		
F 4	Lot 153	Final mechanical	X		
F 6	Lot 153	Final smoke alarms	X		
F 6	Lot 153	Fire sprinkler final	X		
F 6	Lot 153	Fire sprinkler bell test	X		
FR 6	Lot 153	Fire sprinkler flow test	X		
FR 6	Lot 153	Fire sprinkler piping and supports	X		
F 8	Lot 153	Final Drainage	X		
F 8	Lot 153	Landscape final	X		
F 11	Lot 153	Project final, C of O and paperwork close out	X		
FR 3	Lot 156	Rough Mechanical	X		
FR 3	Lot 151	Rough Mechanical	X		
FR 7	Lot 171	Fire sprinkler piping and supports	X		
FR 7	Lot 171	Fire sprinkle hydro pressure test	X		
F 1	490 Pioneer	Final building	X		
F 2	490 Pioneer	Final electrical	X		

Public Works/Engineering Report

September 2019

DevelopmentPasadera

Conditions of Approval are under development for the Lot 9 tentative map.

Pasadera Well is still not meeting specifications (exceeding max amperage listed in specification). It is scheduled to be evaluated on September 4 to determine how to address.

A potable water sample station has been located on Manzanita Drive along with a pipeline upgrade from 6 inch to 8 inch on Manzanita Drive between Obispo Street and Niños Street.

11th Street Apartments

A Grant of Easement Agreement was finalized and executed on August 30, 2019.

General

Paper towel dispensers are being replaced throughout the City facilities because the vendor changed the paper towel supply. Project completion is anticipated September 2019.

A landscape maintenance Request for Proposals was issued with a bid opening date of August 30. Four bids were received. Interviews will occur in September.

On Saturday August 24, a contractor for Union Pacific Railroad started to perform underground work at the corner of 11th and Peralta without an encroachment permit. Work was stopped until City staff were satisfied that City interests were protected. The contractor received permission to proceed with the work on Sunday morning because failure to complete the work would have caused train delays and other potential safety issues during the workweek.

FacilitiesCity Hall

Repairs were made to the rotting floor on the east side of the dais in Council Chambers.

Boys and Girls Club

Discussions began on a Memorandum of Understanding between the City and the Boys and Girls Club regarding use of the facility at LeRoy Park.

Fleet

The Bureau of Automotive Repair (BAR) report was returned to the City due to lack of sufficient information. Corrections will be completed in September.

Parks & Recreation

Jack O'Connell

A new water line was run to the barbecue pit area so that it is now protected from cross-contamination.

Replacement of the O'Connell Park booster pump was identified as a \$30,000 capital project for fiscal year 2019 – 20. Pump operation is intermittent, so City staff is evaluating whether servicing the existing pump will provide reliable operation until the pump reaches end of useful life.

Multiple public works service requests for cleanup of graffiti were received and are being addressed by public works staff.

Stormwater

The City of Guadalupe received technical assistance in the amount of \$181,550 from the Proposition 1 Technical Assistance Team, whose goal is to help agencies develop and implement community – based watershed projects. City staff received a presentation from this group identifying and evaluating multi – benefit stormwater management projects that can help the City meet stormwater permit requirements, as well as improve water quality in the Santa Maria River and provide improved community aesthetics. The recommended project is \$330,000 and can be considered for future Proposition 1 stormwater implementation grants. City staff will consider the merits of this recommendation.

Streets

Street crosswalk and stop sign painting were completed in August.

The contract for an update to the City's Pavement maintenance system was awarded to Pavement Engineers Inc. This update is necessary to make sure the City has the

documentation necessary to apply for future funding. Work is scheduled to be completed by fall.

The 2019 pavement maintenance project was awarded to American Asphalt Inc. Work began on August 26 and is scheduled to be completed by September 3.

The Mobility Study final draft is due to be received by the City the week of September 3.

Water

Elevated Tank Coating Project

60% design drawings are scheduled to be available for City staff to review on October 3.

Tognazzini Well Drain Line Project

City staff recommended and City Council approved rejection of all bids associated with the Tognazzini Well Drain Line Project. City staff made some minor operational changes to the water distribution system and discovered that the chemical feed system does not operate efficiently when Tognazzini Well runs without Obispo Well, because the existing ammonia chemical feed pump is too large. A smaller pump, costing less than \$1,000, was purchased to allow the ideal operational changes to work. This solution not only mitigates the drainage water problem from Tognazzini Well, but also increases operational flexibility when Obispo Well is eventually removed from service for much-needed rehabilitation.

Water Maintenance Operator I

Currently, there is only one certified water operator running the potable water supply. The second position has been open since May with no success in recruitment. City staff requested a list from the State Water Resources Control Board for all T1 operators. For around \$100, a flyer was sent to these potential candidates. By the end of August, five applications were received. Interviews are scheduled for September.

Obispo Well

On Saturday, August 3, electrical spikes were causing numerous callouts to City staff. The cause was determined to be a failed uninterruptible power supply (UPS). A new UPS costing \$2,400 will be replaced in September. In the meantime, the existing UPS has been removed from the system to mitigate the callouts.

Wastewater

Effluent Spray Field

City staff met with the adjacent landowner and rancher to discuss options for improvements to the irrigation spray field operations after City staff received notification from the Regional Water Quality Control Board that the City would be receiving a Notice of Violation for excessive ponding in the effluent irrigation spray field.

Lone Operator Status

The City received permission from the State Water Resources Control Board for Wastewater Operator I Carlos Ostos to operate as a Lone Operator for 180 days. Carlos is diligently studying for his Grade II exam in October. If he passes, then there will no longer be a need for this Lone Operator status. Test results are expected in December.

Effluent Pump Station Rehabilitation

The City submitted a grant application for \$302,871.00 through the Integrated Regional Water Management (IRWM). This particular funding is only available to disadvantaged communities within the Santa Barbara County IRWM, is noncompetitive, and requires no match. The most straightforward project that is needed by the City and meets the IRWM goals is the replacement of the wastewater treatment plant effluent pump station. This project has design funds of \$76,725 in the fiscal year 2019 – 20 budget.

Building Improvements

Several much-needed wastewater treatment plant administrative building improvements were completed using the budgeted \$30,000 in the fiscal year 2019 – 20 budget. These improvements included a new roof, attic bat guano cleanup, fumigation, a new front door, and a hot water heater.

Capital Projects Status Update

September 2019

PROJECT DESCRIPTIONS	2019-20 TOTAL	Status
Buildings		
Public Works Corporation Yard Building	\$ 60,000	On hold.
O'Connell Park Booster Pump	\$ 30,000	Evaluating service rather than replacement at this time.
Financial Accounting Software	\$ 75,000	Finance.
Parks		
Leroy Park (Community Center and Site)	\$ 1,000,000	In progress.
O'Connell Park Improvement	\$ 200,000	No progress at this time.
Streets, Sidewalks, Bicycle Facilities		
Street Maintenance FY 19/20	\$ 315,000	Scheduled for completion 9/3/19.
Street Rehabilitation FY 19/20 (West Main Street)	\$ 451,200	No progress at this time.
Mobility and Downtown Revitalization Project	\$ 117,029	Mobility study final draft due 9/3/ 19.
Guadalupe and Obispo Streets Pedestrian Improvements	\$ 400,000	No progress at this time.
La Guardia and Gulararte Lanes Pedestrian Improvements	\$ 179,537	No progress at this time.
Water		
Recoat Elevated Tank (Design)	\$ 50,000	60% draft design drawings due 10/3/19.
Bonita Water Facilities Removal	\$ 400,000	On hold.
Tognazini Well Discharge	\$ 100,000	Operational solution implementation in progress. Expected cost less than \$1,000.
Wastewater		
WWTP Site Cleanup	\$ 50,000	Effluent spray field improvements staff report 9/10/19.
WWTP Office Improvements	\$ 30,000	Substantially completed. Included roof, hot water heater, fumigation, cleanup.
Effluent Irrigation Pump Station Rehabilitation (Design)	\$ 76,725	Submitted IRWM grant application 8/14/19.
Sewer Main Improvements	\$ 1,400,000	CDBG grant unsuccessful. Plan is to resubmit.
Collection System Cleaning	\$ 50,000	No progress at this time.
Transfer to CIP fund 089:	4,984,491	

**REPORT TO THE GUADALUPE CITY COUNCIL
Agenda of September 10, 2019**



Prepared by:
Larry Appel, Contract Planning Director



Approved by:
Robert Perrault, Interim City Administrator

SUBJECT: **AGS Recycling (2019-110-CR) - City Council determination of Similar Use**

RECOMMENDATION:

That the City Council finds a CRV buyback business to be similar in use to those enumerated in Chapter 18.36 (General Commercial).

BACKGROUND:

On August 13, 2019, Mr. Edgar Arroyo spoke during public comment period expressing concern and confusion over his desire to open and operate a CRV buyback center in the parking lot of Roy's Liquor Market, located at 770 Guadalupe Street, Assessor's Parcel Number 115-140-001. This followed his written request to obtain a business license to operate the center for which the City had denied the request. In a letter dated July 26th, the Planning Director explained that the business license would need to be denied since the use, "Recycling" was not a permitted use within the General Commercial (G-C) zone district. The only place within the Guadalupe Municipal Code that comes close to describing a recycling use is in the conditional use section of the Industrial-Commercial (M-C) zone district, and that is for a salvage yard.

With all the RePlanet recycling facilities closed up in California recently, it is critical for the City to provide opportunities for CRV businesses to operate in the City and provide a local means of recycling for the residents. The purpose of this hearing is to give the City Council an opportunity to find that this type of recycling facility is a similar use to those allowed in the General-Commercial (G-C) zone district.

ZONING ANALYSIS:

As previously mentioned, the only zoning in the city that permits recycling is in the Industrial-Commercial district, and that use is for a salvage yard. Those parcels are located adjacent across from the railroad tracks on Guadalupe Street, between Fifth and Second Streets. From general observations, most towns seem to operate buyback centers in parking lots adjacent to grocery stores. Santa Maria permits buyback centers in their C-1 (Central Business District) and C-2

(General Commercial). Both require the approval of a conditional use permit and the buyback business must be operated in conjunction with an existing business.

It is unfortunate that this request comes in now as Planning is going to be updating the General-Commercial district and has plans to increase the number of permitted and conditionally permitted uses, including the buyback center use. If this request had been made after these updates, Mr. Arroyo would have been able to obtain his permit to operate sooner.

There are four reasons why staff supports Mr. Arroyo's request: 1) There was a previously operated recycling facility on the property (although not permitted by the zoning ordinance), and the Sea-Train container is still in the parking lot of the liquor store. Recently the operator has painted it and installed new signage; 2) The zoning uses of the General-Commercial district are similar enough to include the buyback business as a conditionally permitted use; 3) The City needs a buyback facility so that residents are not required to drive to Nipomo or Santa Maria; and 4) This facility will not contain any crushing equipment for glass or cans. That will make it a virtually silent operation. Given the fact that it is located adjacent to high density housing, this will be a factor appreciated by the surrounding residents. The operator will simply weigh and bag the recycled materials, then transport them with a truck and trailer during the week to other collection centers.

The owner was given 60 days by the state to open his business after issuance of his license to operate. Unfortunately due to his misunderstanding about the need for local permits, that state permit is set to expire on October 4th. In order to show our support for this vital business in town, staff has asked the owner to submit his CUP and fees ahead of this hearing for similar use. We have also processed the staff report, Resolution, and noticing requirements with the hopes that City Council will act affirmatively at this hearing. If that is done, then staff will be in a position to present the CUP at the next meeting, September 24th, thus allowing the owner to begin operation on September 25th and meet his state deadline. If staff had not expedited the permitting, his state license would have been voided and he would have had to start the whole process again with new fees. We believe that the action taken on this project clearly shows that City staff is doing all it can to promote new business in Guadalupe.

RECOMMENDATION:

It is recommended that the City Council:

- 1) Receive a presentation from staff; and
- 2) Conduct a public hearing and solicit input from the applicant and the public; and
- 3) Find that a buyback center operating in conjunction with an existing business can be a conditionally approved use within the General-Commercial zone district (Section 18.36.030).

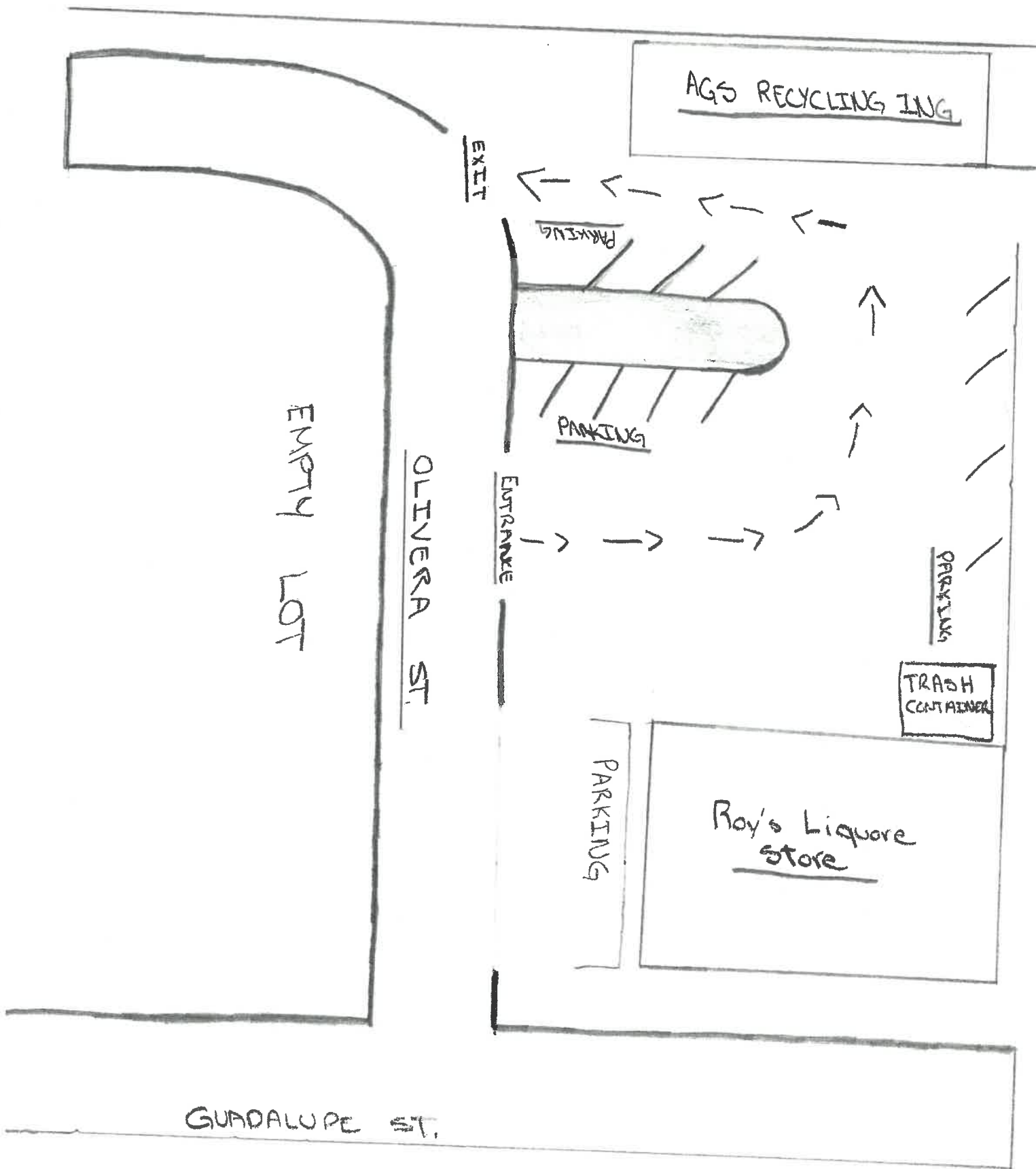
ATTACHMENT:

A - Site Plan

SITE PLAN

ATTACHMENT A


AGS Recycling Inc.



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE

Agenda of September 10, 2019

15
Prepared by: RCDCC


Approved:
Robert Perrault, Interim City Administrator

SUBJECT: Proposition 68 Grant Application Resolution

RECOMMENDATION:

It is recommended that the Council review and approve the Prop 68 Resolution authorizing the city’s application to the state’s Department of Parks and Recreation, and their Statewide Parks Program.

BACKGROUND:

On August 5, 2019 RCDCC, on behalf of the city, submitted an application to the Department of Parks and Recreation and their Statewide Parks Program for a \$4,650,000 grant funds to supplement the renovations costs at LeRoy Park and Community Center.

DISCUSSION:

As the Council will recall the City with the Assistance of RCDCC applied for and received approval of a Community Development Block Grant to renovate LeRoy Park. The amount awarded to the City to cover both design and construction costs for the Park was \$4,093,023.

During the grant application process in 2017, cost estimates were provided to determine the grant amount based on the original project design concepts. Since the awarding of the grant costs associated with the project have increased. The increases are due in part to more accurate and refined project cost estimates that typically occur during the project design phase. There have also been some changes in the project design resulting from ongoing work completed by the Amigos del LeRoy Park Committee. The Committee will be bringing the final design and budget back to the Council review and approval at the next Council meeting. It is clear that with the CDBG funding only a very basic project that includes the rehabilitation of the Community Center and an initial phase of exterior landscaping can be completed. There is a need to seek additional funding. Staff along with the Committee decided to submit an

application for State Proposition 68 funding. The deadline to submit the grant was very short. RCDCC submitted the grant on the City's behalf and met the deadline of August 5, 2019. The submittal of the application needs to be approved by the Council.

The Proposition 68 funding is competitive. In submitting the application on behalf of the City, RCDCC was able to utilize much of the planning work that had been completed for the LeRoy Park project including the solicitation of public input. It is hoped that this upfront work will increase the competitiveness of the application. The City should receive the results of the application in early 2020.

The application was submitted in a way that if funded, the amount requested would be joined with the CDBG funds to fund a total project available funds of \$9,200,000. If funded, the cost of all park and community center new, renovations and improvements could be paid out of either award. The improvements included in this grant application consisted of the construction of a new gym, the construction of a micro-grid power system, enhanced landscaping and picnic areas, and enhanced play areas. If not funded, the CDBG funds will complete the basic improvements required by the grant. Additionally, the work done for this application can be used for future rounds of Proposition 68 funding or funding from other sources.

FISCAL IMPACT:

The City applied for \$4,650,000 in grant funds.

These funds, if awarded, include reimbursement for pre-construction cost, construction of additional park features, and the administration costs to manage the grant.

ATTACHMENTS

Resolution No. 2019-57

RESOLUTION NO. 2019-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City of Guadalupe hereby approves the filing of an application for the LeRoy Park and Community Center Rehabilitation, and:

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project if the grant is awarded; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to Mayor to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

PASSED AND ADOPTED at a regular meeting of the 10th day of September 2019 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe, DO HEREBY CERTIFY that the foregoing Resolution, being CC **Resolution No. 2019-57**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held September 10, 2019, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

Approved as to Form:

Philip F. Sinco, City Attorney

**REPORT TO THE GUADALUPE CITY COUNCIL
City Council Agenda of September 10, 2019**



Prepared by:
Robert Perrault, Interim City Administrator

SUBJECT: Royal Theatre Properties Status Report and Request for Direction

RECOMMENDATION:

It is recommended the Council, by motion, provide direction to staff to develop and issue a Request for Proposal to identify a developer that would develop a project consistent with the Long Range Management Plan of the Redevelopment Successor Agency.

BACKGROUND:

According to the property description contained in the Long Range Property Management Plan approved by the Successor Agency for the City's Redevelopment Agency, the Royal Theatre was constructed in 1939. For the next fifty years the theatre screened a number of motion pictures in a variety of languages. It closed in 1989. Following its closure, it was intermittently used for a variety of purposes including a theater and public meeting space. The theater building was red-tagged in 2011 due to a minor electrical fire and has not been used since. The building has remained vacant. In order to use the building, it would require substantial renovation to comply with Americans with Disability (ADA) and seismic retrofit requirements.

The theatre and adjacent parcels were purchased by the City's Redevelopment Agency in 2001. The Agency's interest was to rehabilitate the theater, believing the building to have a high occupancy potential and would add to the redevelopment of the City's downtown core. The intent of the agency was to lease the property to potential public or private parties who would use the theatre for the purpose intended- movies, plays, and concerts. In 2012, redevelopment agencies were eliminated by state action. With the demise of the Redevelopment Agency, the Successor Agency to the Redevelopment Agency became the owner of the property. In accordance with state law, the Successor Agency adopted the Long Range Property Management Plan (LRPMP) to guide the disposition of the property. In the LRMP it was noted the conveyance of these properties to the City was the best option for a disposition of the properties in keeping with the original intent of the Redevelopment Agency. In May of 2018, the Royal Theatre properties were conveyed to the City by the Successor Agency. The conveyance of the properties was also approved by the State Department of Finance.

The City has received the attached Letter of Intent from Mr. Lupe Alvarez on behalf of the Alvarez family. The intent of the letter is to initiate discussions with the City regarding the possible purchase of the properties. In his letter Mr. Alvarez indicates the intent of the purchase is to create a mixed use commercial building with commercial use downstairs and residential use on the second and possible third stories. Prior to moving the Letter of Intent forward to the Council, staff asked the City Attorney to review the LRPMP and to identify disposition requirements. Attached is the City Attorney's memo.

According to the City Attorney's review of the LRPMP, the disposition of the Royal Theatre properties is rather limited. Ultimately, the disposition of the properties must lead to a public / performing arts/ theatre use. The City could: choose to develop, own and use the theatre parcels in a manner consistent with the LRPMP using its own sources, bonds or obtaining grants to complete the project; or the City could issue a Request for Proposals to identify a private/ non-profit developer qualified to renovate the building for a use consistent with the use identified in the plan. The City could consider selling the property but any sale would need to be deed restricted in accordance with the uses outlined in the LRPMP. The uses proposed by the Alvarez family are not consistent with the LRPMP.

Regardless of the option the Council chooses the City will need to compensate the taxing entities (government entities) that were impacted during the lifetime of the Redevelopment Agency. The total amount of the compensation would need to be equivalent to the current estimate of the value of the property, \$110,000. In 2018, the City did reach an agreement for compensation with the Cemetery District, but a compensation agreement still needs to be negotiated with the other taxing entities.

Staff would recommend the Council direct staff to proceed with the development of a Request for Proposal to identify a qualified developer, private /nonprofit capable of renovating and operating the Theatre properties consistent with the LRPMP. Once the property is renovated the City could enter into a long-term lease agreement with the developer-operator. The City could, as noted, undertake the renovation and operation on its own. Given the current constraints from both a personnel and resources perspective the City is facing this option is not recommended.

It also should be noted that the City through the Successor Agency has approximately \$650,000 remaining in Agency bond proceeds that could be used to assist with the renovation of the Theatre properties. The use of these funds could be incorporated into the Request for Proposal package. Proceeds from this bond issue can only be used for completing projects that are in keeping with the objectives of the now defunct Successor Agency's plans.

FISCAL IMPACT:

The amount of fiscal impact to the City will depend on the course of action the City chooses to pursue. Following the staff's recommendation to identify a developer capable of renovating and operating the theatre project would shift more of the financial burden from the City to the

developer/ operator of the project. The Council could choose to take no action at this time and this option would certainly have the least impact on the City but choosing this option would not assist with the redevelopment of the Theatre properties.

ATTACHMENTS

1. Letter of Intent from Mr. Lupe Alvarez on behalf of the Alvarez Family
2. Memo dated from the City Attorney dated August 23, 2019
3. Long Range Management Plan



PROPERTY MANAGEMENT • REAL ESTATE DEVELOPMENT • AG IRRIGATION

LETTER OF INTENT

May 15, 2019

Mr. Bob Perault
City of Guadalupe/Successor Agency
918 Obispo Street
Guadalupe, CA 93434

RE: Letter of Intent to purchase Royal Theatre 836, 848 Guadalupe Street, Guadalupe, CA 93434
APN'S 115-113-001, 115-101001, 115-101-011

Please let this letter serve as Notice of Intent that my family and I wish to purchase the above properties. Our intentions are to create a Mixed Use building with Commercial downstairs, and residential lofts on the second and third floors (up to 50' allowed by city code). Vehicle parking along with landscaping and site lighting will be immediately to the south and east of property.

When finished, not only will this building eliminate a blighted area, but more importantly be placed back on the property tax rolls. Our project will keep with the recent downtown workshops of Guadalupe Mobility and Revitalization, in making the downtown more vibrant and inviting. And thus, pumping new blood to the "downtown heart of Guadalupe" and creating a synergistic environment that would be beneficial to the City of Guadalupe as a whole.

We understand the Successor Agency handles these type of transactions and can take considerable time, however we have the patience as well as the vision to see it through. Please see Exhibit A as our proposal will have similar qualities and features in blending the new with the old.

Cordially and with much respect,

Lupe Alvarez

M E M O R A N D U M

DATE: August 23, 2019

TO: City Council

FROM: Philip F. Sinco, City Attorney

SUBJECT: Restrictions on the City's Disposition of the Royal Theater

RECOMMENDATION

That the City Council accept this information regarding the restrictions on the City concerning the sale, transfer, lease, or development of the Royal Theater and the two adjacent parcels.

BACKGROUND

[The following paragraphs are either paraphrased or quoted from the Long-Range Property Management Plan (LRPMP) that was adopted by the Guadalupe Successor Agency and approved the Guadalupe Successor Agency Oversight Board].

The Royal Theater was purchased by the (former) Guadalupe Redevelopment Agency (RDA or the "Agency"). The two vacant lots next door to and behind the Royal Theater were also purchased by the Guadalupe RDA as part of the same transaction. The intent was to combine the lots with the Royal Theater. It is not ADA-compliant and needs seismic retrofitting. A new entrance to the theater was expected to be built on part of the front lot to address ADA and safe exit issues. The RDA was open to remodeling the building, placing historic murals on the south wall, and combining the parcels for a significant downtown revitalization project.

Under the subsection entitled "The purpose for which the property was acquired," the LRPMP states:

The Agency believed the building to have a high occupancy potential and wished to rehabilitate it. The intent was to lease the property to potential public or private parties who would use the theater for the purpose intended – movies, plays, and concerts.

In 2009, the Agency included as one of its goals for the next five years "assisting with the rehabilitation of the Royal Performance Arts Center."

With respect to the two vacant parcels adjacent to the Royal Theater, a number of possibilities had been considered by the Agency, including: an on-site parking lot, park benches, painted

murals, or open-air visitor's center, and a farmer's market. "The overall intent was to revitalize the downtown business district."

Section 34191.5(c)(2) of the Health & Safety Code requires that successor agencies address the use or disposition of properties formerly owned by redevelopment agencies. These properties are permitted to be retained for government purposes, retained for future development (in a manner consistent with a redevelopment plan approved by the RDA), or sold to pay off an enforceable obligation. With respect to the Royal Theater and the two adjoining parcels, the Guadalupe Successor Agency decided to transfer these properties to the City for future development consistent with the existing redevelopment plan.

In addition, the LRPMP explicitly required the City to enter into a compensation agreement with the taxing entities. The LRPMP also specifically stated:

Both propertieis have long been planned to be part of the rehabilitation of the Royal Performing Arts Center. ...The Successor Agency would issue a Request for Proposals for a commercial development renovation project on the continguous parcels. The proposals would need to conform to the General Plan and fit the Successor Agency's vision for the area. It is anticipated that the Successory Agency would seek a developer that is experienced with the renovation of historic arts and entertainment property.

DISCUSSION

The essence of the foregoing can be summarized as follows: the City owns the Royal Theater and the two adjacent parcels (collectively, the "Royal Theater Parcels"), but it cannot sell the parcels, transfer them, lease them, or otherwise develop them except in a manner that is consistent with the LRPMP. The LRPMP requires that the City either develop the Royal Theater Parcels as a community performing arts center with outside public spaces that support this use or have private developers do it. There are no other options for development of the Royal Theater Parcels and there does not appear to be any statutory procedure for changing an approved LRPMP at this time. It may be possible, but might require a court to issue an order permitting the City to change its approved plan for development of its former RDA and the factual showing that would justify such a change would have to be substantial in light of the reasonableness and soundness of the proposed development plan for the Royal Theater Parcels.

The City could choose to develop and own the Royal Theater Parcels in a manner consistent with the LRPMP, perhaps by obtaining grants, issuing bonds, etc. or it could issue a Request for Proposals for development projects by private developers for project that are consistent with the LRPMP, but whatever path the City ultimately decides to take, it will have to enter into a compensation agreement with the "taxing entities" before any development can occur.

Under the legislation requiring the dissolution of redevelopment agencies, any disposition of a real property asset must include compensating of certain government districts (including local school districts, the Guadalupe Cemetery District, the City, and other public entities), according to the formula (i.e., percentages) for distributing property taxes from the County.

The City has entered into such a compensation agreement with the Guadalupe Cemetery District in which the Cemetery agreed to waive any compensation from the disposition or development of the Royal Theater Parcels in exchange for a City vehicle that was no longer required by the City (but was helpful for the Cemetery). Both parties were satisfied by this agreement, but the City has not opened negotiations with any other taxing entities, so these negotiations would have to be commenced and concluded before any development on the site could take place.

CONCLUSION

The City owns the Royal Theater Parcels but is restricted in the manner concerning how it may develop or dispose of them according to the LRPMP, and it must also enter into compensation agreements with the taxing entities before any development can take place.



Long Range Property Management Plan Successor Agency to the former Guadalupe Redevelopment Agency

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the Redevelopment Agency dissolution process implemented by Assembly Bill 1X 26. One of the key components of AB 1484 is the requirement that all Successor Agencies develop a Long Range Property Management Plan that governs the disposition and use of former Redevelopment Agency property. This document is the Long Range Property Management Plan for the Successor Agency to the former Guadalupe Redevelopment Agency.

There are five (5) properties owned and controlled by the Successor Agency. They include the following:

1. 303 Obispo Street. Lot on the west side of Obispo Street where the City's 1.6 million gallon water storage tank and water treatment facility is located. This 1.75-acre industrial parcel was originally purchased by the Guadalupe Redevelopment Agency to address the health and safety needs of the community with respect to water storage. This parcel serves as the City's primary water storage and water treatment facility. It also serves as the City's corporation yard. APN 115-180-026.
2. 848 Guadalupe Street (Royal Theatre). A 7,200 square foot commercial parcel developed with a 6,000 square foot movie theatre called the Royal Theatre. The Guadalupe Redevelopment Agency purchased the property from the previous owners under a note secured by a deed of trust. Non-profit groups used the property for public concerts in the past. Then it was used as a recording studio. The building is currently vacant. It was red-tagged after an electrical fire in 2011. It is not ADA-compliant and needs seismic upgrades. APN 115-101-001.
3. 836 Guadalupe Street. Two vacant commercial lots next door to and behind the Royal Theatre. The lots were purchased in the same transaction with the theatre. The intent was to combine the lots with the Royal Theatre. A new entrance to the theatre would be built on part of the front lot to deal with ADA and safe exit issues. A portion of the rear lot might be used for the construction of dressing rooms to facilitate use of the theatre for live

performances. The remainder of the two lots could be used for on-site parking. APN's 115-113-001 and 115-101-011.

4. 879 Guadalupe Street (Former Lantern Hotel): A 7,200 square foot commercial lot with a 9,250 square foot multi-story building (4,000 square feet on first floor) was redeveloped and renovated as a mixed-use property with retail and service commercial downstairs and residential housing on the second floor and partial third floor. The Redevelopment Agency loaned money to a developer for this purpose. Title never transferred because the developer fell behind in payments on the loan. APN 115-092-012
5. 995 Guadalupe Street (Former Al's Union). This vacant 0.42 acre commercial parcel, which is contaminated, was donated to the Guadalupe Redevelopment Agency. The property is designated by the State as Leaking Underground Fuel Tank (LUFT) Site #52010. It has been accepted into the State Water Resources Control Board Cleanup of Underground Storage Tanks (UST) Fund. The Control Board has approved a remediation Letter of Commitment (LOC) in the amount of \$1.5 million to be paid over time as funds become available. The lot is on the corner of Guadalupe & 10th Street. The primary street address is 995 Guadalupe Street. There is also a secondary street address of 4646 10th Street. APN 115-071-001.

HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES

All of the properties included in the Successor Agency's inventory were acquired in an effort to redevelop and revitalize the Redevelopment Agency project area in the City of Guadalupe.

The Guadalupe Redevelopment Agency accepted a development proposal on the property located at 879 Guadalupe Street (former Lantern Hotel). A loan was executed and the uninhabitable property was rehabilitated and transformed from a fire-gutted hotel to a mixed-use commercial and residential building.

The other four properties have no history of development proposals. The property at 303 Obispo Street was purchased by the Guadalupe Redevelopment Agency with the expectation of retaining it for governmental purposes. The Agency purchased the property to construct a water storage tank, water treatment facility, and public works building. (The public works building has not yet been built.)

The property at 848 and 836 Guadalupe Street (three parcels – Royal Theatre and two adjacent lots) was purchased for a performing arts center and requires retrofit, ADA, and safe exit improvements before it may be used for the purpose intended. The Guadalupe Redevelopment Agency was open to remodeling the building, placing historic murals on the south wall, and combining the parcels for a significant downtown revitalization project.

The property at 995 Guadalupe Street (Al's Union) was accepted by the Guadalupe Redevelopment Agency as a donation. The property is contaminated and requires remediation efforts toward State closure certification. The Agency anticipated either commercial development or the creation of a parking lot in an area of downtown where off-street parking is scarce.

INVENTORY

Section 34191.5 (c) (1) of the Health and Safety code, which was added as part of AB 1484, requires that the Long Range Property Management Plan include an inventory of all properties held in the Community Redevelopment Property Trust Fund. For the City of Guadalupe Successor Agency, this includes the five properties referenced in the two prior sections. As per the statute, each of these properties is described separately.

Property #1:

Vacant lot on the west side of Obispo – 303 Obispo Street

Date of Acquisition and its value at the time; an estimate of current value.

The property is zoned General-Industrial. The address is 303 Obispo Street. The parcel was originally purchased with other land totaling 19.22 acres in aggregate, all located on the west side of Obispo Street. The purchase price in August 1988 for all the property was \$670,000. The other lots were sold off over the years for private development. This is the only parcel still owned by the Successor Agency. The parcel has a lot size of 1.75-acres. The acquisition value for this parcel is recorded as \$105,507.

The purpose for which the property was acquired.

The original intent for the purchase of property in this area was two-fold. The purchase and sale of the other lots addressed the lack of available small industrial-zoned parcels in the City. The purchase and holding of this specific lot helped the City deal with inadequate water storage. The lack of water storage posed a major threat to health, sanitation and fire safety. The 1.6 million gallon Obispo Street water tank and water treatment facility was constructed in 2006, bringing to fruition the planned water storage project.

Parcel data for each property, including address, lot size and current zoning.

The property address is 303 Obispo Street. It is 1.75 acres in size. The Assessor's Parcel Number is 115-180-026. The parcel was zoned General-Industrial at the time of purchase and retains that zoning. Since 2006, the current site contains the City's 1.6 million gallon water storage tank and water treatment facility. The lot is also used as the City's corporation yard for the storage of public works equipment. Eventually, the City would like to build a public works building and garage on the property.

An estimate of the current value of the parcel, including any appraisal information, if available.

The Successor Agency estimates the current value of this lot with improvements at \$6,222,216 based primarily on the value on 6/30/14 of the water tank, water well, water treatment facility, and water booster pumps on the property.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The City and the Guadalupe Redevelopment Agency entered into a lease agreement for the property. The lease provided for the land to be used by the City for the purpose of installing the 1.6 million gallon water tank and water treatment facility. No lease payments were required. Thus no revenue is associated with the lease. There is no history of revenue associated with this property.

Any history of environmental contamination or remediation efforts.

There is no history of environmental contamination on this site.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

This specific site does not have potential for transit-oriented development. The area is not zoned to allow high-density residential or other types of transit-oriented development. Instead, it is zoned General-Industrial. Although the property is located on a transit line with a nearby transit stop, the existing structures, in particular the large water tank, are not conducive to transit-oriented development. The existing public works yard does not serve transit users. Lastly, the City hopes to construct a public works building and covered garage on the site for the protection of public works vehicles and equipment.

A brief history of the previous development proposals and activities, including the rental or lease of property.

As mentioned above, property in this area was acquired to help expand the number of industrial parcels in the City and address the health, sanitation and fire safety needs of the community. The other property was sold and this lot remained vacant until the water storage tank and treatment facility were built. There have been no other development proposals or rental activity related to the parcel. The water storage tank and treatment facility were constructed in 2006.

Property #2:

848 Guadalupe Street (Royal Theatre)

Date of Acquisition and its value at the time; an estimate of current value.

This property was purchased for \$125,000 in January 2001. Commercial real estate values have been relatively flat during the economic slowdown as there are many empty storefronts on Guadalupe Street. The current value of the property is unlikely to be significantly different from the historic value of \$125,000.

The purpose for which the property was acquired.

The property purchased by the Guadalupe Redevelopment Agency included land and the Royal Theatre building. The building was built in 1939 and for decades screened motion pictures in a variety of languages. In 1989, the theatre was closed. The structure had fallen into disrepair and the Agency's intent in 2001 was to rehabilitate it. The Agency believed the building to have a high occupancy potential and wished to renovate and upgrade to provide a structurally safe building for community use. The intent was to lease the property to potential public or private parties who would use the theatre for the purpose intended – movies, plays, and concerts.

Parcel data for each property, including address, lot size and current zoning.

The property is located at 848 Guadalupe Street. The Assessor's Parcel Number is 115-101-001. The property is zoned General Commercial. The total lot size is 7,200 square feet. The building size is approximately 6,000 square feet.

An estimate of the current value of the parcel, including any appraisal information, if available.

The Agency estimates the value to be the same as on the purchase date – \$125,000.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The Successor Agency still owes approximately \$25,000 related to a note secured by a deed of trust. In the past, the Guadalupe Redevelopment Agency entered into lease agreements with two separate tenants and the intended purpose of movies, plays and concerts was accomplished. Lease revenue generated from these agreements amounted to approximately \$5,000. Revenues were used to make payments on the loan. The property is currently vacant and red-tagged due to an electrical fire in 2011.

Any history of environmental contamination or remediation efforts.

This property has no history of environmental contamination.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The use of this property for transit-oriented development does not fit the planning objectives of the Successor Agency. The Guadalupe Redevelopment Agency's Five Year Plan, completed in 2009, listed one of its goals as "assisting with the rehabilitation of the Royal Performing Arts Center". The building is a single story building with a second floor projection booth. The entrance is on Guadalupe Street. The lobby is small with a snack bar and two tiny non-ADA compliant bathrooms. There is also a ticket counter in a small room to the side. The "Royal Performing Arts Center" is located in the heart of the Central Business District. The area is not zoned to allow high-density residential or other types of transit-oriented development.

A brief history of the previous development proposals and activities, including the rental or lease of property.

As mentioned above, the former Redevelopment Agency leased the property for several years and movies, plays and concerts took place in the theatre. The last tenant used the building as a recording studio. The current disrepair, retrofit needs, and ADA requirements for the building are the major drawbacks to future occupancy. The building needs to be renovated and fully remodeled before it can be successfully leased. There are no formal development proposals at this time although several local non-profit groups have expressed an interest in the building.

Property #3 (two parcels)

836 Guadalupe Street (next door and behind Royal Theatre)

Date of Acquisition and its value at the time; an estimate of current value.

These two parcels were purchased in one transaction in August 2001 at the same time the Royal Theatre was purchased. The purchase price was \$75,000 for both parcels. Commercial real estate values have been relatively flat during the economic slowdown as there are many empty storefronts on Guadalupe Street. The current value is unlikely to be significantly different from the historic value of \$75,000.

The purpose for which the property was acquired.

The property consists of two vacant lots, next door and behind the Agency-owned Royal Theatre. The Guadalupe Redevelopment Agency hoped to renovate the Royal Theatre. To use that building as a performing arts center would require the construction of a new entrance to the side to address ADA and safe exit issues and possible construction of dressing rooms to the rear. A potential on-site parking lot was also considered. Other possible uses of the space are for park benches, painted murals on the south-facing wall of the theatre, an open-air visitors' center, a farmers' market venue, etc. The overall intent was to revitalize the downtown business district.

Parcel data for each property, including address, lot size and current zoning.

The lot next door to the Royal Theatre is 836 Guadalupe Street. The Assessor's Parcel Number is 115-113-001. The property is 0.28 acres in size. The lot behind the Royal Theatre is also shown as 836 Guadalupe Street (same address). The Assessor's Parcel Number is 115-101-011. The property is 0.17 acres in size. Both properties are zoned General Commercial.

An estimate of the current value of the parcel, including any appraisal information, if available.

The Agency estimates the value of the two lots to be the same as on the purchase date – \$75,000.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

These vacant lots have never generated revenue for the Agency.

Any history of environmental contamination or remediation efforts.

These lots have no history of environmental contamination.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The use of this property for expansion of the Royal Theatre would advance the planning objectives of the Successor Agency. It would be difficult to develop the two parcels separately from the Royal Theatre because they surround the Royal Theatre. They are part of a planned larger project that ties to the Royal Theatre. The downtown business district is not zoned to allow high-density residential or other types of transit-oriented development.

A brief history of the previous development proposals and activities, including the rental or lease of property.

The lots have been vacant since the Agency purchased them in 2001. There have been no development proposals or activities related to the rental or lease of the property.

Property #4:

879 Guadalupe Street (former Lantern Hotel)

Date of Acquisition and its value at the time; an estimate of current value.

The Guadalupe Redevelopment Agency purchased the property in 1993 for a purchase price of \$63,660. The Agency estimates the current value at \$750,000 based on an appraisal value which took place in February 2014.

The purpose for which the property was acquired.

This property was the original site of the historic Lantern Hotel, which burned down in 1983. The former Redevelopment Agency was inspired to purchase the property for future development. At the time of purchase, it was a dilapidated burnt-out shell of a building. The intent was to find a developer to renovate the property. An ideal project would include commercial space downstairs and apartments upstairs. Such a project was completed in 2007.

Parcel data for each property, including address, lot size and current zoning.

The property is located at 879 Guadalupe Street. The Assessor's Parcel Number is 115-092-012. The parcel is 7200 square feet and zoned General Commercial. The building has 9250 square feet of floor area on 2-1/2 floors.

An estimate of the current value of the parcel, including any appraisal information, if available.

The renovated property appraised at \$750,000 in February 2014.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

In 2004, the Guadalupe Redevelopment Agency loaned a developer \$1,360,000 to renovate the property. The improvement project was completed in 2007. The developer began repayment on the interest-bearing loan upon completion per contractual agreement, but then fell quickly behind. The Successor Agency continues to hold title to the property. Transfer of title to the developer did not take place because of collection issues. The current loan balance due is almost \$1,500,000 (with unpaid interest increasing the overall balance). The developer holds commercial and residential tenant leases. The three upstairs apartments are occupied. The downstairs commercial property is leased to a church.

Any history of environmental contamination or remediation efforts.

There is no history of environmental contamination.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

This specific site does not have strong potential for transit-oriented development. Although it is in the downtown area, the recently renovated three-story structure takes up most of the lot. The area is not zoned to allow high-density residential or other types of transit-oriented development.

A brief history of the previous development proposals and activities, including the rental or lease of property.

The Successor Agency does not believe there is potential for collecting the debt. That's because the appraised value of the property is less than the outstanding loan. Also, the loan is in the name of a Limited Liability Corporation (LLC) with no other assets, so the owners of the LLC can walk away from the debt with no personal consequence. The Agency is currently negotiating to retake possession of the property and serve as lessor to the tenants until the property can be sold to a private party and returned to the property tax rolls.

Property #5:

995 Guadalupe Street /4646 10th Street (One parcel/two lots)

Date of Acquisition and its value at the time; an estimate of current value.

This vacant commercial property was acquired by way of donation in August 2006 under an agreement accepted by the former Redevelopment Agency. The assessed value is \$54,591. The property appraised in November 2013 at \$85,000.

The purpose for which the property was acquired.

The Guadalupe Redevelopment Agency accepted the property as a donation. The site's location in the Downtown Business District created potential to revitalize the immediate area. Acquisition also fit into the plan to clean-up an environmentally contaminated site. The State Water Resources Control Board set aside \$1.5 million from its Cleanup of Underground Storage Tank (UST) Fund. Once remediation has taken place, the site could be used for future commercial development or as off-street parking for other properties in the area. That includes the American Legion Hall across 10th Street and the Dunes Center and Cultural Art Center nearby on Guadalupe Street. The Legion Hall is used for community events and houses the Guadalupe Historical Society Museum plus an Alcoholics Anonymous meeting room. The abandoned privately-owned Basque House is across the street at 998 Guadalupe Street. This is a former hotel and restaurant which could be renovated.

Parcel data for each property, including address, lot size and current zoning.

The property is a 0.42-acre vacant corner lot. The property is zoned General Commercial. The Assessor's Parcel Number is 115-071-001. At the front of the lot on Guadalupe Street is where the former Al's Union gas station was located. Other buildings at the rear of the lot, no longer there, used to face 10th Street.

An estimate of the current value of the parcel, including any appraisal information, if available.

The Agency estimates the current value is \$85,000 based on the property appraisal in November 2013. Once remediated, the property would be worth \$103,000 according to the same appraisal.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The Guadalupe Redevelopment Agency received the property in 2006 and has not generated any revenue from the property.

Any history of environmental contamination or remediation efforts.

There is a history of environmental contamination caused by a release of petroleum products from underground fuel tanks associated with the former Al's Union gas station. Remediation activity is underway. Tasks performed to date have included site assessment, waste profiling development of a corrective action plan, and semi-annual monitoring.

The former Redevelopment Agency expended a total of \$188,607 towards the cleanup costs through June 30, 2012. The UST fund has reimbursed the full amount expended through that date.

During fiscal year 2012-13, the State UST Fund allotted only \$15,000 for remediation. The remediation consultant has not yet billed the Successor Agency for the work performed during this period, but the total cost was approximately \$15,000.

The UST Fund approved \$20,000 for fiscal year 2013-14. That budget was only enough to place required wells on the site, but was not enough to install remediation equipment and implement the remediation process.

The environmental consultant estimates that the site contamination cleanup will require approximately two years of active remediation before it can be closed under the State's current Low-Threat Closure guidelines. The Successor Agency does not yet know when that project will be funded to the extent required to get active remediation activities going at the site. If Budget Change Orders are approved by the State, the environmental consultant estimates active remediation can be started sometime this fiscal year.

Vacant private property adjacent to the Successor Agency parcel is also contaminated and is also an eligible UST clean-up site. Because it is a larger site in land area, it is at a higher priority for clean-up with the State. The Successor Agency's environmental consultant is also the environmental consultant for the adjacent site and is trying to process work on both sites in tandem to reduce remediation costs on both sites and expedite clean-up on both sites.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The Redevelopment Agency's Five Year Implementation Plan did not include transit-oriented activities as a goal for this property. The Agency's highest priority was clean up of the contamination. The location has been discussed as a potential parking lot. Commercial development is not automatically blocked by the presence of contamination, but is certainly

hampered by it. The area is not zoned to allow high-density residential or other types of transit-oriented development.

A brief history of the previous development proposals and activities, including the rental or lease of property.

As mentioned above, this site was acquired in 2006 under a donation agreement accepted by the Redevelopment Agency. Development activities and rental or lease agreements do not exist because the site is contaminated and under remediation.

USE OR DISPOSITION OF PROPERTIES

Section 34191.5 (c) (2) of the Health and Safety Code requires that Successor Agencies address the use or disposition of all properties in the Community Redevelopment Trust Fund. The properties can be retained for governmental use, retained for future development, sold or used to fulfill an enforceable obligation. The legislation goes on to state the following:

- *The plan should separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.*
- *Property intended to be used for a project identified in an approved redevelopment plan will be transferred to the host city or county.*
- *If the successor agency plans to liquidate the property or use the revenues from the property for any purpose other than fulfilling an enforceable obligation or for a contemplated redevelopment project, the proceeds from the sale shall be distributed as property tax to the taxing entities.*

As stated above, the Guadalupe Successor Agency wishes to utilize the five parcels as follows:

Property #1: 303 Obispo Street – Transfer to the City for Government Use

The Guadalupe Successor Agency wishes to transfer the property to the City for governmental use as permissible by Health and Safety Code 34191.5 (c) (2). The City currently uses the 1.75 acres at 303 Obispo Street for two purposes.

First, it serves as the City's only water treatment facility and our primary water storage facility. There is a 1.6 million gallon water tank on site, a water treatment building, a water well, and a booster pumping station. We pump water from the well and inject it with chlorine to make it safe to drink. We mix the chlorinated well water with chlorinated surface water arriving onsite from the Central Coast Water Authority (state water). The processed water is then stored in the 1.6 million gallon water tank on-site or in the 100,000-gallon elevated water tower on 10th Street before it flows through water lines to homes and businesses in Guadalupe.

Second, the 303 Obispo Street facility serves as the City's corporation yard. City public works vehicles, equipment and supplies are stored on site. That includes pick-up trucks, a street sweeper, lawn mowers and other motorized and non-motorized equipment. Most of the vehicles, equipment and supplies are stored outside, but the City also has rented "sea-train" containers to store items which must be kept out of the weather. The City would like to build a permanent garage and storage building on site for public works vehicles, equipment, and supplies.

Property # 2 and #3: 848 Guadalupe Street; 836 Guadalupe Street (Royal Theatre and neighboring parcels) – Retained by the Successor Agency this project is consistent with the Guadalupe Redevelopment five year Implementation plan and this property is intended to be used for the project identified in an approved Redevelopment Plan:

The Guadalupe Successor Agency wishes to transfer this property to the City for future development. As such, the City will enter into a compensation agreement with the taxing entities pursuant to Health & Safety Code 34180(f). Both properties have long been planned to be part of the rehabilitation of the Royal Performing Arts Center. Community discussions anticipated a new entrance, dressing room expansion, southside wall for the historic Judy Baca murals, open-air visitor center, farmer's market venue, and parking lot.

The Successor Agency would issue a Request for Proposal for a commercial development renovation project on the contiguous parcels. The proposals would need to conform to the General Plan and fit the Successor Agency's vision for the area. It is anticipated that the Successor Agency would seek a developer that is experienced with the renovation of historic arts and entertainment property.

Property # 4: "Former Lantern Hotel" - 879 Guadalupe Street – Sale of Property

The Guadalupe Successor Agency wishes to sell the property as permissible by Health & Safety Code 34191.5 (c) (2). The developer has defaulted on the loan. The Successor Agency is in the process of retaking possession of the property. The Successor Agency then hopes to sell the property to a private party. If successful, proceeds will be distributed to the County Auditor Controller for distribution to the taxing entities.

Property #5: "Former AI's Union" - 995 Guadalupe Street – Retained by Successor Agency and continue clean-up of the property; Sale of Property

The Guadalupe Successor Agency wishes to retain the property to fulfill environmental remediation and then sell the property as permissible by Health and Safety Code 34191.5 (c) (2). As discussed earlier, the lot is contaminated and under remediation. Development is not automatically blocked by the presence of contamination, but once remediated, the site has greater potential for development. The Successor Agency desires to continue the clean up with the intention to sell the property as soon as possible. If successful, proceeds will be distributed to the County Auditor Controller for distribution to the taxing entities.