



City of Guadalupe

AGENDA

**Regular Meeting of the Guadalupe City Council
and
Special Meeting of the Successor Agency to the Guadalupe
Redevelopment Agency Board**

**Tuesday, January 13, 2026, at 6:00 pm
City Hall, Council Chambers, 918 Obispo Street, Guadalupe CA 93434**

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

If you choose not to attend the City Council meeting but wish to submit a written comment for the Community Participation Forum or on a specific agenda item, please submit via email to juana@ci.guadalupe.ca.us no later than 2:00 pm on Tuesday, January 13, 2026.

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any item on the Agenda, before or during Council consideration of that item. If you wish to speak on any item on the agenda, including any item on the Consent Calendar or the Ceremonial Calendar, please submit a speaker request form for that item. If you wish to speak on a matter that is not on the agenda, please do so during the Community Participation Forum.

The Agenda and related Staff reports are available on the City's website: www.cityofguadalupe.org 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 4:00 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 4:00 pm.

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

1. ROLL CALL:

Council Member Eugene Costa Jr.
Council Member Whitney Furness
Council Member Amelia M. Villegas
Mayor Pro Tempore Christina Hernandez
Mayor Ariston Julian

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES

4. AGENDA REVIEW

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

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to the provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

6. CEREMONIAL CALENDAR

A. Proclamation – Human Trafficking Awareness Month

7. PRESENTATIONS

A. Guadalupe Urban Forest Management Plan Administrative Draft - Presentation by Kevin Cullinen, Urban Forest Planner, Dudek

8. CONSENT CALENDAR (A-G)

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

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting unless City Council indicates otherwise.

B. Approve payment of warrants for the period ending January 2, 2026, and ratify payment of warrants for period ending December 19, 2025.

C. Approve the Minutes of the City Council regular meeting of December 9, 2025.

D. Adopt, on the second reading Ordinance No. 2025-525 amending Chapter 18.53 (Accessory Dwelling Units) from Title 18.

E. Adopt Resolution No. 2026-01 approving a Consultant Services Agreement with Mr. Larry Appel, Integrity Planning for independent planning services.

F. Approval of Standardized Partner Agreement with Santa Barbara County Animal Care Foundation for Community Microchip Scanning Station Program.

- G. Approval of need for continuing emergency regarding Supervisory Control and Data Acquisition (SCADA) system.

MANAGEMENT REPORTS

9. INTERIM CITY ADMINISTRATOR: *(Information Only)*

- A. Interim City Administrator's report for January 13, 2026
- B. Public Works/Engineering report for December 2025
- C. Planning Department report for December 2025

10. DIRECTOR OF PUBLIC SAFETY: *(Information Only)*

- A. Director of Public Safety report for January 13, 2026

PUBLIC HEARING

- 11. Public hearing to consider an appeal (2025-048-AP) of the Planning Department's decision to deny zoning clearance application (2025-022-ZC) to allow a minor home addition and conversion of a detached garage into a Junior Accessory Dwelling Unit; and (2025-026-ZC) to allow an addition and conversion of the detached garage into a workshop on property in the R-1 zoning district at 239 Campodonico Avenue (APN 115-192-003).**

Written report: Bill Scott, Associate Planner

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Conduct a public hearing, including: 1) an opportunity for the appellant to present the proposed project; 2) receive any comments from the public; and
- c. Adopt Resolution No. 2026-02 to uphold the Director's decision to deny zoning clearance applications (2025-022-ZC) and (2025-026-ZC) including the requisite findings.

REGULAR BUSINESS

- 12. Review of a Pre-application (2025-049-PA) to consider a request to establish a workshop, outdoor storage facility and a horse stable on a portion of a 9.4-acre property on the east side of Peralta Street, 500 feet north of Twelfth Street (APN 115-020-014).**

Written report: Bill Scott, Associate Planner

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Accept public comments, including an opportunity for the applicant to present the proposed project; and
- c. Provide staff with general non-binding comments on the proposed project.

13. Conveyance of the former AI's Union parcel from the Successor Agency to the Redevelopment Agency of the City of Guadalupe to the City of Guadalupe.

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council adopt Resolution No. 2026-03 consenting to the conveyance by quit claim deed of the former AI's Union parcel from the Successor Agency to the Redevelopment Agency of the City of Guadalupe to the City of Guadalupe.

14. Establishing of the Royal Theatre Oversight Committee.

Written report: David Trujillo, Interim City Administrator

Recommendation: That the City Council City Council provide direction regarding the preferred structure for advisory oversight of the Royal Theatre project. While staff does not see a significant operational advantage to establishing an oversight committee, if the Council desires advisory support, staff recommends either:

- a. Establishing the Oversight Committee discussed at the July 22, 2025, Council meeting, consisting of approximately five (5) members subject to the Brown Act by adopting Resolution No. 2026-04, and also, appoint the five (5) members to the committee by motion; or
- b. Establishing, by motion, a temporary advisory committee composed solely of two City Council members, which would be exempt from the Brown Act, and also, appointing the two City Council members.

15. FUTURE AGENDA ITEMS

16. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

17. ADJOURNMENT TO SUCCESSOR AGENCY BOARD MEETING

SUCCESSOR AGENCY

18. Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Last and Final Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2026 through June 30, 2037.

Written report: Joy Otsuki, Special Counsel to the Successor Agency

Recommendation: That the Successor Agency Board adopt SA Resolution No. 2026-01 entitled "Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Last and Final Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026, through June 30, 2037, period."

19. Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026 through June 30, 2027 Period.

Written report: Joy Otsuki, Special Counsel to the Successor Agency

Recommendation: That the Successor Agency adopt SA Resolution No. 2026-02 entitled “Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026 through June 30, 2027 period.”

20. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall display case and website not less than 72 hours prior to the meeting. Dated this 8th day of January 2026.

David Trujillo

David Trujillo, Interim City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject		Department	Agenda Category
Tuesday, January 27, 2025, at 6:00 p.m. / Regular Meeting			
First Reading – Food Truck Ordinance		Planning Department	Public Hearing
Capital Campaign Update		Thomas Brandeberry	Regular Business
Guadalupe City Hall Repair Project Update		Ravatt Albrecht & Associates	Regular Business
Tuesday, February 10, 2026, at 6:00 p.m. / Regular Meeting			
Other Unscheduled Items	Proposed Date of Item	Department	Agenda Category
Gift Policy		City Attorney	New Business
Social Host Ordinance		City Attorney	New Business
Personnel Manual Update			New Business
Pasadera Development Annual Update		City Engineer	
Water and Sewer Rate Study		City Administrator	New Business
Master Fee Schedule Update		Finance Director	
SLO CAL Root One –Community Benefit Fee		Administration Dept	
Royal Theater and Additional Funding		Thomas Brandeberry	
Cost Allocation Plan		Finance Director	

City of Guadalupe



Guadalupe, California

Proclamation

HUMAN TRAFFICKING AWARENESS MONTH

WHEREAS, human trafficking is a form of modern slavery that occurs in every state, including California, wherein victims are forced to work in various forms of labor exploitation including, but not limited to, commercial sex acts and other services that are induced through force, fraud, or coercion; and

WHEREAS, due to its isolated and discrete nature, many individuals across the globe are unaware that trafficking exists in their communities; and

WHEREAS, it is estimated that more than 28 million people around the world are victims of human trafficking; and

WHEREAS, human trafficking victims face a cruelty that has no place in a civilized world. It is a crime that can take many forms, and one that tears at our social fabric, debases our common humanity, and violates what we stand for as a country; and

WHEREAS, increased education about how to identify human trafficking along with increased knowledge of in-state resources and services for those affected by criminal exploitation can help decrease the number of future victims; and

WHEREAS, the Santa Barbara County Human Trafficking Task Force is committed to using all applicable laws and resources for investigating human trafficking and prosecuting those engaged in it; and

WHEREAS, the Santa Barbara County Human Trafficking Task Force has worked diligently to bring awareness to the fact that human trafficking occurs closer to home than one might think, that California ranks number 1 in the country for reported human trafficking cases, and that Santa Barbara County is home to hundreds of survivors of trafficking and exploitation; and

WHEREAS, Human Trafficking Awareness Month is an opportunity to recognize the critical role all Santa Barbara County residents play in preventing, reporting, and adjudicating these heinous crimes.

NOW, THEREFORE, BE IT RESOLVED, that by virtue of the authority vested in me as Mayor and on behalf of the City Council of the City of Guadalupe, I, Ariston Julian, do hereby recognize January 2026 as:

HUMAN TRAFFICKING AWARENESS MONTH

in our City of Guadalupe, and I call this observance to the attention of all our citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Guadalupe, California to be affixed this 13th day of January 2026.




Ariston Julian, Mayor
City of Guadalupe



City of Guadalupe Urban Forest Management Plan

City Council Presentation

JANUARY 13, 2026

Table of Contents

01 What is a UFMP?

04 Actions to Prioritize

02 Urban Forest Key Findings

05 Next Steps

03 Guadalupe's Urban
Forestry Goals

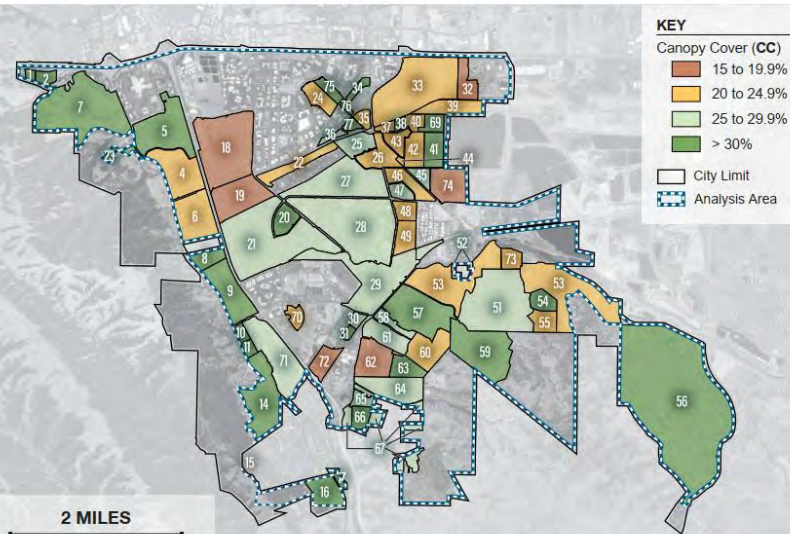
06 Questions

What is an Urban Forest Management Plan?



THE CITY OF HANFORD URBAN FOREST MANAGEMENT PLAN

Figure 2-3A. Canopy Cover by Neighborhood Map



1.3 Vision, Guiding Principles, and Strategic Plan

Table 1: Guiding Principles and Strategic Plan

Guiding Principles	Definition
Resilience to Climate Change	A thriving urban forest prepared to achieve outcomes of the City Climate Action Plan that will result in reduced urban heat islands, increased energy efficiency, resilience to pests and diseases, and landscapes that conserve water.
Preserve and Expand Canopy Cover	City standards and practices that result in large, healthy trees that maximize environmental services on both public and private property.
Healthy, Equitable, and Active Communities	All La Mesa residents equally experience a high quality of life supported by the canopies of trees and access to trails, parks, and other open spaces.
Connect and Engage Neighbors	A sustainable urban forest is dependent on community members who understand the value of trees and take action to support the planting and care of trees.
Big Tree City, Small Town Feel	Our trees are a vital component of connecting current neighborhood character with future growth and development of the City.

What is an Urban Forest Management Plan (UFMP)?

Guiding document designed to:

- Provide a strategic roadmap for City to manage, preserve, and grow the tree canopy on both public and private lands
- Create a shared vision for the future of Guadalupe's urban forest, ensuring it provides maximum, long-term benefits to the community



Guadalupe UFMP Organization

Executive Summary:

- 4-pg summary of UFMP findings and goals

UFMP Main Document

- Public-facing, graphically designed document, easy to read

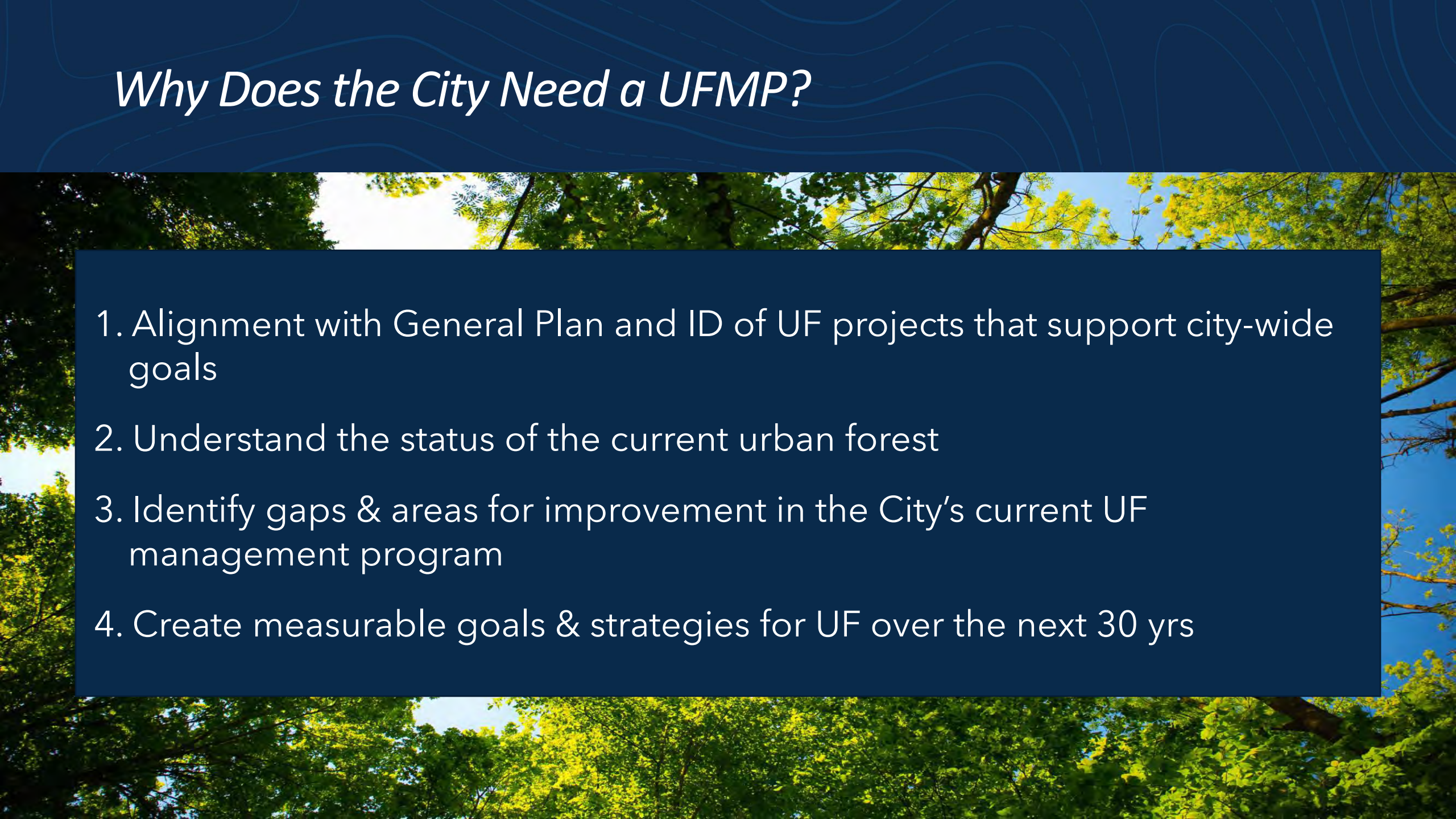
UFMP Appendices

- In-depth technical analyses, and urban forestry resources

Appendices include:

- A - Urban Forest Resources Report
- B - Street Trees Ordinance
Recommended Updates
- C - City Documents Review
- D - Staff Interview Summary
- E - Community Engagement Results
- F - Monitoring Plan
- G - Potential Funding Resources
- H - Arboricultural BMPs
- I - Recommended Tree Species List

Why Does the City Need a UFMP?

- 
1. Alignment with General Plan and ID of UF projects that support city-wide goals
 2. Understand the status of the current urban forest
 3. Identify gaps & areas for improvement in the City's current UF management program
 4. Create measurable goals & strategies for UF over the next 30 yrs

THE BENEFITS OF TREES

HEALTH



CLEANER AIR

Trees absorb pollutants and filter particulates out of the air by trapping them on their leaves and bark.



CONNECTING WITH NEIGHBORS

Trees can encourage civic pride while tree plantings provide opportunities for community involvement.



FRESH FOOD

Trees provide food in the form of fruits, nuts, leaves, bark, and roots.



HEALTHIER COMMUNITIES

Trees improve mental health and public health by decreasing respiratory illnesses and encouraging outdoor recreation.

ENVIRONMENTAL/INFRASTRUCTURE SERVICES



SAVING ENERGY

Shade trees can lower air-conditioning costs 56% annually, burning fewer fossil fuels.



BEAUTY

Trees add character to city streets and residential areas as they radiate with colors, flowers, textures, and shapes.



SHADE

Trees cool cities by up to 10°F and shaded areas can be 20-40°F cooler than peak temperatures.



WILDLIFE HABITAT

Trees support the lives of many wildlife and insect species, providing them with food, shelter, and nesting sites. A large diversity of tree species will attract a greater variety of pollinating insects, which benefits nearby agriculture.



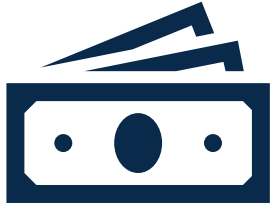


Urban Forest Key Findings

Key Finding #1 – Guadalupe's Urban Forestry Program

The lack of a dedicated urban forestry budget, staff, and program results in inconsistent care and unpredictable future costs for City-managed trees.

Guadalupe's Urban Forestry Program



Budget

- Lack of dedicated urban forestry budget
- Urban forestry-related expenses are funded on an as-needed basis from the Public Works budget
- New Landscaping Tax to partially fund certain areas
- Uncertainty of annual allocations hinders proactive management



Staff

- No dedicated UF staff. Public Works provides oversight for tree care contractors
- Competing priorities do not allow staff to spend time for planning, admin, or community engagement
- One staff member recently became an ISA Certified Arborist, enhancing in-house expertise

Guadalupe's Urban Forestry Program



Standards & BMPs

- Prior to the UFMP, the City did not use set arboricultural standards or BMPs
- Standards/BMPs were developed during the UFMP process and will guide City staff, developers, and tree care contractors throughout City
- Public distribution can guide the community on tree care for private property trees



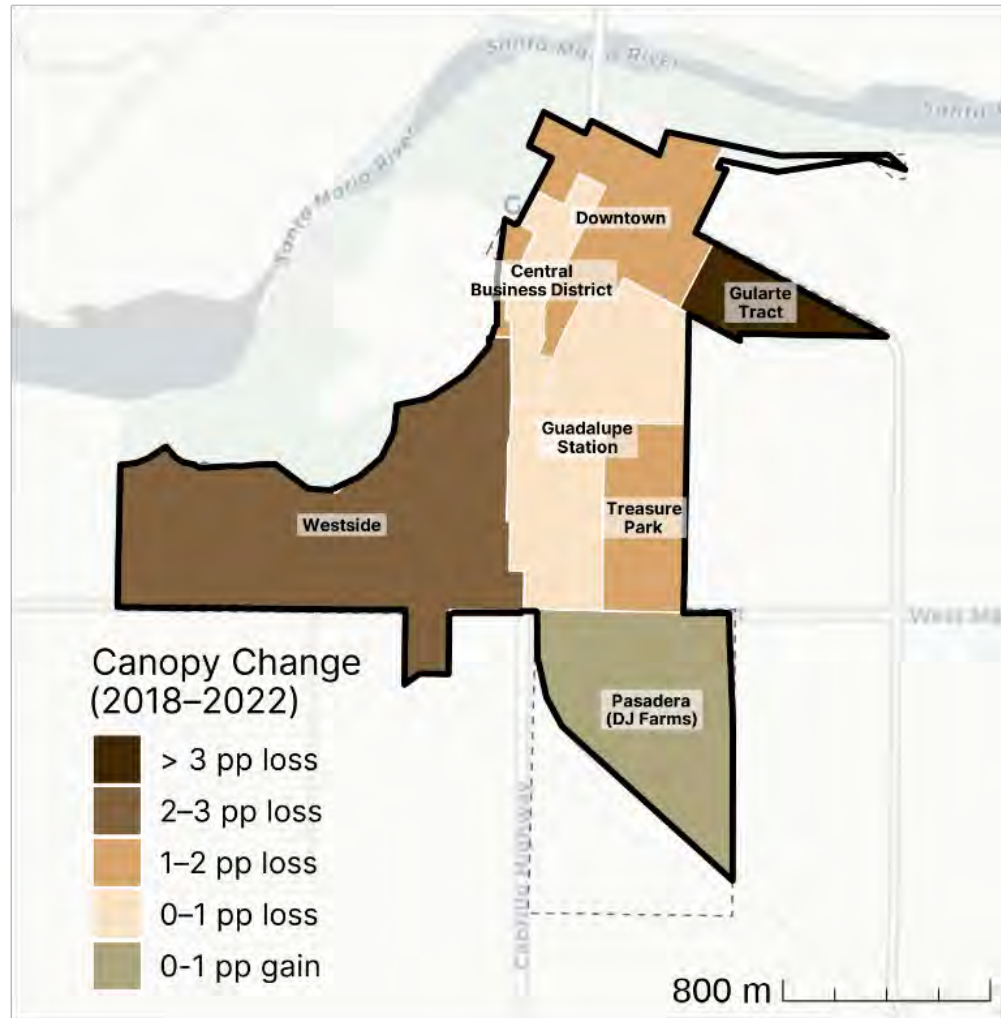
Tree Management & Services

- Previously there were work record gaps, but new City-managed tree inventory will enhance the work records process
- New tree planting mainly limited to new housing development projects
- Tree replacement planting on public land occurs as funding and staff capacity allow
- Property owners are unaware of their responsibilities for trees growing in rights-of way

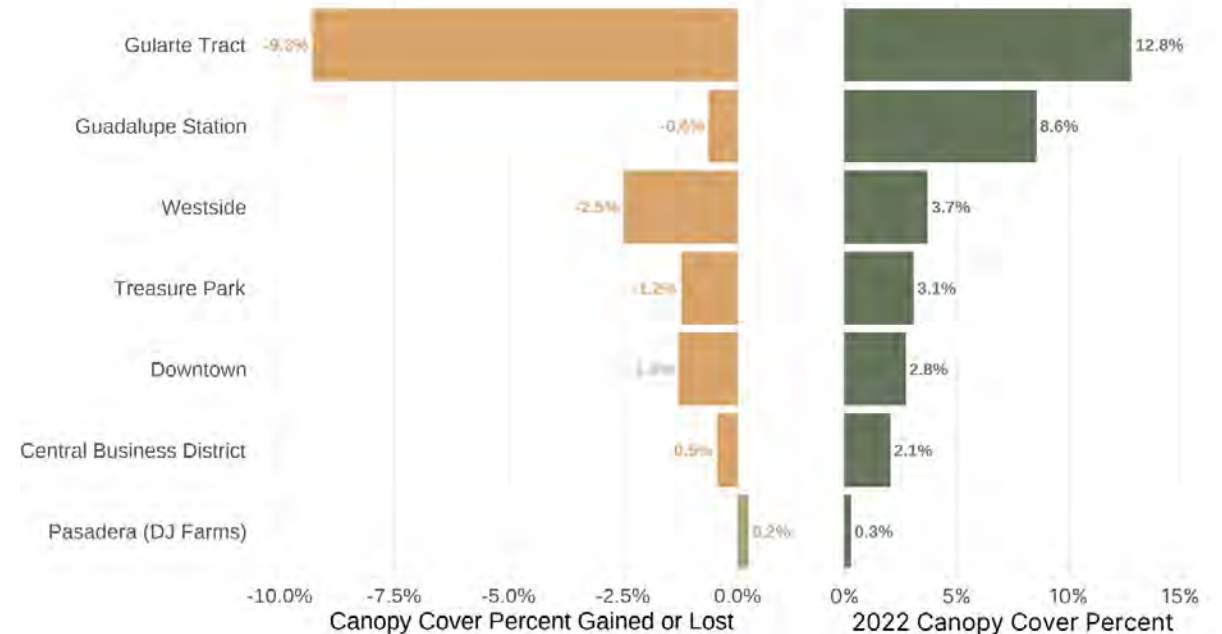
Key Finding #2 - Declining Urban Canopy Cover

The City has lost 12 acres of canopy cover (approx. 500 trees) between 2018 and 2022, with 92% of the loss (11 acres) occurring on private property.

Change in Canopy Cover between 2018 - 2022



pp = percentage points



Between 2018 and 2022, canopy on:

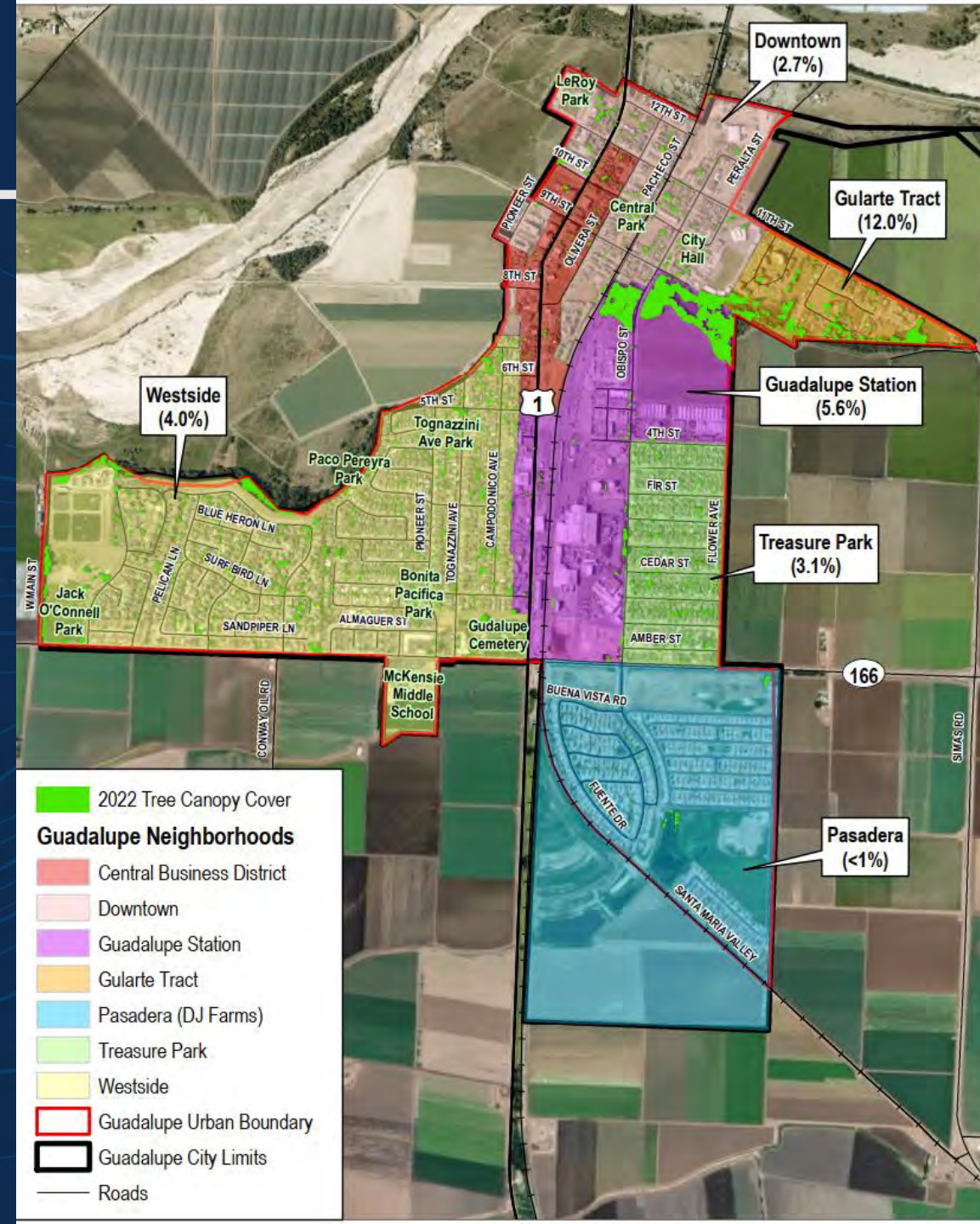
- Public parcels decreased from 1.6 acres (5.4%) to 1.4 acres (4.6%).
- Private parcels decreased from 38 acres (6.7%) to 27 acres (4.7%).
- Other areas decreased from 3.7 acres (2.5%) to 2.8 acres (1.9%).

Canopy Cover Analysis

2022 Canopy Cover:

- 4.2% City-Wide canopy cover (31 acres)
- Canopy ranges from <1% (Pasadera) to 12% cover (Gularte Tract) in the neighborhoods

Name	Total Land Acreage	Canopy Acreage	Canopy Percent
Gularte Tract	36.73	4.40	12.0%
Guadalupe Station	127.89	7.14	5.6%
Westside	256.20	10.26	4.0%
Treasure Park	56.04	1.71	3.1%
Downtown	98.36	2.65	2.7%
Central Business District	36.43	0.74	2.0%
Pasadera (DJ Farms)	224.83	0.4	0.2%
Guadalupe Urban Canopy Boundary	733.34	31.13	4.2%



The City of Guadalupe currently has:

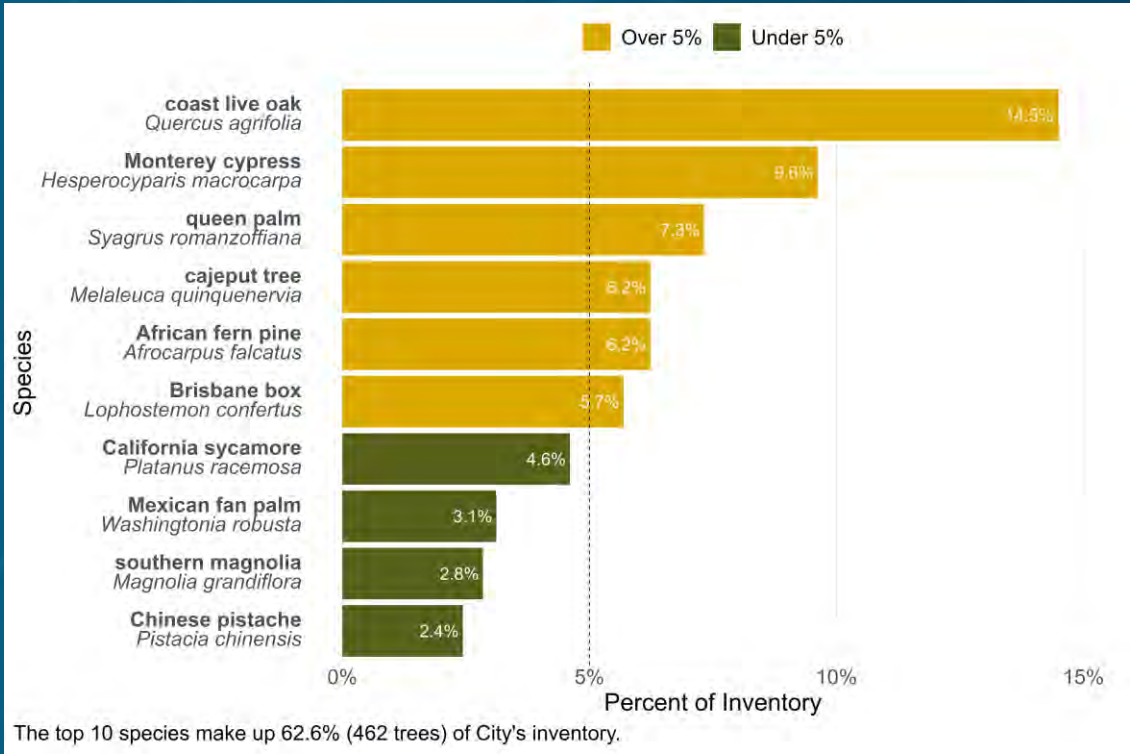
- *Vacant sites in the parkways/park strips were not inventoried



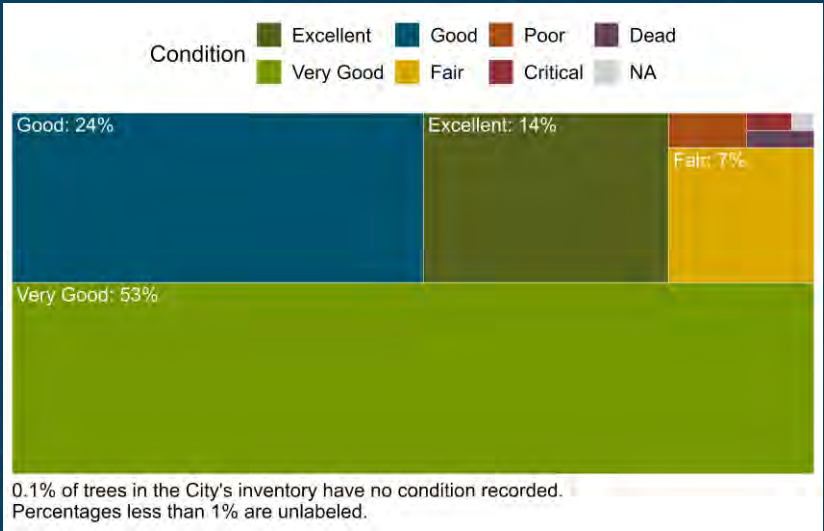
Public Tree Inventory

- Tree data collected mostly in 2025
- 735 trees, 74 unique tree species, 35 vacant sites

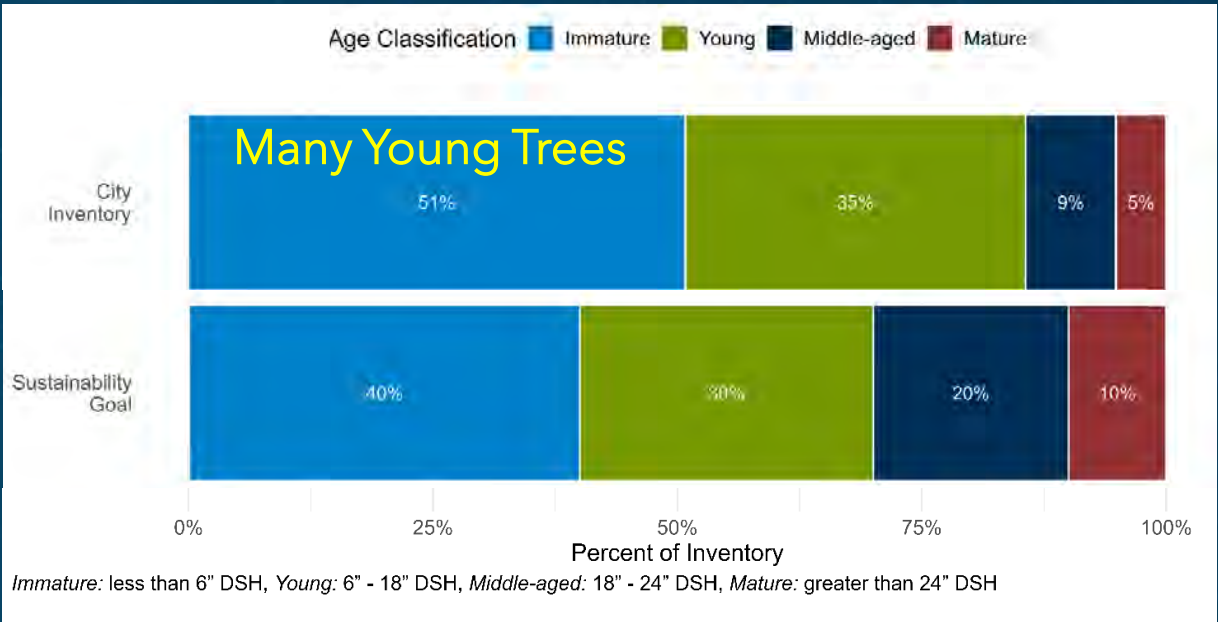
Species Diversity



Condition



Age Diversity



Key Finding #3 - Community Priorities

The community is enthusiastic about urban forestry but lacks the resources and education on how to plant and care for trees on their private property.

Community Survey Results

- **59 Survey Respondents:**
 - 88% are in favor of having street trees in Guadalupe. 44% want more shade trees in their neighborhoods
 - 25% of residents would be more willing to plant trees if there was financial assistance
 - 83% of participants were unaware of Guadalupe's Street Trees Ordinance
 - 52% think maintenance for public street trees should be a shared responsibility
 - 71% would volunteer at a community tree planting event, including an ISA Certified arborist



Community Input Summary

Guadalupe community is interested in:

- Supporting neighborhoods with more street trees
- Increasing canopy cover in parks sidewalks/streets, and schools.
- Planting of native trees and enhancing wildlife habitat
- Volunteering for the urban forest
- Exploring partnerships with local and regional community orgs & agencies



Guadalupe's Urban Forestry Goals



Vision Statement

Guadalupe's urban forest is a thriving, vital resource, cared for by the City and its community members, that provides scenic beauty and clean air, and enhances the quality of life for current and future generations.

City of Guadalupe's Urban Forestry Goals

1. Implement consistent urban forestry practices
2. Establish a dedicated urban forestry budget & admin support
3. Achieve 8% canopy cover (city-wide) by 2055
4. Increase tree planting and improve tree care on private property

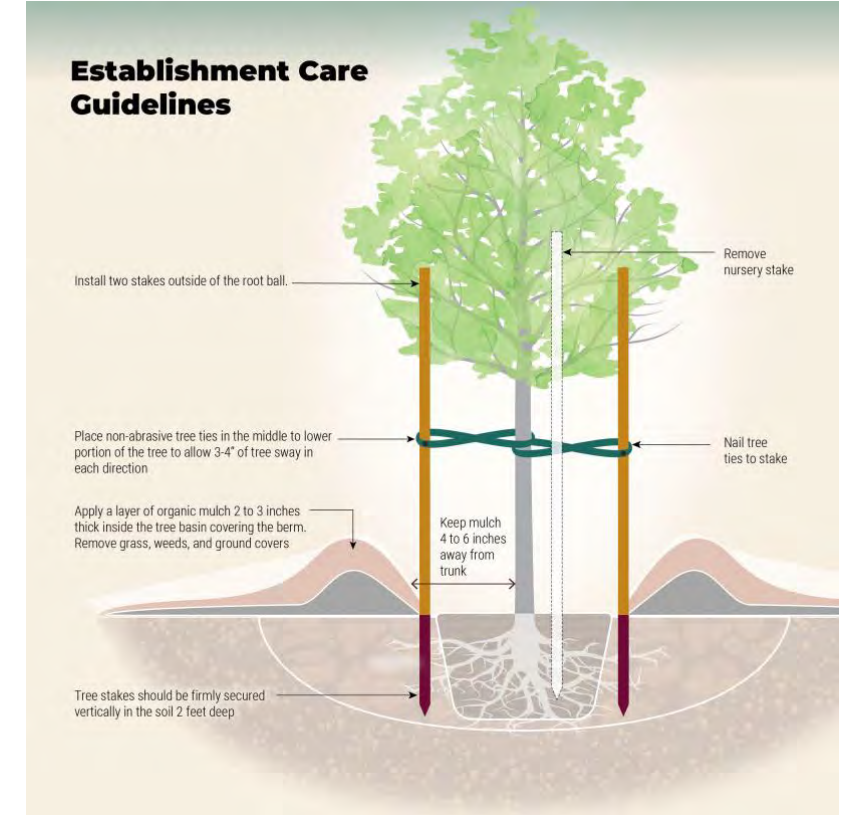
How do we achieve the City's Urban Forestry Goals?

#1: Implement Consistent Urban Forestry Practices:

- Aligning City tree care to best practices (Appendix H)
- Enhanced work records tracking
- Annual Work Plans

#2: Establish a dedicated budget & support by:

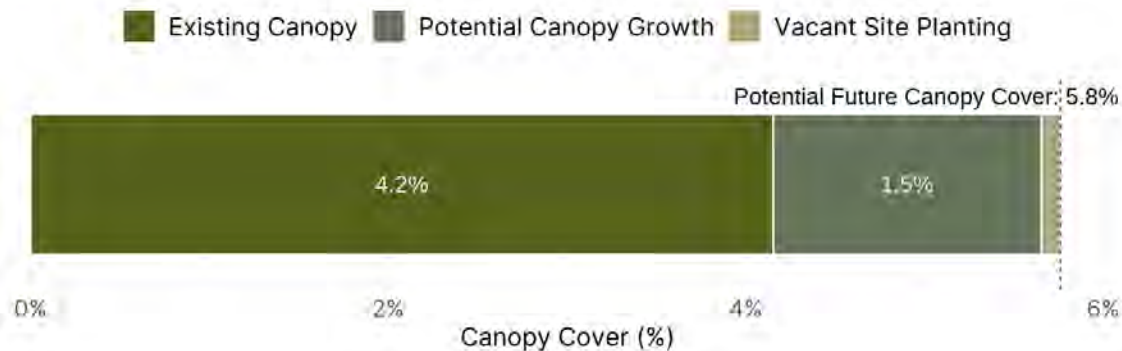
- Exploring an annually reoccurring budget
- Exploring resources and engaging partners
- Maintaining ISA Certified Arborist expertise
- Allocating monthly staff time toward UFMP implementation



How do we achieve the City's Urban Forestry Goals?

#3: Progress towards a city-wide canopy cover of 8% by:

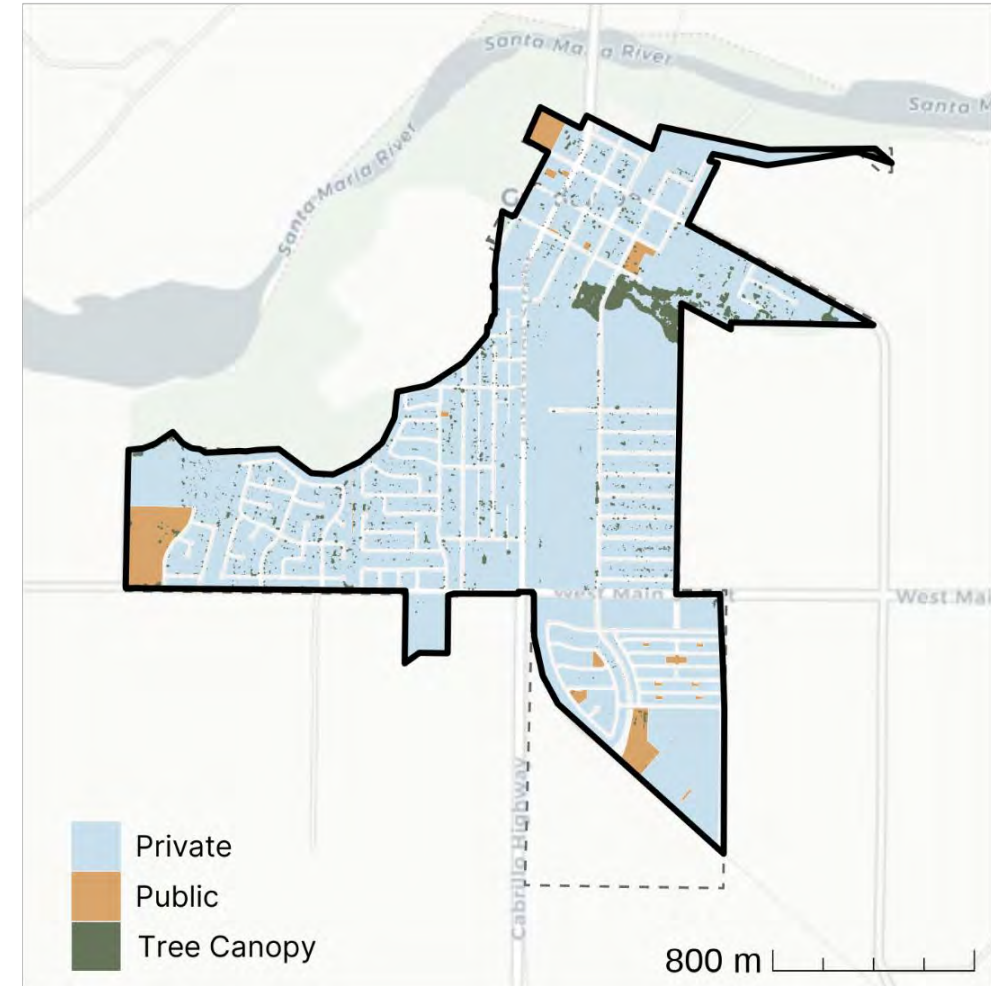
- Planting approximately 200 trees on public land over the next 30 years
 - Planting the largest appropriate large-stature species
 - Supporting young trees with adequate care to reach maturity
 - Identifying new areas to plant trees
- Enhance Zoning Codes and tree requirements for development



How do we achieve the City's Urban Forestry Goals?

#4: Enhance tree planting and canopy cover on private property

- Foster Urban Forest Advocacy in the Community
 - Partner with local entities with similar environmental stewardship goals
- Provide UFMP Resources on Tree Planting and Care, Ordinance
- Encourage approximately 540 new tree plantings on private property
 - Tree giveaways, rebate programs, incentives, partnerships



Receiving Recognition – Tree City USA

Becoming a Tree City USA is a stretch goal for the City and achieving the City's urban forestry goals will help the City get closer to this recognition.



Tree City USA Requirements

- Adopt a Tree Protection Ordinance ✓
- \$2 per capita spent on tree care per Fiscal Year
- Annual Arbor Day Celebration
- Develop a Tree Board



Next Steps



Next Steps



January - early February 2026

Public Draft and Public
Comment Period

Early February 2026

Incorporate last edits to UFMP
from public comments

Late February 2026

City Council Adoption
Project Close



Questions?



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026



Prepared by:
Veronica Fabian
Finance Account Clerk



Reviewed by:
Annette Munoz
Interim Finance Director



Approved by:
David Trujillo
Interim City Administrator

SUBJECT: Payment of warrants for the period ending January 02, 2026, to be ratified for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Department staff.

RECOMMENDATION:

That the City Council review and ratify the listing of hand checks and warrants to be paid on January 14, 2026.

BACKGROUND:

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



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: ALLO2 - ALL AMERICAN SCREEN PRINT									Vendor Total:	250.12
0002628	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	250.12	0.00	0.00	0.00	250.12
FIRE - RED CANDY SQUAD SHIRTS - SIZE MED		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - RED CANDY SQUAD SHIRTS - SIZE MED	NA		0.00	0.00	250.12	0.00	0.00	0.00	250.12	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4220-1550	Operating Supplies & Exp.				250.12	100.00%				

Vendor: AMA02 - AMAZON BUSINESS									Vendor Total:	1,257.04
11HJ-TWKD-KPRN	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	18.59	0.00	0.00	0.00	18.59
ADM - TABLET CHARGER		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - TABLET CHARGER	NA		0.00	0.00	6.19	0.00	0.00	0.00	6.19	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				6.19	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - TABLET CHARGER	NA		0.00	0.00	6.20	0.00	0.00	0.00	6.20	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-1550	Operating Supplies & Exp.				6.20	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - TABLET CHARGER	NA		0.00	0.00	6.20	0.00	0.00	0.00	6.20	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				6.20	100.00%				

11WQ-HKGH-HXWJ	Credit Memo	10/29/2025	10/29/2025	10/29/2025	10/29/2025	-22.17	0.00	0.00	0.00	-22.17
P&R- ACCT#:A19RD4DAF93AUQ - BOD...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
P&R- ACCT#:A19RD4DAF93AUQ - BODY PAINT	NA		0.00	0.00	-22.17	0.00	0.00	0.00	-22.17	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4300-1550	Operating Supplies & Exp.				-22.17	100.00%				

13C3-4DNV-LLWG	Invoice	12/14/2025	12/14/2025	12/14/2025	12/14/2025	30.90	0.00	0.00	0.00	30.90
PW - ACCT#:A19RD4DAF93AUQ - ELECTRODE STORAGE SOLU		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ELECTRODE STORAGE SOLUTION	NA		0.00	0.00	30.90	0.00	0.00	0.00	30.90	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-1550	Operating Supplies & Exp.				30.90	100.00%				

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code		On Hold						
199Y-N4LY-PHCP	Credit Memo	12/18/2025	12/18/2025	12/18/2025	12/18/2025	-44.58	0.00	0.00	0.00	-44.58
P&R - ACCT#:A19RD4DAF93AUQ - 9FT		Warr Bank Acct - Warrants Bank Account		No						
CHRISTMAS GARLAND										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
P&R - ACCT#:A19RD4DAF93AUQ - 9FT		NA		0.00	0.00	-44.58	0.00	0.00	0.00	-44.58
CHRISTMAS GARLAND										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4300-1550		Operating Supplies & Exp.				-44.58	100.00%			
1K4C-6X6H-36H9	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	400.98	0.00	0.00	0.00	400.98
PW - ACCT#:A19RD4DAF93AUQ - DARK LIGHT		Warr Bank Acct - Warrants Bank Account		No						
GLOVES										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - DARK		NA		0.00	0.00	400.98	0.00	0.00	0.00	400.98
LIGHT GLOVES										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1550		Operating Supplies & Exp.				400.98	100.00%			
1KTK-L1QN-JGTC	Credit Memo	10/21/2025	10/21/2025	10/21/2025	10/21/2025	-14.11	0.00	0.00	0.00	-14.11
P&R - CREDIT - INV#:1D1R-1PCY-K4PF		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
P&R - CREDIT - INV#:1D1R-1PCY-K4PF		NA		0.00	0.00	-14.11	0.00	0.00	0.00	-14.11
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4300-1550		Operating Supplies & Exp.				-14.11	100.00%			
1L1V-3C79-M766	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	39.29	0.00	0.00	0.00	39.29
PW - ACCT#:A19RD4DAF93AUQ - TRIS		Warr Bank Acct - Warrants Bank Account		No						
BUFFER - 1000ML										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - TRIS		NA		0.00	0.00	39.29	0.00	0.00	0.00	39.29
BUFFER - 1000ML										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1550		Operating Supplies & Exp.				39.29	100.00%			
1TMT-YNCl-KFV3	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	150.30	0.00	0.00	0.00	150.30
P&R - ACCT#:A19RD4DAF93AUQ - CANDY		Warr Bank Acct - Warrants Bank Account		No						
CANES, WIPES										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
SNACK BAGS, CHOCOLATE SNACK		NA		0.00	0.00	150.30	0.00	0.00	0.00	150.30
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4300-1550		Operating Supplies & Exp.				150.30	100.00%			
1WWP-T4XX-DRLO	Invoice	12/23/2025	12/23/2025	12/23/2025	12/23/2025	104.12	0.00	0.00	0.00	104.12
PD - ACCT#:A19RD4DAF93AUQ- PAPER,		Warr Bank Acct - Warrants Bank Account		No						
PHOTO PAGES										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PD - ACCT#:A19RD4DAF93AUQ- PAPER,		NA		0.00	0.00	104.12	0.00	0.00	0.00	104.12
PHOTO PAGES										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-1200		Office Supplies & Postage				104.12	100.00%			

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
1YNK-YDMN-DJJ9	Invoice	12/23/2025	12/23/2025	12/23/2025	12/23/2025	593.72	0.00	0.00	0.00	593.72
PD - ACCT#:A19RD4DAF93AUQ - TAPE		Warr Bank Acct - Warrants Bank Account			No					
ROLLS,MANILA FOLD										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ERS, LABELS,SHREDDER, 3 RING BINDER, CHAIR, PEN	NA		0.00	0.00	593.72	0.00	0.00	0.00	593.72	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4200-1200	Office Supplies & Postage				593.72	100.00%				

Vendor: [AME04 - AMERICAN INDUSTRIAL SUPPL](#)

Vendor Total: 350.56

0414250-IN	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	350.56	0.00	0.00	0.00	350.56
WWTP - 50" VARI-DIVE BELT		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - 50" VARI-DIVE BELT		NA		0.00	0.00	350.56	0.00	0.00	0.00	350.56
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1500		Equipment Replacement				350.56	100.00%			

Vendor: [AWP01 - AWP SAFETY](#)

Vendor Total: 28,418.00

03026097	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	21,116.10	0.00	0.00	0.00	21,116.10
PW - SAFETY RIDER MINI SPEED HUMP		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - SAFETY RIDER MINI SPEED HUMP		NA		0.00	0.00	21,116.10	0.00	0.00	0.00	21,116.10
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-1550		Operating Supplies & Exp.				21,116.10	100.00%			

03026104	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	243.20	0.00	0.00	0.00	243.20
PW - TEMPORARY NO PARKING	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - TEMPORARY NO PARKING	NA		0.00	0.00	243.20	0.00	0.00	0.00	243.20	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				243.20	100.00%				

03026130	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	7,058.70	0.00	0.00	0.00	7,058.70
PW - TOP POF POLE RRFB		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - TOP POF POLE RRFB		NA		0.00	0.00	3,529.35	0.00	0.00	0.00	3,529.35
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
065-4485-1550		Operating Supplies & Exp.				3,529.35	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - TOP POF POLE RRFB Distributions	NA	0.00	0.00	3,529.35	0.00	0.00	0.00	3,529.35
Account Number	Account Name	Project Account Key		Amount	Percent			
071-4454-2150	Professional Services			3,529.35	100.00%			

Vendor: [BEC02 - BERCHTOLD EQUIPMENT CO](#)

Vendor Total: 109.92

P30944	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	109.92	0.00	0.00	0.00	109.92
PW - BELT MOWER 194 BELTS	Warr Bank Acct - Warrants Bank Account		No							

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - BELT MOWER 194 BELTS	NA	0.00	0.00	109.92	0.00	0.00	0.00	109.92		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		109.92	100.00%						

Vendor: [BRA02 - THOMAS BRANDEBERRY](#)

Vendor Total: 10,800.00

36	Invoice	1/2/2026	1/2/2026	1/2/2026	1/2/2026	10,800.00	0.00	0.00	0.00	10,800.00
ADM - ROYAL THEATER PROJECT-GRANT & PROJECT	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
MANAGEMENT SERVICES - DEC 2025	NA	0.00	0.00	10,800.00	0.00	0.00	0.00	10,800.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
079-4542-2164	General Admin				10,800.00	100.00%				

Vendor: [CAL16 - CALACT](#)

Vendor Total: 880.00

2026-133	Invoice	1/1/2026	1/1/2026	1/1/2026	1/1/2026	880.00	0.00	0.00	0.00	880.00
PW - 2026 LOCAL OR REGINAL GOVERNMENT AGENCY MEMBE		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - 2026 LOCAL OR REGINAL GOVERNMENT AGENCY MEMBE		NA		0.00	0.00	293.39	0.00	0.00	0.00	293.39
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-1550		Operating Supplies & Exp.				293.39	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - 2026 LOCAL OR REGINAL GOVERNMENT AGENCY MEMBE		NA		0.00	0.00	293.04	0.00	0.00	0.00	293.04
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
010-4420-1550		Operating Supplies & Exp.				293.04	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - 2026 LOCAL OR REGINAL GOVERNMENT AGENCY MEMBE		NA		0.00	0.00	293.57	0.00	0.00	0.00	293.57
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1550		Operating Supplies & Exp.				293.57	100.00%			

Vendor: [CAS05 - MICHAEL CASH](#)

Vendor Total: 464.67

12172025	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	342.55	0.00	0.00	0.00	342.55
PD - CHECK REQUEST - UNIFORM ALLOWANCE	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD - CHECK REQUEST - UNIFORM ALLOWANCE	NA	0.00	0.00	342.55	0.00	0.00	0.00	342.55		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
001-4200-0450	Other Benefits			342.55	100.00%					

12182025	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	122.12	0.00	0.00	0.00	122.12
PD - CHECK REQUEST - REIMBURSEMENT GRADUATION ACAD	Warr Bank Acct - Warrants Bank Account	No								

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
REIMBURSEMENT GRADUATION	NA	0.00	0.00	122.12	0.00	0.00	0.00	122.12		
ACADEMY LUNCHEON										
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4200-1300	Business Expense/Training		122.12	100.00%						

Vendor: [CEN11 - CENTRAL CITY TOOL SUPPLY](#)

Vendor Total: 19.13

125988	Invoice	8/5/2025	8/5/2025	8/5/2025	8/5/2025	19.13	0.00	0.00	0.00	19.13
PW - CUST#: 10233 - WEDGE BOLT 3/8X4		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - WEDGE BOLT 3/8X4		NA		0.00	0.00	19.13	0.00	0.00	0.00	19.13
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-1550		Operating Supplies & Exp.				19.13	100.00%			

Vendor: [CIT14 - CITY OF SANTA MARIA - FINANCE DIVISION](#)

Vendor Total: 7,160.31

CINV-001367	Invoice	11/15/2025	11/15/2025	11/15/2025	11/15/2025	1,026.06	0.00	0.00	0.00	1,026.06
PD - DISPATCH SERVICES GUAD - NOV 2025		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PD - DISPATCH SERVICES GUAD - NOV 2025		NA		0.00	0.00	1,026.06	0.00	0.00	0.00	1,026.06
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-2350		Services by other Agencies				1,026.06	100.00%			

CINV-001368	Invoice	11/15/2025	11/15/2025	11/15/2025	11/15/2025	6,134.25	0.00	0.00	0.00	6,134.25
PD - CONNECTION & MAINTENANCE		Warr Bank Acct - Warrants Bank Account			No					
SUPPORT NOV 2025										
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD - CONNECTION & MAINTENANCE	NA	0.00	0.00	6,134.25	0.00	0.00	0.00	6,134.25		
SUPPORT NOV 2025										
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-2350	Services by other Agencies				6,134.25	100.00%				

Vendor: [CLA01 - CLARK PEST CONTROL OF STO](#)

Vendor Total: 301.00

38792555	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	301.00	0.00	0.00	0.00	301.00
PW - PEST-AWAY SERVICE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - PEST-AWAY SERVICE		NA		0.00	0.00	301.00	0.00	0.00	0.00	301.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4145-2150		Professional Services				301.00	100.00%			

Vendor: [CLA02 - CLAY'S SEPTIC & JETTING](#)

Vendor Total: 7,428.95

84890	Invoice	12/12/2025	12/12/2025	12/12/2025	12/12/2025	883.86	0.00	0.00	0.00	883.86
SS - GREAT TRAP IN KITCHEN 100' OF HOSE		Warr Bank Acct - Warrants Bank Account		No						

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SS - GREAT TRAP IN KITCHEN 100' OF HOSE	NA		0.00	0.00	883.86	0.00	0.00	0.00	883.86	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
107-4018-2150	Profl Services				883.86	100.00%				
84913	Invoice	12/12/2025	12/12/2025	12/12/2025	12/12/2025	2,209.65	0.00	0.00	0.00	2,209.65
PW - CITY HALL KITCHEN - GREASE TRAP	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - CITY HALL KITCHEN - GREASE TRAP	NA		0.00	0.00	2,209.65	0.00	0.00	0.00	2,209.65	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4145-2150	Professional Services				2,209.65	100.00%				
85007	Invoice	12/20/2025	12/20/2025	12/20/2025	12/20/2025	2,609.65	0.00	0.00	0.00	2,609.65
WWTP - CALL OUT - PAGALING & MAHONEY	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP - CALL OUT - PAGALING & MAHONEY	NA		0.00	0.00	2,609.65	0.00	0.00	0.00	2,609.65	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
012-4425-2150	Professional Services				2,609.65	100.00%				
85008	Invoice	12/21/2025	12/21/2025	12/21/2025	12/21/2025	1,725.79	0.00	0.00	0.00	1,725.79
WWTP - CALL OUT - PAGALING & MAHONEY	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP - CALL OUT - PAGALING & MAHONEY	NA		0.00	0.00	1,725.79	0.00	0.00	0.00	1,725.79	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
012-4425-2150	Professional Services				1,725.79	100.00%				

Vendor: [CLI01 - CLIN.LAB-SAN BERNADINO IN](#)

Vendor Total: 1,777.50

2502136-GUA03	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	1,777.50	0.00	0.00	0.00	1,777.50
WWTP - 8260 THMS A&R	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP - 8260 THMS A&R	NA		0.00	0.00	1,777.50	0.00	0.00	0.00	1,777.50	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
012-4425-2150	Professional Services				1,777.50	100.00%				

Vendor: [COR01 - CORBIN WILLITS SYSTEM COR](#)

Vendor Total: 747.12

000C512151	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	747.12	0.00	0.00	0.00	747.12
FINANCE - ENHANCEMENT AND SERVICE FEES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE - ENHANCEMENT AND SERVICE FEES	NA		0.00	0.00	194.26	0.00	0.00	0.00	194.26	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4120-2150	Professional services				194.26	100.00%				

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE - ENHANCEMENT AND SERVICE FEES	NA	0.00	0.00	276.43	0.00	0.00	0.00	276.43		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-2150	Professional Services		276.43	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE - ENHANCEMENT AND SERVICE FEES	NA	0.00	0.00	276.43	0.00	0.00	0.00	276.43		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-2150	Professional Services		276.43	100.00%						

Vendor: CUL01 - CULLIGAN/CENTRAL COAST WA							Vendor Total:		55.85	
129057	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	55.85	0.00	0.00	0.00	55.85
FINANCE - ACCT#:887737 - 5 GALLON		Warr Bank Acct - Warrants Bank Account		No						
DELIVERY										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - ACCT#:887737 - 5 GALLON		NA		0.00	0.00	55.85	0.00	0.00	0.00	55.85
DELIVERY										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4120-2150		Professional services				55.85	100.00%			

Vendor: DUD01 - DUDEK CORPORATE							Vendor Total:		24,197.50	
202509881	Invoice	11/24/2025	11/24/2025	11/24/2025	11/24/2025	8,386.25	0.00	0.00	0.00	8,386.25
PW - PROJECT#:18283 - KICKOFF AND CHECK IN		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - PROJECT#:18283 - KICKOFF AND CHECK IN		NA		0.00	0.00	8,386.25	0.00	0.00	0.00	8,386.25
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
111-4020-2164		General Admin				8,386.25	100.00%			
202510727										
Invoice		12/19/2025	12/19/2025	12/19/2025	12/19/2025	15,811.25	0.00	0.00	0.00	15,811.25
PW - KICKOFF AND CHECK IN		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - KICKOFF AND CHECK IN		NA		0.00	0.00	15,811.25	0.00	0.00	0.00	15,811.25
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
111-4020-2164		General Admin				15,811.25	100.00%			

Vendor: ERE01 - ER ELECTRIC & MECHANICAL								Vendor Total:		114.14
FC315	Invoice	8/1/2025	8/1/2025	8/1/2025	8/1/2025	12.33	0.00	0.00	0.00	12.33
WWTP - FINANCE CHARGES ON OVERDUE		Warr Bank Acct - Warrants Bank Account			No					
BALANCE										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - FINANCE CHARGES ON		NA		0.00	0.00	12.33	0.00	0.00	0.00	12.33
OVERDUE BALANCE										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1650		Levys, Penalties/Interest				12.33	100.00%			

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code		On Hold						
FC319	Invoice	9/1/2025	9/1/2025	9/1/2025	9/1/2025	9.55	0.00	0.00	0.00	9.55
WWTP - FINANCE CHARGES ON OVERDUE		Warr Bank Acct - Warrants Bank Account			No					
BALANCE										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - FINANCE CHARGES ON		NA		0.00	0.00	9.55	0.00	0.00	0.00	9.55
OVERDUE BALANCE										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1650		Levys, Penalties/Interest				9.55	100.00%			
FC330										
Invoice		10/1/2025	10/1/2025	10/1/2025	10/1/2025	9.55	0.00	0.00	0.00	9.55
WWTP - FINANCE CHARGES ON OVERDUE		Warr Bank Acct - Warrants Bank Account			No					
BALANCE										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - FINANCE CHARGES ON		NA		0.00	0.00	9.55	0.00	0.00	0.00	9.55
OVERDUE BALANCE										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1650		Levys, Penalties/Interest				9.55	100.00%			
FC338										
Invoice		11/1/2025	11/1/2025	11/1/2025	11/1/2025	82.71	0.00	0.00	0.00	82.71
WWTP - FINANCE CHARGES ON OVERDUE		Warr Bank Acct - Warrants Bank Account			No					
BALANCE										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - FINANCE CHARGES ON		NA		0.00	0.00	82.71	0.00	0.00	0.00	82.71
OVERDUE BALANCE										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1650		Levys, Penalties/Interest				82.71	100.00%			
Vendor: ERN01 - ERNEST PACKAGING SOLUTION										
									Vendor Total:	1,195.49
91280564		Invoice	12/16/2025	12/16/2025	12/16/2025	1,195.49	0.00	0.00	0.00	1,195.49
PW - CLAIRE GLASS CLEANER AEROSOL 19OZ -		Warr Bank Acct - Warrants Bank Account			No					
STOCK										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - CLAIRE GLASS CLEANER AEROSOL		NA		0.00	0.00	1,195.49	0.00	0.00	0.00	1,195.49
19OZ - STOCK										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4145-2150		Professional Services				1,195.49	100.00%			
Vendor: FIL01 - FILIPPIN ENGINEERING INC										
									Vendor Total:	1,036.00
235901-01		Invoice	11/30/2025	11/30/2025	11/30/2025	1,036.00	0.00	0.00	0.00	1,036.00
ADM - ROYAL THEATER PROJECT -		Warr Bank Acct - Warrants Bank Account			No					
CONSTRUCTION MANAGER										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - ROYAL THEATER PROJECT -		NA		0.00	0.00	1,036.00	0.00	0.00	0.00	1,036.00
CONSTRUCTION MANAGER										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
079-4542-2166		Activity				1,036.00	100.00%			
Vendor: GAR04 - FERNANDO GARCIA										
									Vendor Total:	475.00
12102025		Invoice	12/10/2025	12/10/2025	12/10/2025	475.00	0.00	0.00	0.00	475.00
FIRE - CHECK REQUEST - GFD UNIFORM		Warr Bank Acct - Warrants Bank Account			No					
ALLOWANCE										

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE - CHECK REQUEST - GFD UNIFORM ALLOWANCE	NA	0.00	0.00	475.00	0.00	0.00	0.00	475.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4220-0450	Other Benefits		475.00	100.00%						

Vendor: [GUA02 - GUADALUPE HARDWARE COMPAN](#)

Vendor Total: 877.58

1209732	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	4.33	0.00	0.00	0.00	4.33
PD - GENERAL KEY	Warr Bank Acct - Warrants Bank Account				No					

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PD - GENERAL KEY Distributions	NA	0.00	0.00	4.33	0.00	0.00	0.00	4.33
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4200-1550	Operating Supplies & Exp.			4.33	100.00%			

1210818	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	66.50	0.00	0.00	0.00	66.50
PW -STREETS - BLACK MAMBA 6 MIL 9" NITR PDR X	Warr Bank Acct - Warrants Bank Account				No					

PDR X Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW -STREETS - BLACK MAMBA 6 MIL 9"	NA	0.00	0.00	66.50	0.00	0.00	0.00	66.50
NITR PDR X Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
071-4454-1550	Operating Supplies & Exp.			66.50	100.00%			

1210930	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	6.50	0.00	0.00	0.00	6.50
PW-BUILDING - 3/4X2 GLAV NIPPLE	Warr Bank Acct - Warrants Bank Account				No					

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW-BUILDING - 3/4X2 GLAV NIPPLE	NA	0.00	0.00	6.50	0.00	0.00	0.00	6.50
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4145-1550	Operating Supplies & Exp.			6.50	100.00%			

1210967	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	116.26	0.00	0.00	0.00	116.26
PW -S TREETS - ROCK DOCTOR FOAMING HAND SOAP	Warr Bank Acct - Warrants Bank Account				No					

HAND SOAP Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW -S TREETS - ROCK DOCTOR FOAMING	NA	0.00	0.00	116.26	0.00	0.00	0.00	116.26
HAND SOAP Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
071-4454-1550	Operating Supplies & Exp.			116.26	100.00%			

1210990	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	15.20	0.00	0.00	0.00	15.20
PW - DRANO MAX GEL CLOG REMOV	Warr Bank Acct - Warrants Bank Account				No					

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - DRANO MAX GEL CLOG REMOV	NA	0.00	0.00	15.20	0.00	0.00	0.00	15.20
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4145-1550	Operating Supplies & Exp.			15.20	100.00%			

1211019	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	27.30	0.00	0.00	0.00	27.30
PW -3/4 PVC COUPLING SXS	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW -3/4 PVC COUPLING SXS	NA		0.00	0.00	27.30	0.00	0.00	0.00	27.30	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				27.30	100.00%				
1211027	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	96.89	0.00	0.00	0.00	96.89
PW - 3/8 FEX3/8C ANG STOP TEE	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 3/8 FEX3/8C ANG STOP TEE	NA		0.00	0.00	96.89	0.00	0.00	0.00	96.89	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				96.89	100.00%				
1211045	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	18.57	0.00	0.00	0.00	18.57
PW - STREETS - 1 1/2X1 1/4 CP SJ NUT KIT	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - STREETS - 1 1/2X1 1/4 CP SJ NU...	NA		0.00	0.00	18.57	0.00	0.00	0.00	18.57	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				18.57	100.00%				
1211046	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	4.38	0.00	0.00	0.00	4.38
PW -STREETS - 14 OZ SOFT PLUMBERS PUTTY	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - STREETS - 14 OZ SOFT PLUMBERS PUTTY	NA		0.00	0.00	4.38	0.00	0.00	0.00	4.38	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				4.38	100.00%				
1211092	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	29.31	0.00	0.00	0.00	29.31
PW - STREETS - INKZALL JS MRKR MD BLK 2	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - STREETS - INKZALL JS MRKR MD BLK 2	NA		0.00	0.00	29.31	0.00	0.00	0.00	29.31	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				29.31	100.00%				
1211181	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	11.94	0.00	0.00	0.00	11.94
PW - LED A19 E26 SW 75W 2PK	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - LED A19 E26 SW 75W 2PK	NA		0.00	0.00	11.94	0.00	0.00	0.00	11.94	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				11.94	100.00%				
1211267	Invoice	12/11/2025	12/11/2025	12/11/2025	12/11/2025	6.49	0.00	0.00	0.00	6.49
PD - GENERAL KEY	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - GENERAL KEY Distributions	NA		0.00	0.00	6.49	0.00	0.00	0.00	6.49	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4200-1550	Operating Supplies & Exp.		6.49	100.00%						
1211301	Invoice	12/11/2025	12/11/2025	12/11/2025	12/11/2025	214.67	0.00	0.00	0.00	214.67
PW - 1KA 2290 KEYED ALIKE PADLOCK	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 1KA 2290 KEYED ALIKE PADLOCK Distributions	NA		0.00	0.00	214.67	0.00	0.00	0.00	214.67	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		214.67	100.00%						
1211430	Invoice	12/12/2025	12/12/2025	12/12/2025	12/12/2025	23.36	0.00	0.00	0.00	23.36
PW - AIR FRESHNR CAR WILDCHRY	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - AIR FRESHNR CAR WILDCHRY Distributions	NA		0.00	0.00	23.36	0.00	0.00	0.00	23.36	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		23.36	100.00%						
1211434	Invoice	12/12/2025	12/12/2025	12/12/2025	12/12/2025	9.77	0.00	0.00	0.00	9.77
PW - 8" 18LB NATURAL CABLE TIES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 8" 18LB NATURAL CABLE TIES Distributions	NA		0.00	0.00	9.77	0.00	0.00	0.00	9.77	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4200-1550	Operating Supplies & Exp.		9.77	100.00%						
1211782	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	49.45	0.00	0.00	0.00	49.45
PW -STREET - C-125-S SS 1 1/4 SHAFT COLLAR	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW -STREET - C-125-S SS 1 1/4 SHAFT COLLAR Distributions	NA		0.00	0.00	49.45	0.00	0.00	0.00	49.45	
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-1550	Operating Supplies & Exp.		49.45	100.00%						
1211822	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	29.33	0.00	0.00	0.00	29.33
PW - BUILDING - ADJUSTABLE WRENCH 10"	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - BUILDING - ADJUSTABLE WRENCH 10" Distributions	NA		0.00	0.00	29.33	0.00	0.00	0.00	29.33	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		29.33	100.00%						
1211864	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	52.18	0.00	0.00	0.00	52.18
FIRE - LIGHT LED BACK UP KIT	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - LIGHT LED BACK UP KIT	NA		0.00	0.00	52.18	0.00	0.00	0.00	52.18	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4220-1460	Vehicle Maintenance				52.18	100.00%				
1211882	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	14.12	0.00	0.00	0.00	14.12
PW - JOINT KNIF 4" FLEX HAMMER	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - JOINT KNIF 4" FLEX HAMMER	NA		0.00	0.00	14.12	0.00	0.00	0.00	14.12	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				14.12	100.00%				
1211933	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	16.94	0.00	0.00	0.00	16.94
PW - 1 1/4 STEEL ADAPTER INXMIP	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 1 1/4 STEEL ADAPTER INXMIP	NA		0.00	0.00	16.94	0.00	0.00	0.00	16.94	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				16.94	100.00%				
1212004	Invoice	12/19/2025	12/19/2025	12/19/2025	12/19/2025	35.85	0.00	0.00	0.00	35.85
PW - BUILDING - ALL PRPS CLNR LMN 800Z	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - BUILDING - ALL PRPS CLNR LMN 800Z	NA		0.00	0.00	35.85	0.00	0.00	0.00	35.85	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				35.85	100.00%				
1212005	Invoice	12/19/2025	12/19/2025	12/19/2025	12/19/2025	4.34	0.00	0.00	0.00	4.34
PW - WASH WINDSHILD + 32 GAL	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - WASH WINDSHILD + 32 GAL	NA		0.00	0.00	4.34	0.00	0.00	0.00	4.34	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				4.34	100.00%				
1212055	Invoice	12/19/2025	12/19/2025	12/19/2025	12/19/2025	23.90	0.00	0.00	0.00	23.90
PW - BUILDINGS - CABLE RG6 QUAD 12' BLACK	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - BUILDINGS - CABLE RG6 QUAD 12' BLACK	NA		0.00	0.00	23.90	0.00	0.00	0.00	23.90	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				23.90	100.00%				
Vendor: HEA01 - HEALTH SANITATION SERVICE									Vendor Total:	95.04
0437110-1082-7	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	95.04	0.00	0.00	0.00	95.04
PW - CUST#:32-69758-33006 - 303 OBISPO ST	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - CUST#:32-69758-33006 - 303 OBISPO ST Distributions	NA	0.00	0.00	23.76	0.00	0.00	0.00	23.76		
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-1550	Operating Supplies & Exp.		23.76	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - CUST#:32-69758-33006 - 303 OBISPO ST Distributions	NA	0.00	0.00	23.76	0.00	0.00	0.00	23.76		
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-1550	Operating Supplies & Exp.		23.76	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - CUST#:32-69758-33006 - 303 OBISPO ST Distributions	NA	0.00	0.00	23.76	0.00	0.00	0.00	23.76		
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-1550	Operating Supplies & Exp.		23.76	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - CUST#:32-69758-33006 - 303 OBISPO ST Distributions	NA	0.00	0.00	23.76	0.00	0.00	0.00	23.76		
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		23.76	100.00%						

Vendor: [HEN01 - EAGLE ENERGY, INC](#)

Vendor Total: 5,001.07

220833	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	1,512.45	0.00	0.00	0.00	1,512.45
PD - ACCT#:1280 - FUEL CHARGES	Warr Bank Acct - Warrants Bank Account					No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PD - ACCT#:1280 - FUEL CHARGES Distributions	NA	0.00	0.00	1,512.45	0.00	0.00	0.00	1,512.45
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4200-1560	Fuel & lubricants			1,512.45	100.00%			

221171	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	185.64	0.00	0.00	0.00	185.64
FIRE - ACCT#:1197 - FUEL CHARGES	Warr Bank Acct - Warrants Bank Account					No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - ACCT#:1197 - FUEL CHARGES Distributions	NA	0.00	0.00	185.64	0.00	0.00	0.00	185.64
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4220-1560	Fuels and Lubricants			185.64	100.00%			

221174	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	172.54	0.00	0.00	0.00	172.54
WWTP - ACCT#:1207 - FUEL	Warr Bank Acct - Warrants Bank Account					No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - ACCT#:1207 - FUEL Distributions	NA	0.00	0.00	172.54	0.00	0.00	0.00	172.54
Account Number	Account Name	Project Account Key		Amount	Percent			
012-4425-1560	Fuel & lubricants			172.54	100.00%			

221175	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	324.54	0.00	0.00	0.00	324.54
PW - ACCT#:1208 - FUEL CHARGES	Warr Bank Acct - Warrants Bank Account					No				

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:1208 - FUEL CHARGES	NA		0.00	0.00	324.54	0.00	0.00	0.00	324.54	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
071-4454-1560	Fuels & Lubricants				324.54	100.00%				
221182	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	957.79	0.00	0.00	0.00	957.79
PW - ACCT#:1228 - FUEL CHARGES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:1228 - FUEL CHARGES	NA		0.00	0.00	957.79	0.00	0.00	0.00	957.79	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4145-1560	Fuel & lubricants				957.79	100.00%				
221192	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	1,487.06	0.00	0.00	0.00	1,487.06
PW - ACCT#:1280 - FUEL CHARGES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:1280 - FUEL CHARGES	NA		0.00	0.00	1,487.06	0.00	0.00	0.00	1,487.06	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-1560	Fuel & lubricants				1,487.06	100.00%				
221511	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	361.05	0.00	0.00	0.00	361.05
FIRE - ACCT#:1197 - FUEL CHARGES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - ACCT#:1197 - FUEL CHARGES	NA		0.00	0.00	361.05	0.00	0.00	0.00	361.05	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4220-1560	Fuels and Lubricants				361.05	100.00%				

Vendor: [INS01 - INSIGHT ENVIRONMENTAL, IN](#)

Vendor Total: 750.00

50642	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	750.00	0.00	0.00	0.00	750.00
ADM - ROYAL THEATER PROJECT ASBESTOS	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - ROYAL THEATER PROJECT ASBESTOS	NA		0.00	0.00	750.00	0.00	0.00	0.00	750.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
079-4542-2166	Activity				750.00	100.00%				

Vendor: [INT01 - INTEGRITY PLANNING](#)

Vendor Total: 2,210.00

94	Invoice	1/2/2026	1/2/2026	1/2/2026	1/2/2026	2,210.00	0.00	0.00	0.00	2,210.00
ADM - DEC/JAN 2025/26	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - DEC/JAN 2025/26	NA		0.00	0.00	2,210.00	0.00	0.00	0.00	2,210.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4405-2150	Professional Services				2,210.00	100.00%				

Vendor: [INT09 - INTERSTATE BATTERIES OF C](#)

Vendor Total: 220.30

1006146	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	220.30	0.00	0.00	0.00	220.30
FIRE - 2-XHD	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE - 2-XHD Distributions	NA	0.00	0.00	220.30	0.00	0.00	0.00	220.30		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4220-1460	Vehicle Maintenance				220.30	100.00%				

Vendor: [ITE01 - ITECH SOLUTIONS](#)

Vendor Total: 250.00

15632	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	250.00	0.00	0.00	0.00	250.00
ADM - ONBOARDING CHARGE - PD OFFICER		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - ONBOARDING CHARGE - PD OFFICER		NA		0.00	0.00	250.00	0.00	0.00	0.00	250.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-2150		Professional services				250.00	100.00%			

Vendor: [J&E01 - J&E CLEANING](#)

Vendor Total: 400.00

49099	Invoice	9/1/2025	9/1/2025	9/1/2025	9/1/2025	400.00	0.00	0.00	0.00	400.00
PD - CLEANING SERVICE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PD - CLEANING SERVICE		NA		0.00	0.00	400.00	0.00	0.00	0.00	400.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-1550		Operating Supplies & Exp.				400.00	100.00%			

Vendor: [J&M01 - JONES & MAYER](#)

Vendor Total: 4,602.50

137437	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	4,602.50	0.00	0.00	0.00	4,602.50
ADM - LEGAL SERVICES - NOV 2025		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - LEGAL SERVICES - NOV 2025		NA		0.00	0.00	4,602.50	0.00	0.00	0.00	4,602.50
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4110-2150		Professional services				4,602.50	100.00%			

Vendor: [JAS01 - JAS PACIFIC, INC.](#)

Vendor Total: 3,930.00

BI15222	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	3,180.00	0.00	0.00	0.00	3,180.00
ADM - BUILDING INSPECTION SERVICES - NOV 2025		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - BUILDING INSPECTION SERVICES - NOV 2025	NA	0.00	0.00	3,180.00	0.00	0.00	0.00	3,180.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4405-2150	Professional Services				3,180.00	100.00%				
PC7833	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	750.00	0.00	0.00	0.00	750.00
ADM - PLAN CHECK SERVICES NOV - 2025		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - PLAN CHECK SERVICES NOV - 2025	NA	0.00	0.00	750.00	0.00	0.00	0.00	750.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4405-2150	Professional Services				750.00	100.00%				

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

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

Vendor: [JBM01 - JUAN BRIBIESCA ALCALA](#)

Vendor Total: 280.00

[68](#) Invoice 12/7/2025 12/7/2025 12/7/2025 12/7/2025 120.00 0.00 0.00 0.00 120.00

PD - CAR WASH & DETAIL - UNIT 19-01, Warr Bank Acct - Warrants Bank Account No

TRUCK, TRAVER

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CAR WASH & DETAIL - UNIT 19-01, TRUCK, TRAVERERSE	NA	0.00	0.00	120.00	0.00	0.00	0.00	120.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1400	Equipment Maintenance		120.00	100.00%

[69](#) Invoice 12/12/2025 12/12/2025 12/12/2025 12/12/2025 160.00 0.00 0.00 0.00 160.00

PD-CAR WASH AND DETAIL-UNIT 17-01,TRUCK, TRAVERERSE Warr Bank Acct - Warrants Bank Account No

01,TRUCK, TRAVERERSE

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
19-01	NA	0.00	0.00	160.00	0.00	0.00	0.00	160.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1400	Equipment Maintenance		160.00	100.00%

Vendor: [NIC02 - NICK'S TELECOM](#)

Vendor Total: 8,336.38

[7479](#) Invoice 11/25/2025 11/25/2025 11/25/2025 11/25/2025 558.36 0.00 0.00 0.00 558.36

PD - INSTALED COMPUTER DOCKIN... Warr Bank Acct - Warrants Bank Account No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PD - INSTALED COMPUTER DOCKING STATION	NA	0.00	0.00	558.36	0.00	0.00	0.00	558.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1500	Equipment Replacement		558.36	100.00%

[7480](#) Invoice 11/26/2025 11/26/2025 11/26/2025 11/26/2025 558.36 0.00 0.00 0.00 558.36

PD - INSTALED COMPUTER DOCKIN... Warr Bank Acct - Warrants Bank Account No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PD - INSTALED COMPUTER DOCKING STATION	NA	0.00	0.00	558.36	0.00	0.00	0.00	558.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1500	Equipment Replacement		558.36	100.00%

[7481](#) Invoice 11/26/2025 11/26/2025 11/26/2025 11/26/2025 558.36 0.00 0.00 0.00 558.36

PD - INSTALED COMPUTER DOCKIN... Warr Bank Acct - Warrants Bank Account No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PD - INSTALED COMPUTER DOCKING STATION	NA	0.00	0.00	558.36	0.00	0.00	0.00	558.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1500	Equipment Replacement		558.36	100.00%

[7502](#) Invoice 12/18/2025 12/18/2025 12/18/2025 12/18/2025 6,661.30 0.00 0.00 0.00 6,661.30

FIRE - REMOVAL OF ALL EMERGENCY LIGHTS Warr Bank Acct - Warrants Bank Account No

AND RADIO

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE - REMOVAL OF ALL EMERGENCY LIGHTS AND RADIO Distributions	NA	0.00	0.00	6,661.30	0.00	0.00	0.00	6,661.30		
Account Number	Account Name	Project Account Key	Amount	Percent						
042-4210-1550	Operating Supplies & Exp.		6,661.30	100.00%						

Vendor: [POL02 - POLYDYNE INC.](#)

Vendor Total: 4,486.50

1984297	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	4,486.50	0.00	0.00	0.00	4,486.50
WWTP - CLARIFLOC WE-1289	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP - CLARIFLOC WE-1289	NA		0.00	0.00	4,486.50	0.00	0.00	0.00	4,486.50	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-1550	Operating Supplies & Exp.				4,486.50	100.00%				

Vendor: [QUA01 - QUADIENT FINANCE USA, INC](#)

Vendor Total: 8,533.00

11272025	Invoice	11/27/2025	11/27/2025	11/27/2025	11/27/2025	8,533.00	0.00	0.00	0.00	8,533.00
FINANCE -POSTAGE		Warr Bank Acct - Warrants Bank Account				No				
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE -POSTAGE Distributions		NA		0.00	0.00	443.47	0.00	0.00	0.00	443.47
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4120-1200		Office Supplies & Postage				443.47	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE -POSTAGE Distributions		NA		0.00	0.00	48.44	0.00	0.00	0.00	48.44
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4220-1200		Office Supplies & Postage				48.44	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE -POSTAGE Distributions		NA		0.00	0.00	4.41	0.00	0.00	0.00	4.41
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4300-1200		Office Supplies & Postage				4.41	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE -POSTAGE Distributions		NA		0.00	0.00	4,018.34	0.00	0.00	0.00	4,018.34
Account Number		Account Name		Project Account Key		Amount	Percent			
010-4420-1200		Office Supplies & Postage				4,018.34	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE -POSTAGE Distributions		NA		0.00	0.00	4,018.34	0.00	0.00	0.00	4,018.34
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1200		Office Supplies & Postage				4,018.34	100.00%			

Vendor: [RAA01 - RAVATT ALBRECHT & ASSOCIATES, INC](#)

Vendor Total: 7,050.00

1125-916	Invoice	12/19/2025	12/19/2025	12/19/2025	12/19/2025	7,050.00	0.00	0.00	0.00	7,050.00
PW - PROJECT NO. 25.916 - PROGRAMMING	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - PROGRAMMING Distributions	NA	0.00	0.00	7,050.00	0.00	0.00	0.00	7,050.00		
Account Number	Account Name	Project Account Key	Amount	Percent						
089-4444-3075	Building Improvements (089-108)		7,050.00	100.00%						

Vendor: [RAI02 - RAINSCAPE](#)

Vendor Total: 23,772.00

077448	Invoice	11/1/2025	11/1/2025	11/1/2025	11/1/2025	7,924.00	0.00	0.00	0.00	7,924.00
PW - LANDSCAPE MAINTENANCE - NOV 1-30, 2025		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - LANDSCAPE MAINTENANCE - NOV 1-30, 2025	NA	0.00	0.00	7,924.00	0.00	0.00	0.00	7,924.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
063-4472-2150	Professional services				7,924.00	100.00%				

077799	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	7,924.00	0.00	0.00	0.00	7,924.00
PW -LANDSCAPE MAINTENANCE - DEC 1-31, 2025	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -LANDSCAPE MAINTENANCE - DEC 1-31, 2025	NA	0.00	0.00	7,924.00	0.00	0.00	0.00	7,924.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
063-4472-2150	Professional services				7,924.00	100.00%				

078150	Invoice	1/1/2026	1/1/2026	1/1/2026	1/1/2026	7,924.00	0.00	0.00	0.00	7,924.00
PW - LANDSCAPE MAINTENANCE - JAN1-31, 2026		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - LANDSCAPE MAINTENANCE - JAN1-31, 2026		NA		0.00	0.00	7,924.00	0.00	0.00	0.00	7,924.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
063-4472-2150		Professional services				7,924.00	100.00%			

Vendor: [RAM20 - LUIS RAMOS](#)

Vendor Total: 475.00

12222025	Invoice	12/22/2025	12/22/2025	12/22/2025	12/22/2025	475.00	0.00	0.00	0.00	475.00
FIRE - CHECK REQUEST - UNIFORM SERVICE		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - CHECK REQUEST - UNIFORM SERVICE		NA		0.00	0.00	475.00	0.00	0.00	0.00	475.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4220-0450		Other Benefits				475.00	100.00%			

Vendor: [REY01 - REYNA AUTO REPAIR](#)

Vendor Total: 1,329.91

6179	Invoice	11/21/2025	11/21/2025	11/21/2025	11/21/2025	104.00	0.00	0.00	0.00	104.00
PD - CHANGED MOTOR OIL & OIL FILTER	Warr Bank Acct - Warrants Bank Account	No								

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - CHANGED MOTOR OIL & OIL FILTER	NA		0.00	0.00	104.00	0.00	0.00	0.00	104.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-1460	Vehicle Maintenance				104.00	100.00%				
6187	Invoice	12/11/2025	12/11/2025	12/11/2025	12/11/2025	1,006.40	0.00	0.00	0.00	1,006.40
PD - REPLACED THE ALTERNATOR	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - REPLACED THE ALTERNATOR	NA		0.00	0.00	1,006.40	0.00	0.00	0.00	1,006.40	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-1460	Vehicle Maintenance				1,006.40	100.00%				
6188	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	113.51	0.00	0.00	0.00	113.51
WATER - MOTOR OIL CHANGED	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WATER - MOTOR OIL CHANGED	NA		0.00	0.00	113.51	0.00	0.00	0.00	113.51	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
010-4420-1460	Vehicle maintenance				113.51	100.00%				
6190	Invoice	12/19/2025	12/19/2025	12/19/2025	12/19/2025	106.00	0.00	0.00	0.00	106.00
PD - CHANGED MOTOR OIL & OIL FILTER	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - CHANGED MOTOR OIL & OIL FILTER	NA		0.00	0.00	106.00	0.00	0.00	0.00	106.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-1460	Vehicle Maintenance				106.00	100.00%				

Vendor: [RGS01 - REGIONAL GOVERNMENT SERVICES](#)

Vendor Total: 5,562.90

20515	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	5,562.90	0.00	0.00	0.00	5,562.90
FINANCE - PROJ#:02029.C251000000-02	Warr Bank Acct - Warrants Bank Account				No					
STRATEGIC SERV										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FINANCE - PROJ#:02029.C251000000-02	NA		0.00	0.00	5,562.90	0.00	0.00	0.00	5,562.90	
STRATEGIC SERV										
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4120-2150	Professional services				5,562.90	100.00%				

Vendor: [RUI03 - OMAR RUIZ](#)

Vendor Total: 425.00

12172025	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	425.00	0.00	0.00	0.00	425.00
PD - CHECK REQUEST - UNIFORM	Warr Bank Acct - Warrants Bank Account				No					
ALLOWANCE										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - CHECK REQUEST - UNIFORM	NA		0.00	0.00	425.00	0.00	0.00	0.00	425.00	
ALLOWANCE										
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-4200-0450	Other Benefits				425.00	100.00%				

Vendor: [SAN81 - SANTA MARIA FORD LINCOLN](#)

Vendor Total: 1,068.02

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
259121	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	372.34	0.00	0.00	0.00	372.34
FIRE - THE FULL SYNTHETIC WORKS VEHICLE	Warr Bank Acct - Warrants Bank Account				No					
SERVICE										
Items										

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - THE FULL SYNTHETIC WORKS VEHICLE SERVICE	NA	0.00	0.00	372.34	0.00	0.00	0.00	372.34

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-1460	Vehicle Maintenance		372.34	100.00%

259169	Invoice	12/19/2025	12/19/2025	12/19/2025	12/19/2025	695.68	0.00	0.00	0.00	695.68
FIRE - PERFORM DIESEL OIL CHANGE		Warr Bank Acct - Warrants Bank Account		No						
Items										

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - PERFORM DIESEL OIL CHANGE	NA	0.00	0.00	695.68	0.00	0.00	0.00	695.68

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-1460	Vehicle Maintenance		695.68	100.00%

Vendor: [SCH01 - PATRICK SCHMITZ](#)

Vendor Total: 133.24

12172025	Invoice	12/17/2025	12/17/2025	12/17/2025	12/17/2025	133.24	0.00	0.00	0.00	133.24
FIRE - CHECK REQUEST - UNIFORM		Warr Bank Acct - Warrants Bank Account		No						

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - CHECK REQUEST - UNIFORM ALLOWANCE	NA	0.00	0.00	133.24	0.00	0.00	0.00	133.24

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-0450	Other Benefits		133.24	100.00%

Vendor: [STC01 - SECURITAS TECHNOLOGY CORPORATION](#)

Vendor Total: 66.19

6005440420	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	66.19	0.00	0.00	0.00	66.19
FINANCE - ACCT#:40025137 - 918 OBISPO ST		Warr Bank Acct - Warrants Bank Account			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - 918 OBISPO ST	NA	0.00	0.00	66.19	0.00	0.00	0.00	66.19

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4120-2150	Professional services		66.19	100.00%

Vendor: [TCP01 - TROESH COLEMAN PACIFIC IN](#)

Vendor Total: 359.29

38099	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	359.29	0.00	0.00	0.00	359.29
PW - 1 YRD-UCART 3/8" W/5 SACK MIX		Warr Bank Acct - Warrants Bank Account			No					

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - 1 YRD-UCART 3/8" W/5 SACK MIX	NA	0.00	0.00	359.29	0.00	0.00	0.00	359.29

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-1550	Operating Supplies & Exp.		359.29	100.00%

Vendor: [TEM01 - TEMPLETON UNIFORMS,LLC](#)

Vendor Total: 2,636.35

17104	Invoice	11/24/2025	11/24/2025	11/24/2025	11/24/2025	1,478.13	0.00	0.00	0.00	1,478.13
PD - WOOL PANT		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - WOOL PANT Distributions	NA		0.00	0.00	1,478.13	0.00	0.00	0.00	1,478.13	
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4200-0450	Other Benefits				1,478.13	100.00%				
17123	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	425.00	0.00	0.00	0.00	425.00
PD - TACHYON-12D	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - TACHYON-12D Distributions	NA		0.00	0.00	425.00	0.00	0.00	0.00	425.00	
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4200-0450	Other Benefits				425.00	100.00%				
17332	Invoice	12/9/2025	12/9/2025	12/9/2025	12/9/2025	391.46	0.00	0.00	0.00	391.46
PD - HYBRID S/S 55VS 84 86 XL	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - HYBRID S/S 55VS 84 86 XL Distributions	NA		0.00	0.00	391.46	0.00	0.00	0.00	391.46	
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4200-0450	Other Benefits				391.46	100.00%				
17481	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	341.76	0.00	0.00	0.00	341.76
FIRE - NOMEX PANT	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - NOMEX PANT Distributions	NA		0.00	0.00	341.76	0.00	0.00	0.00	341.76	
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4220-0450	Other Benefits				341.76	100.00%				

Vendor: [THE07 - PHILIP F. SINCO](#)

Vendor Total: 8,214.00

10476	Invoice	12/23/2025	12/23/2025	12/23/2025	12/23/2025	129.50	0.00	0.00	0.00	129.50
ADM - CANNABIS RELATED NOV 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - CANNABIS RELATED NOV 2025 Distributions	NA		0.00	0.00	129.50	0.00	0.00	0.00	129.50	
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-HEMP-2150	Profl Services				129.50	100.00%				
10477	Invoice	12/23/2025	12/23/2025	12/23/2025	12/23/2025	3,774.00	0.00	0.00	0.00	3,774.00
ADM - LEGAL SERVICES - NOV 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - LEGAL SERVICES - NOV 2025 Distributions	NA		0.00	0.00	3,774.00	0.00	0.00	0.00	3,774.00	
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4110-2150	Professional services				3,774.00	100.00%				
10478	Invoice	12/23/2025	12/23/2025	12/23/2025	12/23/2025	314.50	0.00	0.00	0.00	314.50
ADM - ROYAL THEATER PROJECT-LEGAL SERVICES NOV 25	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - ROYAL THEATER PROJECT-LEGAL SERVICES NOV 25 Distributions	NA		0.00	0.00	314.50	0.00	0.00	0.00	314.50	
Account Number	Account Name	Project Account Key	Amount	Percent						
079-4542-2164	General Admin		314.50	100.00%						
10484	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	74.00	0.00	0.00	0.00	74.00
ADM - 261 TOGNAZZINI - DEC 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - 261 TOGNAZZINI - DEC 2025 Distributions	NA		0.00	0.00	74.00	0.00	0.00	0.00	74.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4110-2150	Professional services		74.00	100.00%						
10485	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	37.00	0.00	0.00	0.00	37.00
ADM - CANNABIS RELATED - DEC 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - CANNABIS RELATED - DEC 2025 Distributions	NA		0.00	0.00	37.00	0.00	0.00	0.00	37.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-HEMP-2150	Profl Services		37.00	100.00%						
10486	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	74.00	0.00	0.00	0.00	74.00
ADM - CCWA - DEC 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - CCWA - DEC 2025 Distributions	NA		0.00	0.00	74.00	0.00	0.00	0.00	74.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-2150	Professional Services		74.00	100.00%						
10487	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	2,257.00	0.00	0.00	0.00	2,257.00
ADM - LEGAL SERVICES - DEC 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - LEGAL SERVICES - DEC 2025 Distributions	NA		0.00	0.00	2,257.00	0.00	0.00	0.00	2,257.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4110-2150	Professional services		2,257.00	100.00%						
10488	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	1,554.00	0.00	0.00	0.00	1,554.00
ADM - RDA & ROYAL THEATER PROJECT - LEGAL SERVICES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - RDA Distributions	NA		0.00	0.00	1,332.00	0.00	0.00	0.00	1,332.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
026-4500-2150	Professional Services		1,332.00	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ROYAL THEATER PROJECT-LEGAL SERVICES DEC 2025 Distributions	NA		0.00	0.00	222.00	0.00	0.00	0.00	222.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
079-4542-2164	General Admin		222.00	100.00%						

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

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

Vendor: [TMP01 - TRAFFIC MANAGEMENT PRODUCTS INC](#)

Vendor Total: 536.54

06-120489	Invoice	12/18/2025	12/18/2025	12/18/2025	12/18/2025	408.63	0.00	0.00	0.00	408.63
PW - SS6014-SP14-2QP POST TELSPAR, 14'	Warr Bank Acct - Warrants Bank Account	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - SS6014-SP14-2QP POST TELSPAR, 14'	NA	0.00	0.00	408.63	0.00	0.00	0.00	408.63

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
071-4454-1550	Operating Supplies & Exp.		408.63	100.00%

06-120509	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	127.91	0.00	0.00	0.00	127.91
PW - SS1061-1224-R99C SIGN, 12"X24"	Warr Bank Acct - Warrants Bank Account	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - SS1061-1224-R99C SIGN, 12"X24"	NA	0.00	0.00	127.91	0.00	0.00	0.00	127.91

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-1550	Operating Supplies & Exp.		127.91	100.00%

Vendor: [TMU01 - T-MOBILE USA INC](#)

Vendor Total: 205.80

12202025	Invoice	12/20/2025	12/20/2025	12/20/2025	12/20/2025	205.80	0.00	0.00	0.00	205.80
PD - ACCT#:986681929	Warr Bank Acct - Warrants Bank Account	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PD - ACCT#:986681929	NA	0.00	0.00	205.80	0.00	0.00	0.00	205.80

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4200-1150	Communications		205.80	100.00%

Vendor: [USA01 - U.S.A. BLUEBOOK INC.](#)

Vendor Total: 2,753.99

INV00909443	Invoice	12/12/2025	12/12/2025	12/12/2025	12/12/2025	2,753.99	0.00	0.00	0.00	2,753.99
WWTP - CUST#:3222222 - OHAUS PIONEER ANALYTHICAL	Warr Bank Acct - Warrants Bank Account	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - CUST#:3222222 - OHAUS PIONEER ANALYTHICAL	NA	0.00	0.00	2,753.99	0.00	0.00	0.00	2,753.99

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-1500	Equipment Replacement		2,753.99	100.00%

Vendor: [VES01 - VESTIS GROUP, INC.](#)

Vendor Total: 565.85

5020941007	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	134.07	0.00	0.00	0.00	134.07
P&R - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account	No								

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
P&R - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	2.82	0.00	0.00	0.00	2.82

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-1550	Operating Supplies & Exp.		2.82	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
P&R - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	11.06	0.00	0.00	0.00	11.06

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4300-1550	Operating Supplies & Exp.		11.06	100.00%

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Account Number	Account Name	Project Account Key	Amount	Percent						
060-4490-1550	Operating Supplies & Exp.		4.12	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Account Number	Account Name	Project Account Key	Amount	Percent						
065-4485-1550	Operating Supplies & Exp.		4.12	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	111.95	0.00	0.00	0.00	111.95		
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-2150	Professional Services		111.95	100.00%						
5020941008	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	18.05	0.00	0.00	0.00	18.05
WWTP - ACCT#:170454000 0 UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - ACCT#:170454000 0 UNIFORM SERVICE Distributions	NA	0.00	0.00	18.05	0.00	0.00	0.00	18.05		
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-2150	Professional Services		18.05	100.00%						
5020941009	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	60.59	0.00	0.00	0.00	60.59
WATER - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	60.59	0.00	0.00	0.00	60.59		
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-2150	Professional Services		60.59	100.00%						
5020941010	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	29.13	0.00	0.00	0.00	29.13
PW - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	17.52	0.00	0.00	0.00	17.52		
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-1550	Operating Supplies & Exp.		17.52	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-1550	Operating Supplies & Exp.		2.92	100.00%						

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
060-4490-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	2.85	0.00	0.00	0.00	2.85		
Account Number	Account Name	Project Account Key	Amount	Percent						
065-4485-1550	Operating Supplies & Exp.		2.85	100.00%						
5020945291	Invoice	12/22/2025	12/22/2025	12/22/2025	12/22/2025	134.07	0.00	0.00	0.00	134.07
PW - ACCT#:170454000 - UNIFORM SERVICES	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	2.82	0.00	0.00	0.00	2.82		
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		2.82	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	11.06	0.00	0.00	0.00	11.06		
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4300-1550	Operating Supplies & Exp.		11.06	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Account Number	Account Name	Project Account Key	Amount	Percent						
060-4490-1550	Operating Supplies & Exp.		4.12	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Account Number	Account Name	Project Account Key	Amount	Percent						
065-4485-1550	Operating Supplies & Exp.		4.12	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	111.95	0.00	0.00	0.00	111.95		
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-2150	Professional Services		111.95	100.00%						

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code	On Hold							
5020945292	Invoice	12/22/2025	12/22/2025	12/22/2025	12/22/2025	18.05	0.00	0.00	0.00	18.05
WWTP - ACCT#: 170454000 - UNIFORM		Warr Bank Acct - Warrants Bank Account			No					
LAUNDRY SERVICE										
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
WWTP - ACCT#: 170454000 - UNIFORM		NA	0.00	0.00	18.05	0.00	0.00	0.00	18.05	
LAUNDRY SERVICE										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
012-4425-2150		Professional Services			18.05	100.00%				
5020945294	Invoice	12/22/2025	12/22/2025	12/22/2025	12/22/2025	29.05	0.00	0.00	0.00	29.05
PW - ACCT#:170454000 - UNIFORM SERVICES		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:170454000 - UNIFORM		NA	0.00	0.00	17.53	0.00	0.00	0.00	17.53	
SERVICES										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
071-4454-1550		Operating Supplies & Exp.			17.53	100.00%				
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:170454000 - UNIFORM		NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92	
SERVICES										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
010-4420-1550		Operating Supplies & Exp.			2.92	100.00%				
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:170454000 - UNIFORM		NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92	
SERVICES										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
012-4425-1550		Operating Supplies & Exp.			2.92	100.00%				
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:170454000 - UNIFORM		NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92	
SERVICES										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
060-4490-1550		Operating Supplies & Exp.			2.92	100.00%				
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:170454000 - UNIFORM		NA	0.00	0.00	2.76	0.00	0.00	0.00	2.76	
SERVICES										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
060-4490-1550		Operating Supplies & Exp.			2.76	100.00%				
5020945297	Invoice	12/22/2025	12/22/2025	12/22/2025	12/22/2025	142.84	0.00	0.00	0.00	142.84
PD - ACCT#:792232905 - LAUNDRY SERVICE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - ACCT#:792232905 - LAUNDRY		NA	0.00	0.00	142.84	0.00	0.00	0.00	142.84	
SERVICE										
Distributions										
Account Number		Account Name	Project Account Key		Amount	Percent				
001-4200-1550		Operating Supplies & Exp.			142.84	100.00%				

Vendor: WAL01 - WALLACE GROUP.A CALIFORNI							Vendor Total:	9,021.00

Vendor: [WAL01 - WALLACE GROUP,A CALIFORNI](#)

Vendor Total: 9,021.04

Payable Register

Packet: APPKT00786 - 01.13.2026 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
66621	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	2,468.85	0.00	0.00	0.00	2,468.85
PW - PROFESSIONAL SERVICES RENDERED - NOV 30,2025						Warr Bank Acct - Warrants Bank Account No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - PROFESSIONAL SERVICES RENDERED - NOV 30,2025	NA	0.00	0.00	2,468.85	0.00	0.00	0.00	2,468.85

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-2150	Professional Services		2,468.85	100.00%

66640	Invoice	12/16/2025	12/16/2025	12/16/2025	12/16/2025	6,552.19	0.00	0.00	0.00	6,552.19
PW - PROFESSIONAL SERVICES RENDERED - NOV 30, 2025						Warr Bank Acct - Warrants Bank Account No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - PROFESSIONAL SERVICES RENDERED - NOV 30, 2025	NA	0.00	0.00	6,552.19	0.00	0.00	0.00	6,552.19

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
089-4444-3084	Hwy 1 Lift Station		6,552.19	100.00%

Vendor: [WCR01 - W.C. RANCH](#)

Vendor Total: 4,000.00

D1225	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	4,000.00	0.00	0.00	0.00	4,000.00
WWTP - EFFLUENT DITCH REBUILD SOUTH EAST						Warr Bank Acct - Warrants Bank Account No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
OF EFFLUENT POND	NA	0.00	0.00	4,000.00	0.00	0.00	0.00	4,000.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-2150	Professional Services		4,000.00	100.00%

Vendor: [ZOL01 - ZOLL MEDICAL CORPORATION](#)

Vendor Total: 628.85

4399552	Invoice	12/29/2025	12/29/2025	12/29/2025	12/29/2025	628.85	0.00	0.00	0.00	628.85
FIRE - CPR STAT-PADZ ELECTRODE						Warr Bank Acct - Warrants Bank Account No				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - CPR STAT-PADZ ELECTRODE	NA	0.00	0.00	628.85	0.00	0.00	0.00	628.85

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4220-1550	Operating Supplies & Exp.		628.85	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Credit Memo	3	-80.86	0.00	0.00	0.00	-80.86	0.00	-80.86
Invoice	128	195,895.50	0.00	0.00	0.00	195,895.50	0.00	195,895.50
Grand Total:		195,814.64	0.00	0.00	0.00	195,814.64	0.00	195,814.64

Account Summary

Account	Name	Amount
001-4110-2150	Professional services	10,707.50
001-4120-1200	Office Supplies & Postage	443.47
001-4120-2150	Professional services	5,879.20
001-4145-1550	Operating Supplies & Exp.	1,005.73
001-4145-1560	Fuel & lubricants	957.79
001-4145-2150	Professional Services	3,930.04
001-4200-0450	Other Benefits	3,062.14
001-4200-1150	Communications	205.80
001-4200-1200	Office Supplies & Postage	697.84
001-4200-1300	Business Expense/Training	122.12
001-4200-1400	Equipment Maintenance	280.00
001-4200-1460	Vehicle Maintenance	1,216.40
001-4200-1500	Equipment Replacement	1,675.08
001-4200-1550	Operating Supplies & Exp.	563.43
001-4200-1560	Fuel & lubricants	2,999.51
001-4200-2150	Professional services	250.00
001-4200-2350	Services by other Agencies	7,160.31
001-4220-0450	Other Benefits	1,425.00
001-4220-1200	Office Supplies & Postage	48.44
001-4220-1460	Vehicle Maintenance	1,340.50
001-4220-1550	Operating Supplies & Exp.	878.97
001-4220-1560	Fuels and Lubricants	546.69
001-4300-1200	Office Supplies & Postage	4.41
001-4300-1550	Operating Supplies & Exp.	91.56
001-4405-2150	Professional Services	6,140.00
001-HEMP-2150	Profl Services	166.50
Total:		51,798.43

Account	Name	Amount
010-4420-1200	Office Supplies & Postage	4,018.34
010-4420-1460	Vehicle maintenance	113.51
010-4420-1550	Operating Supplies & Exp.	328.83
010-4420-2150	Professional Services	411.02
Total:		4,871.70

Account	Name	Amount
012-4425-1200	Office Supplies & Postage	4,018.34
012-4425-1500	Equipment Replacement	3,104.55
012-4425-1550	Operating Supplies & Exp.	5,287.04
012-4425-1560	Fuel & lubricants	172.54
012-4425-1650	Levys, Penalties/Interest	114.14
012-4425-2150	Professional Services	12,894.32
Total:		25,590.93

Account	Name	Amount
026-4500-2150	Professional Services	1,332.00
Total:		1,332.00

Account	Name	Amount
042-4210-1550	Operating Supplies & Exp.	6,661.30
Total:		6,661.30

Account	Name	Amount
060-4490-1550	Operating Supplies & Exp.	16.84

Account Summary

Account	Name	Amount
		Total: 16.84

Account	Name	Amount
063-4472-2150	Professional services	23,772.00
	Total:	23,772.00

Account	Name	Amount
065-4485-1550	Operating Supplies & Exp.	3,540.44
	Total:	3,540.44

Account	Name	Amount
071-4454-1550	Operating Supplies & Exp.	22,571.06
071-4454-1560	Fuels & Lubricants	324.54
071-4454-2150	Professional Services	3,529.35
	Total:	26,424.95

Account	Name	Amount
079-4542-2164	General Admin	11,336.50
079-4542-2166	Activity	1,786.00
	Total:	13,122.50

Account	Name	Amount
089-4444-3075	Building Improvements (089-108)	7,050.00
089-4444-3084	Hwy 1 Lift Station	6,552.19
	Total:	13,602.19

Account	Name	Amount
107-4018-2150	Profl Services	883.86
	Total:	883.86

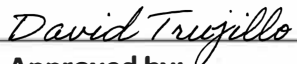
Account	Name	Amount
111-4020-2164	General Admin	24,197.50
	Total:	24,197.50



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of December 23, 2025


Prepared by:
Veronica Fabian
Finance Account Clerk


Reviewed by:
Angelita Pereyra
Finance Supervisor


Approved by:
David Trujillo
Interim City Administrator

SUBJECT: Ratify Payment of warrants for the period ending **December 19, 2025**, to be ratified for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Department staff.

RECOMMENDATION:

That the City Council review and ratify the listing of hand checks and warrants to be paid on December 24, 2025.

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.



City of Guadalupe

Payable Register

Payable Detail by Vendor Number

Packet: APPKT00775 - **12.23.2025 BIWEEKLY RUN**

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

Vendor: [ABH01 - AETNA RESOURCES FOR LIVING](#)**Vendor Total:** 50.32

E0359095	Invoice	12/3/2025	12/3/2025	12/3/2025	12/3/2025	50.32	0.00	0.00	0.00	50.32

ADM - EMPLOYEE ASSISTANCE PROGRAM - Warr Bank Acct - Warrants Bank Account

No

JAN 2026

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - EMPLOYEE ASSISTANCE PROGRAM - JAN 2026	NA	0.00	0.00	50.32	0.00	0.00	0.00	50.32

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4140-0450	Other Benefits		50.32	100.00%

Vendor: [AGD01 - ANDREW GOODWIN DESIGNS](#)**Vendor Total:** 3,455.85

825-11	Invoice	1/2/2026	1/2/2026	1/2/2026	1/2/2026	3,455.85	0.00	0.00	0.00	3,455.85

ADM - ROYAL THEATER PROJECT Warr Bank Acct - Warrants Bank Account

No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - ROYAL THEATER PROJECT	NA	0.00	0.00	3,455.85	0.00	0.00	0.00	3,455.85

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
079-4542-2166	Activity		3,455.85	100.00%

Vendor: [AMA02 - AMAZON BUSINESS](#)**Vendor Total:** 1,137.56

16VV-14DV-3XW3	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	345.76	0.00	0.00	0.00	345.76

PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET Warr Bank Acct - Warrants Bank Account

No

OF 6

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	NA	0.00	0.00	103.73	0.00	0.00	0.00	103.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
071-4454-1550	Operating Supplies & Exp.		103.73	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	NA	0.00	0.00	103.73	0.00	0.00	0.00	103.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-4420-1550	Operating Supplies & Exp.		103.73	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	NA	0.00	0.00	103.73	0.00	0.00	0.00	103.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-1550	Operating Supplies & Exp.		103.73	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	NA	0.00	0.00	17.28	0.00	0.00	0.00	17.28

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
060-4490-1550	Operating Supplies & Exp.		17.28	100.00%

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	NA	0.00	0.00	17.29	0.00	0.00	0.00	17.29		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
065-4485-1550	Operating Supplies & Exp.				17.29	100.00%				
16WV-RXTF-MHWH	Invoice	11/28/2025	11/28/2025	11/28/2025	11/28/2025	165.29	0.00	0.00	0.00	165.29
PW - ACCT#:A19RD4DA93AUQ - CONFERENCE ROOM TABLE	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DA93AUQ - CONFERENCE ROOM TABLE	NA	0.00	0.00	49.59	0.00	0.00	0.00	49.59		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				49.59	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DA93AUQ - CONFERENCE ROOM TABLE	NA	0.00	0.00	49.59	0.00	0.00	0.00	49.59		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				49.59	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DA93AUQ - CONFERENCE ROOM TABLE	NA	0.00	0.00	49.59	0.00	0.00	0.00	49.59		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-1550	Operating Supplies & Exp.				49.59	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DA93AUQ - CONFERENCE ROOM TABLE	NA	0.00	0.00	8.26	0.00	0.00	0.00	8.26		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
060-4490-1550	Operating Supplies & Exp.				8.26	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DA93AUQ - CONFERENCE ROOM TABLE	NA	0.00	0.00	8.26	0.00	0.00	0.00	8.26		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
065-4485-1550	Operating Supplies & Exp.				8.26	100.00%				
19FC-9XJT-CMJV	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	345.76	0.00	0.00	0.00	345.76
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DAF93AUQ - CHAIR SET OF 6	NA	0.00	0.00	103.73	0.00	0.00	0.00	103.73		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				103.73	100.00%				

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code		On Hold						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DAF93AUQ - CHAIR	NA	0.00	0.00	103.73	0.00	0.00	0.00	103.73		
SET OF 6										
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				103.73	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DAF93AUQ - CHAIR	NA	0.00	0.00	103.73	0.00	0.00	0.00	103.73		
SET OF 6										
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-1550	Operating Supplies & Exp.				103.73	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DAF93AUQ - CHAIR	NA	0.00	0.00	17.28	0.00	0.00	0.00	17.28		
SET OF 6										
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
060-4490-1550	Operating Supplies & Exp.				17.28	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:A19RD4DAF93AUQ - CHAIR	NA	0.00	0.00	17.29	0.00	0.00	0.00	17.29		
SET OF 6										
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
065-4485-1550	Operating Supplies & Exp.				17.29	100.00%				
1DF7-KQJH-H3RG	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	12.01	0.00	0.00	0.00	12.01
P&R- ACCT#:A19RD4DAF93AUQ - RECHARGEABLE TYPE C	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R- ACCT#:A19RD4DAF93AUQ - RECHARGEABLE TYPE C	NA	0.00	0.00	12.01	0.00	0.00	0.00	12.01		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4300-1550	Operating Supplies & Exp.				12.01	100.00%				
1FWD-YVMN-4WV9	Invoice	12/3/2025	12/3/2025	12/3/2025	12/3/2025	15.98	0.00	0.00	0.00	15.98
FIRE - ACCT#:A19RD4DAF93AUQ -EXTENDED	Warr Bank Acct - Warrants Bank Account				No					
LANDING GEAR										
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE - ACCT#:A19RD4DAF93AUQ - EXTENDED LANDING GEAR	NA	0.00	0.00	15.98	0.00	0.00	0.00	15.98		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-1550	Operating Supplies & Exp.				15.98	100.00%				
1JC3-P79C-FKYP	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	28.92	0.00	0.00	0.00	28.92
ADM - ACCT#:A19RD4DAF93AUQ - 50 PACKS	Warr Bank Acct - Warrants Bank Account				No					
HOLDERS										
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
CERTIFICATE HOLDERS - PROCLAMATIONS	NA	0.00	0.00	28.92	0.00	0.00	0.00	28.92		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4100-1200	Office Supplies & Postage				28.92	100.00%				

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
1KLH-TWMQ-P4NT	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	104.29	0.00	0.00	0.00	104.29
ADM - ACCT#:A19RD4DAF93AUQ - CHRISTMAS LIGHTS	Warr Bank Acct - Warrants Bank Account		No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - ACCT#:A19RD4DAF93AUQ - CHRISTMAS LIGHTS	NA	0.00	0.00	104.29	0.00	0.00	0.00	104.29

Account Number	Account Name	Project Account Key	Amount	Percent
001-4140-1550	Operating Supplies & Exp.		104.29	100.00%

1VV1-W1QQ-Y33H	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	119.55	0.00	0.00	0.00	119.55
PW - ACCT#:A19RD4DAF93AUQ - CA STATE FLAG	Warr Bank Acct - Warrants Bank Account		No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:A19RD4DAF93AUQ - CA STATE FLAG	NA	0.00	0.00	119.55	0.00	0.00	0.00	119.55

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-1550	Operating Supplies & Exp.		119.55	100.00%

Vendor: [ARC01 - ARCLIGHT MEDIA](#)

Vendor Total: 340.00

12408	Invoice	7/1/2025	7/1/2025	7/1/2025	7/1/2025	170.00	0.00	0.00	0.00	170.00
ADM - CITYS WEBSITE MAINTENANCE - JUNE 2025	Warr Bank Acct - Warrants Bank Account		No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CITYS WEBSITE MAINTENANCE - JUNE 2025	NA	0.00	0.00	170.00	0.00	0.00	0.00	170.00

Account Number	Account Name	Project Account Key	Amount	Percent
001-4140-2151	Information Technology Svs		170.00	100.00%

12686	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	170.00	0.00	0.00	0.00	170.00
ADM - CITYS WEBSITE MAINTENANCE - NOV 2025	Warr Bank Acct - Warrants Bank Account		No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CITYS WEBSITE MAINTENANCE - NOV 2025	NA	0.00	0.00	170.00	0.00	0.00	0.00	170.00

Account Number	Account Name	Project Account Key	Amount	Percent
001-4140-2151	Information Technology Svs		170.00	100.00%

Vendor: [BEC02 - BERCHTOLD EQUIPMENT CO](#)

Vendor Total: 5,252.78

031526	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	78.33	0.00	0.00	0.00	78.33
PW - MINI LARRY RC COUNTER	Warr Bank Acct - Warrants Bank Account		No							

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - MINI LARRY RC COUNTER	NA	0.00	0.00	78.33	0.00	0.00	0.00	78.33

Account Number	Account Name	Project Account Key	Amount	Percent
001-4145-1400	Equipment Maintenance		78.33	100.00%

P30431	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	215.06	0.00	0.00	0.00	215.06
PW - BLADE, MULCHING	Warr Bank Acct - Warrants Bank Account		No							

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - BLADE, MULCHING Distributions	NA		0.00	0.00	215.06	0.00	0.00	0.00	215.06	
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1501	Equipment < or = \$5000				215.06	100.00%				
W07976	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	4,959.39	0.00	0.00	0.00	4,959.39
PW - LAWN TRACTOR	Warr Bank Acct - Warrants Bank Account			No						
Items	Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - LAWN TRACTOR Distributions		NA	0.00	0.00	4,959.39	0.00	0.00	0.00	4,959.39	
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1501	Equipment < or = \$5000				4,959.39	100.00%				

Vendor: [BIO01 - BIOALCHEMY INC.](#)

1644	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	2,158.69	0.00	0.00	0.00	2,158.69
WWTP - BIOAUGMENTATION		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - BIOAUGMENTATION Distributions		NA		0.00	0.00	2,158.69	0.00	0.00	0.00	2,158.69
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-2150		Professional Services				2,158.69	100.00%			

Vendor Total: 2,158.69

Vendor: [BOY04 - BOYS & GIRLS CLUBS OF MID](#)

INV00214	Invoice	12/3/2025	12/3/2025	12/3/2025	12/3/2025	720.00	0.00	0.00	0.00	720.00
PW - NOV 2025 YARD MAINTENANCE		Warr Bank Acct - Warrants Bank Account			No					
REIMBURSEMENT										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - NOV 2025 YARD MAINTENANCE		NA		0.00	0.00	720.00	0.00	0.00	0.00	720.00
REIMBURSEMENT										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4145-2150		Professional Services				720.00	100.00%			

Vendor Total: 720.00

Vendor: [BRE02 - BRENNTAG PACIFIC, INC.](#)

BPI565077	Invoice	11/20/2025	11/20/2025	11/20/2025	11/20/2025	1,415.99	0.00	0.00	0.00	1,415.99
WATER - L A CHEMCHLOR SODIUM		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WATER - L A CHEMCHLOR SODIUM		NA		0.00	0.00	1,415.99	0.00	0.00	0.00	1,415.99
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
010-4420-1550		Operating Supplies & Exp.				1,415.99	100.00%			

Vendor Total: 1,415.99

Vendor: [CAR09 - CARDMEMBER SERVICE](#)

0999	Invoice	11/18/2025	11/18/2025	11/18/2025	11/18/2025	21.99	0.00	0.00	0.00	21.99
ADM - DREAMHOST		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - DREAMHOST Distributions		NA		0.00	0.00	21.99	0.00	0.00	0.00	21.99
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4140-1350		Memberships, Dues & Subs				21.99	100.00%			

Vendor Total: 189.25

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code			On Hold					
3632	Invoice	10/31/2025	10/31/2025	10/31/2025	10/31/2025	50.00	0.00	0.00	0.00	50.00
ADM - CLERK OF THE BOARD - NOE		Warr Bank Acct - Warrants Bank Account			No					
PROCESSING FEE										
Items										

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CLERK OF THE BOARD - NOE	NA	0.00	0.00	50.00	0.00	0.00	0.00	50.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
089-4444-3097	Amtrak Station Rehab Design		50.00	100.00%

4685	Invoice	11/13/2025	11/13/2025	11/13/2025	11/13/2025	2.13	0.00	0.00	0.00	2.13
ADM - BACKBLAZE INC		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - BACKBLAZE INC	NA	0.00	0.00	2.13	0.00	0.00	0.00	2.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4105-0100	Salaries - Regular		2.13	100.00%

6637	Invoice	11/17/2025	11/17/2025	11/17/2025	11/17/2025	115.13	0.00	0.00	0.00	115.13
ADM - TRANSLATOR PRESS.COM		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - TRANSLATOR PRESS.COM	NA	0.00	0.00	115.13	0.00	0.00	0.00	115.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-4140-2151	Information Technology Svs		115.13	100.00%

Vendor: [CCW01 - CENTRAL COAST WATER AUTH.](#) Vendor Total: 54,810.50

01012026R	Invoice	1/1/2026	1/1/2026	1/1/2026	1/1/2026	54,810.50	0.00	0.00	0.00	54,810.50
FINANCE - FY 25/26 FIXED COSTS		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - FY 25/26 FIXED COSTS	NA	0.00	0.00	54,810.50	0.00	0.00	0.00	54,810.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-4420-1553	State Water		54,810.50	100.00%

Vendor: [CIT08 - CITY OF GUADALUPE \(FINANC](#) Vendor Total: 20,212.28

12222025	Invoice	12/22/2025	12/22/2025	12/22/2025	12/22/2025	20,212.28	0.00	0.00	0.00	20,212.28
FINANCE - WATER UTILITY BILL		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - WATER UTILITY BILL	NA	0.00	0.00	7,400.13	0.00	0.00	0.00	7,400.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-1000	Utilities		7,400.13	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - WATER UTILITY BILL	NA	0.00	0.00	213.90	0.00	0.00	0.00	213.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
071-4454-1000	Utilities		213.90	100.00%

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total		
Payable Description	Bank Code	On Hold										
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
FINANCE - WATER UTILITY BILL Distributions	NA	0.00	0.00	10,156.24	0.00	0.00	0.00	10,156.24				
Account Number	Account Name	Project	Account Key	Amount	Percent							
001-4300-1000	Utilities			10,156.24	100.00%							
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
FINANCE - WATER UTILITY BILL Distributions	NA	0.00	0.00	142.60	0.00	0.00	0.00	142.60				
Account Number	Account Name	Project	Account Key	Amount	Percent							
060-4490-1000	Utilities			142.60	100.00%							
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
FINANCE - WATER UTILITY BILL Distributions	NA	0.00	0.00	793.05	0.00	0.00	0.00	793.05				
Account Number	Account Name	Project	Account Key	Amount	Percent							
001-4145-1000	Utilities			793.05	100.00%							
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
FINANCE - WATER UTILITY BILL Distributions	NA	0.00	0.00	93.26	0.00	0.00	0.00	93.26				
Account Number	Account Name	Project	Account Key	Amount	Percent							
079-4542-1000	Utilities			93.26	100.00%							
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
FINANCE - WATER UTILITY BILL Distributions	NA	0.00	0.00	348.21	0.00	0.00	0.00	348.21				
Account Number	Account Name	Project	Account Key	Amount	Percent							
063-4472-1000	Utilities			348.21	100.00%							
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
FINANCE - WATER UTILITY BILL Distributions	NA	0.00	0.00	1,064.89	0.00	0.00	0.00	1,064.89				
Account Number	Account Name	Project	Account Key	Amount	Percent							
063-4472-1000	Utilities			1,064.89	100.00%							

Vendor: [CLA01 - CLARK PEST CONTROL OF STO](#)

Vendor Total: 2,773.34

38848119	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	2,773.34	0.00	0.00	0.00	2,773.34
PW - BURROWING PEST CONTROL	Warr Bank Acct - Warrants Bank Account				No					

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - BURROWING PEST CONTROL Distributions	NA	0.00	0.00	2,773.34	0.00	0.00	0.00	2,773.34
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4145-2150	Professional Services			2,773.34	100.00%			

Vendor: [COR01 - CORBIN WILLITS SYSTEM COR](#)

Vendor Total: 747.12

000C511151	Invoice	11/15/2025	11/15/2025	11/15/2025	11/15/2025	747.12	0.00	0.00	0.00	747.12
FINANCE - ENHANCEMENT AND SERVICE FEES	Warr Bank Acct - Warrants Bank Account				No					

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - ENHANCEMENT AND SERVICE FEES	NA	0.00	0.00	194.26	0.00	0.00	0.00	194.26
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4120-2150	Professional services			194.26	100.00%			

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE - ENHANCEMENT AND SERVICE FEES	NA	0.00	0.00	276.43	0.00	0.00	0.00	276.43		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-2150	Professional Services		276.43	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FINANCE - ENHANCEMENT AND SERVICE FEES	NA	0.00	0.00	276.43	0.00	0.00	0.00	276.43		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-2150	Professional Services		276.43	100.00%						

Vendor: [CUL01 - CULLIGAN/CENTRAL COAST WA](#)

Vendor Total: 170.75

129055	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	36.85	0.00	0.00	0.00	36.85
SS - 5 GALLON DELIVERY	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
SS - 5 GALLON DELIVERY	NA	0.00	0.00	36.85	0.00	0.00	0.00	36.85		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
107-4018-2150	Profl Services				36.85	100.00%				
129056	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	53.90	0.00	0.00	0.00	53.90
ADM - ADMIN WATER DELIVERY - NOV 2025	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - ADMIN WATER DELIVERY - NOV 2025	NA	0.00	0.00	53.90	0.00	0.00	0.00	53.90		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4105-2150	Professional Services				53.90	100.00%				
129287	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	40.00	0.00	0.00	0.00	40.00
PD - DI 9" STRONGBASE TANK RENTAL	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD - DI 9" STRONGBASE TANK RENTAL	NA	0.00	0.00	40.00	0.00	0.00	0.00	40.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-1550	Operating Supplies & Exp.				40.00	100.00%				
129466	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	40.00	0.00	0.00	0.00	40.00
FIRE - DI 9" STONGBASE TANK RENTAL	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
FIRE - DI 9" STONGBASE TANK RENTAL	NA	0.00	0.00	40.00	0.00	0.00	0.00	40.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4220-1460	Vehicle Maintenance				40.00	100.00%				

Vendor: [EFS01 - ELAN FINANCIAL SERVICES](#)

Vendor Total: 1,071.33

24137465303100316890022	Invoice	10/29/2025	10/29/2025	10/29/2025	10/29/2025	280.27	0.00	0.00	0.00	280.27
ADM - OFFICE DEPOT	Warr Bank Acct - Warrants Bank Account	No								

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - OFFICE DEPOT Distributions	NA	0.00	0.00	280.27	0.00	0.00	0.00	280.27		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4105-1200	Office Supplies & Postage			280.27	100.00%					
24445005302400151918165	Invoice	10/28/2025	10/28/2025	10/28/2025	10/28/2025	31.86	0.00	0.00	0.00	31.86
P&R - WAL MART - UM BLK	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - WAL MART - UM BLK Distributions	NA	0.00	0.00	31.86	0.00	0.00	0.00	31.86		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4300-1550	Operating Supplies & Exp.			31.86	100.00%					
24445005303300422114140	Invoice	10/30/2025	10/30/2025	10/30/2025	10/30/2025	189.50	0.00	0.00	0.00	189.50
P&R - FCP CENTRAL COAST PARTY FACTORY	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - FCP CENTRAL COAST PARTY FACTORY Distributions	NA	0.00	0.00	189.50	0.00	0.00	0.00	189.50		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4300-1550	Operating Supplies & Exp.			189.50	100.00%					
24692165324103683432350	Invoice	11/19/2025	11/19/2025	11/19/2025	11/19/2025	228.34	0.00	0.00	0.00	228.34
P&R - COSTCO	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - COSTCO Distributions	NA	0.00	0.00	228.34	0.00	0.00	0.00	228.34		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4300-1550	Operating Supplies & Exp.			228.34	100.00%					
24692165324103733510197	Invoice	11/20/2025	11/20/2025	11/20/2025	11/20/2025	73.94	0.00	0.00	0.00	73.94
P&R - COSTCO - TRINITY BASICS ECO STORAGE 5 - TIER	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
P&R - COSTCO - TRINITY BASICS ECO STORAGE 5 - TIER Distributions	NA	0.00	0.00	73.94	0.00	0.00	0.00	73.94		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4300-1550	Operating Supplies & Exp.			73.94	100.00%					
24692165328107354615801	Invoice	11/24/2025	11/24/2025	11/24/2025	11/24/2025	38.98	0.00	0.00	0.00	38.98
ADM - GUADALUPE CAFE	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - GUADALUPE CAFE - VETS LOT CLEAN UP Distributions	NA	0.00	0.00	38.98	0.00	0.00	0.00	38.98		
Account Number	Account Name	Project	Account Key	Amount	Percent					
065-4485-1300	Business Expense/Training			38.98	100.00%					
24906415306242349125546	Invoice	11/2/2025	11/2/2025	11/2/2025	11/2/2025	180.00	0.00	0.00	0.00	180.00
ADM - PC MECHANICAL RV STORAGE	Warr Bank Acct - Warrants Bank Account	No								

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total		
Payable Description	Bank Code	On Hold										
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
ADM - PC MECHANICAL RV STORAGE Distributions	NA	0.00	0.00	54.00	0.00	0.00	0.00	54.00				
Account Number	Account Name	Project Account Key	Amount	Percent								
071-4454-0100	Salaries - Regular		54.00	100.00%								
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
ADM - PC MECHANICAL RV STORAGE Distributions	NA	0.00	0.00	54.00	0.00	0.00	0.00	54.00				
Account Number	Account Name	Project Account Key	Amount	Percent								
010-4420-0100	Salaries - Regular		54.00	100.00%								
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
ADM - PC MECHANICAL RV STORAGE Distributions	NA	0.00	0.00	54.00	0.00	0.00	0.00	54.00				
Account Number	Account Name	Project Account Key	Amount	Percent								
012-4425-0100	Salaries - Regular		54.00	100.00%								
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
ADM - PC MECHANICAL RV STORAGE Distributions	NA	0.00	0.00	9.00	0.00	0.00	0.00	9.00				
Account Number	Account Name	Project Account Key	Amount	Percent								
060-4490-0100	Salaries - Regular		9.00	100.00%								
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
ADM - PC MECHANICAL RV STORAGE Distributions	NA	0.00	0.00	9.00	0.00	0.00	0.00	9.00				
Account Number	Account Name	Project Account Key	Amount	Percent								
060-4490-0100	Salaries - Regular		9.00	100.00%								
24943005302316153437714	Invoice	10/28/2025	10/28/2025	10/28/2025	10/28/2025	36.88	0.00	0.00	0.00	36.88		
P&R - COSTCO - KS CANOLA, KS CHOC BAG	Warr Bank Acct - Warrants Bank Account	No										
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
P&R - COSTCO - KS CANOLA, KS CHOC BAG Distributions	NA	0.00	0.00	36.88	0.00	0.00	0.00	36.88				
Account Number	Account Name	Project Account Key	Amount	Percent								
001-4300-1550	Operating Supplies & Exp.		36.88	100.00%								
24943005324329195302840	Invoice	11/20/2025	11/20/2025	11/20/2025	11/20/2025	24.45	0.00	0.00	0.00	24.45		
P&R - COSTCO	Warr Bank Acct - Warrants Bank Account	No										
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
P&R- COSTCO Distributions	NA	0.00	0.00	24.45	0.00	0.00	0.00	24.45				
Account Number	Account Name	Project Account Key	Amount	Percent								
001-4300-1550	Operating Supplies & Exp.		24.45	100.00%								
74943005315323882158082	Credit Memo	11/10/2025	11/10/2025	11/10/2025	11/10/2025	-12.89	0.00	0.00	0.00	-12.89		
P&R - COSTCO - DIXIE PLATTER, RED CUPS	Warr Bank Acct - Warrants Bank Account	No										
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
P&R - COSTCO Distributions	NA	0.00	0.00	-12.89	0.00	0.00	0.00	-12.89				
Account Number	Account Name	Project Account Key	Amount	Percent								
001-4300-1550	Operating Supplies & Exp.		-12.89	100.00%								

Vendor: [EIK01 - EIKHOF DESIGN GROUP INC.](#)

Vendor Total: 28,921.48

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
2025-282	Invoice	11/5/2025	11/5/2025	11/5/2025	11/5/2025	2,042.50	0.00	0.00	0.00	2,042.50
PW - PLANNING PROJECT - OCT 2025		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - PLANNING PROJECT - OCT 2025	NA		0.00	0.00	2,042.50	0.00	0.00	0.00	2,042.50	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4405-2150	Professional Services				2,042.50	100.00%				
2025-294	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	190.00	0.00	0.00	0.00	190.00
PW - GENERAL CITY ENGINEERING		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - GENERAL CITY ENGINEERING	NA		0.00	0.00	63.33	0.00	0.00	0.00	63.33	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
071-4454-2150	Professional Services				63.33	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - GENERAL CITY ENGINEERING	NA		0.00	0.00	63.33	0.00	0.00	0.00	63.33	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
010-4420-2150	Professional Services				63.33	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - GENERAL CITY ENGINEERING	NA		0.00	0.00	63.34	0.00	0.00	0.00	63.34	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-2150	Professional Services				63.34	100.00%				
2025-295	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	3,952.50	0.00	0.00	0.00	3,952.50
PW-AMTRAK TRANSIT HUB		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW-AMTRAK TRANSIT HUB	NA		0.00	0.00	3,952.50	0.00	0.00	0.00	3,952.50	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
089-4444-3097	Amtrak Station Rehab Design				3,952.50	100.00%				
2025-296	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	475.00	0.00	0.00	0.00	475.00
PW - HWY 1 LIFT STATION		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - HWY 1 LIFT STATION	NA		0.00	0.00	475.00	0.00	0.00	0.00	475.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
089-4444-3084	Hwy 1 Lift Station				475.00	100.00%				
2025-297	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	348.95	0.00	0.00	0.00	348.95
PW -WWTP IMPROVEMENTS		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW -WWTP IMPROVEMENTS	NA		0.00	0.00	348.95	0.00	0.00	0.00	348.95	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
089-4444-3105	WWTP Improvements				348.95	100.00%				
2025-298	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	237.50	0.00	0.00	0.00	237.50
PW - ROYAL THEATER		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - ROYAL THEATER Distributions	NA		0.00	0.00	237.50	0.00	0.00	0.00	237.50	
Account Number	Account Name	Project Account Key	Amount	Percent						
079-4542-2166	Activity		237.50	100.00%						
2025-299	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	820.00	0.00	0.00	0.00	820.00
PW- CENTRAL PARK PROJECT	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW- CENTRAL PARK PROJECT Distributions	NA		0.00	0.00	820.00	0.00	0.00	0.00	820.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
089-4444-3053	Central Park (089-205)		820.00	100.00%						
2025-300	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	820.00	0.00	0.00	0.00	820.00
PW - CITY HALL REPAIR PROJECT	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - CITY HALL REPAIR PROJECT Distributions	NA		0.00	0.00	820.00	0.00	0.00	0.00	820.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
089-4444-3075	Building Improvements (089-108)		820.00	100.00%						
2025-301	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	855.00	0.00	0.00	0.00	855.00
PW - PIONEER LIFT STATION	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - PIONEER LIFT STATION Distributions	NA		0.00	0.00	855.00	0.00	0.00	0.00	855.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
089-4444-3082	Pioneer Lift Station (089-511)		855.00	100.00%						
2025-302	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	2,280.00	0.00	0.00	0.00	2,280.00
PW - 303 OBISPO EV/BUS CHARGING	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 303 OBISPO EV/BUS CHARGING Distributions	NA		0.00	0.00	2,280.00	0.00	0.00	0.00	2,280.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
089-4444-3104	308 Obispo Street Site Improvemen...		2,280.00	100.00%						
2025-303	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	712.50	0.00	0.00	0.00	712.50
PW - MEASURE A MISCELLANEOUS	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - MEASURE A MISCELLANEOUS Distributions	NA		0.00	0.00	712.50	0.00	0.00	0.00	712.50	
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-2150	Professional Services		712.50	100.00%						
2025-304	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	2,945.00	0.00	0.00	0.00	2,945.00
PW - PASADERA	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - PASADERA Distributions	NA		0.00	0.00	2,945.00	0.00	0.00	0.00	2,945.00	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-2004	D.J. FARMS		2,945.00	100.00%						

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
2025-305	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	1,045.00	0.00	0.00	0.00	1,045.00
PW - PLANNING PROJECT - NOV 2025		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - PLANNING PROJECT - NOV 2025	NA		0.00	0.00	1,045.00	0.00	0.00	0.00	1,045.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4405-2150	Professional Services				1,045.00	100.00%				
2025-306	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	285.00	0.00	0.00	0.00	285.00
PW - LA GUARDIA SIDEWALKS		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - LA GUARDIA SIDEWALKS	NA		0.00	0.00	285.00	0.00	0.00	0.00	285.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
089-4444-3067	La Guardia sidewalk (089-310)				285.00	100.00%				
2025-307	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	4,317.03	0.00	0.00	0.00	4,317.03
PW - WASTEWATER DIVISION - GENERAL		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - WASTEWATER DIVISION - GENERAL	NA		0.00	0.00	4,317.03	0.00	0.00	0.00	4,317.03	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-2150	Professional Services				4,317.03	100.00%				
2025-308	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	2,163.00	0.00	0.00	0.00	2,163.00
PW - WATER TANK RECOATING PROJECT		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - WATER TANK RECOATING PROJECT	NA		0.00	0.00	2,163.00	0.00	0.00	0.00	2,163.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
089-4444-3109	Water Tank Recoating				2,163.00	100.00%				
2025-309	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	5,385.00	0.00	0.00	0.00	5,385.00
PW - 2026 SIDEWALK REPAIRS PROJECT		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 2026 SIDEWALK REPAIRS PROJECT	NA		0.00	0.00	5,385.00	0.00	0.00	0.00	5,385.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
089-4444-3098	Sidewalk Repair (089-309)				5,385.00	100.00%				
2025-310	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	47.50	0.00	0.00	0.00	47.50
PW - ASSESSMENT DISTRICTS		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PASADERA LLD	NA		0.00	0.00	15.83	0.00	0.00	0.00	15.83	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
063-4472-2150	Professional services				15.83	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIGHTING DISTRICT	NA		0.00	0.00	15.84	0.00	0.00	0.00	15.84	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
065-4485-2150	Professional services				15.84	100.00%				

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BENEFIT ASSESSMENT DISTRICT Distributions	NA	0.00	0.00	15.83	0.00	0.00	0.00	15.83		
Account Number	Account Name	Project	Account Key	Amount	Percent					
060-4490-2150	Professional services			15.83	100.00%					

Vendor: [ENG02 - ENGEL & GRAY, INC.](#)

Vendor Total: 11,516.53

5BX00785	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	11,516.53	0.00	0.00	0.00	11,516.53
WWTP - BIO SOLIDS WASTE HANDLING		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - BIO SOLIDS WASTE HANDLING		NA		0.00	0.00	11,516.53	0.00	0.00	0.00	11,516.53
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-2150		Professional Services				11,516.53	100.00%			

Vendor: [ERE01 - ER ELECTRIC & MECHANICAL](#)

Vendor Total: 8,832.54

1811	Invoice	10/6/2025	10/6/2025	10/6/2025	10/6/2025	937.50	0.00	0.00	0.00	937.50
WWTP - WWP/GRIT SYSTEM/ GALLARTE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - WWP/GRIT SYSTEM/ GALLARTE		NA		0.00	0.00	937.50	0.00	0.00	0.00	937.50
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-2150		Professional Services				937.50	100.00%			

1816	Invoice	10/14/2025	10/14/2025	10/14/2025	10/14/2025	906.25	0.00	0.00	0.00	906.25
WWTP - TORNADO/ARRIATOR/GALLARTE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - TORNADO/ARRIATOR/GALLARTE		NA		0.00	0.00	906.25	0.00	0.00	0.00	906.25
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-2150		Professional Services				906.25	100.00%			

1819	Invoice	10/20/2025	10/20/2025	10/20/2025	10/20/2025	750.00	0.00	0.00	0.00	750.00
WWTP - SLUDGE PUMP	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - SLUDGE PUMP	NA	0.00	0.00	750.00	0.00	0.00	0.00	750.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				750.00	100.00%				

1822	Invoice	10/29/2025	10/29/2025	10/29/2025	10/29/2025	3,853.79	0.00	0.00	0.00	3,853.79
WWTP - POSITIVE DISPLACEMENT		Warr Bank Acct - Warrants Bank Account			No					
PUMP/SLUDGE PUMP										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - POSITIVE DISPLACEMENT		NA		0.00	0.00	3,853.79	0.00	0.00	0.00	3,853.79
PUMP/SLUDGE PUMP										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1500		Equipment Replacement				3,853.79	100.00%			

1823	Invoice	10/28/2025	10/28/2025	10/28/2025	10/28/2025	1,760.00	0.00	0.00	0.00	1,760.00
WWTP - POSITIVE DISPLACEMENT PUMP/SLUDGE PUMP	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - POSITIVE DISPLACEMENT PUMP/SLUDGE PUMP	NA	0.00	0.00	1,760.00	0.00	0.00	0.00	1,760.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-2150	Professional Services		1,760.00	100.00%						
1844	Invoice	12/10/2025	12/10/2025	12/10/2025	12/10/2025	625.00	0.00	0.00	0.00	625.00
WWTP - CHECK PROBLEM W/SKIMMER	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - CHECK PROBLEM W/SKIMMER	NA	0.00	0.00	625.00	0.00	0.00	0.00	625.00		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-2150	Professional Services		625.00	100.00%						

Vendor: [ERN01 - ERNEST PACKAGING SOLUTION](#)

Vendor Total: 603.41

91270601	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	603.41	0.00	0.00	0.00	603.41
PW - DESKSIDE RECT WASTEBASKET 7 GAL BK		Warr Bank Acct - Warrants Bank Account		No						
- DOCK										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - DESKSIDE RECT WASTEBASKET 7		NA		0.00	0.00	603.41	0.00	0.00	0.00	603.41
GAL BK - DOCK										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4145-2150		Professional Services				603.41	100.00%			

Vendor: [FEN01 - FENCE FACTORY INC.](#)

Vendor Total: 625.09

551926	Invoice	11/19/2025	11/19/2025	11/19/2025	11/19/2025	625.09	0.00	0.00	0.00	625.09
PW - POST MASTER 12'		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - POST MASTER 12'		NA		0.00	0.00	625.09	0.00	0.00	0.00	625.09
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-1550		Operating Supplies & Exp.				625.09	100.00%			

Vendor: [FRO01 - FRONTIER COMMUNICATIONS](#)

Vendor Total: 606.14

80534303620719755-12042025	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	471.71	0.00	0.00	0.00	471.71
PW - 805-343-0362-071975-5	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - 805-343-0362-071975-5	NA		0.00	0.00	471.71	0.00	0.00	0.00	471.71	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1150	Communications				471.71	100.00%				
80534355120415885-12042025	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	134.43	0.00	0.00	0.00	134.43
PW - ACCT#:805-343-5512-041588-5	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:805-343-5512-041588-5	NA		0.00	0.00	134.43	0.00	0.00	0.00	134.43	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-1150	Communications				134.43	100.00%				

Vendor: [GUA02 - GUADALUPE HARDWARE COMPAN](#)

Vendor Total: 433.79

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
1209559	Invoice	11/24/2025	11/24/2025	11/24/2025	11/24/2025	43.48	0.00	0.00	0.00	43.48
PW -STREETS - TRIMER LINE 11/RFL		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - TRIMER LINE 11/RFL	NA	0.00	0.00	43.48	0.00	0.00	0.00	43.48		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				43.48	100.00%				
1209594	Invoice	11/24/2025	11/24/2025	11/24/2025	11/24/2025	9.34	0.00	0.00	0.00	9.34
WATER - WHT LITHIUM GREASE 10OZ		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER - WHT LITHIUM GREASE 10OZ	NA	0.00	0.00	9.34	0.00	0.00	0.00	9.34		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-1550	Operating Supplies & Exp.				9.34	100.00%				
1209742	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	2.16	0.00	0.00	0.00	2.16
PW - BUILDING - GENERAL KEY		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - BUILDING - GENERAL KEY	NA	0.00	0.00	2.16	0.00	0.00	0.00	2.16		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				2.16	100.00%				
1209751	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	21.73	0.00	0.00	0.00	21.73
SS - C-CELL BATTERY		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
SS - C-CELL BATTERY	NA	0.00	0.00	21.73	0.00	0.00	0.00	21.73		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
107-4018-2150	Profl Services				21.73	100.00%				
1210059	Invoice	11/29/2025	11/29/2025	11/29/2025	11/29/2025	9.77	0.00	0.00	0.00	9.77
PW -BUILDING - INZALL MRKR MD CHSL BLK		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -BUILDING - INZALL MRKR MD CHSL BLK	NA	0.00	0.00	9.77	0.00	0.00	0.00	9.77		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4145-1550	Operating Supplies & Exp.				9.77	100.00%				
1210151	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	15.15	0.00	0.00	0.00	15.15
PW -STREETS - GENERAL KEY		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - GENERAL KEY	NA	0.00	0.00	15.15	0.00	0.00	0.00	15.15		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				15.15	100.00%				
1210232	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	7.59	0.00	0.00	0.00	7.59
WWTP - FILLER/GLUE COLD WELD 1OZ		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - FILLER/GLUE COLD WELD 1OZ	NA	0.00	0.00	7.59	0.00	0.00	0.00	7.59		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
012-4425-1550	Operating Supplies & Exp.			7.59	100.00%					
1210452	Invoice	12/3/2025	12/3/2025	12/3/2025	12/3/2025	36.94	0.00	0.00	0.00	36.94
PW -STREETS - SMTHR/SPRDR PLYPLNE 4"	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - SMTHR/SPRDR PLYPLNE 4"	NA	0.00	0.00	36.94	0.00	0.00	0.00	36.94		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
071-4454-1550	Operating Supplies & Exp.			36.94	100.00%					
1210518	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	55.07	0.00	0.00	0.00	55.07
PW -STREETS - 3/8 SPLIT L/W Z	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - 3/8 SPLIT L/W Z	NA	0.00	0.00	55.07	0.00	0.00	0.00	55.07		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
071-4454-1550	Operating Supplies & Exp.			55.07	100.00%					
1210549	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	23.91	0.00	0.00	0.00	23.91
PW - STREETS - BIT HAMR SDS 1/2X10X12	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - STREETS - BIT HAMR SDS 1/2X10X12	NA	0.00	0.00	23.91	0.00	0.00	0.00	23.91		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
071-4454-1550	Operating Supplies & Exp.			23.91	100.00%					
1210578	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	20.62	0.00	0.00	0.00	20.62
PW -STREETS - #10 X 1-1/2 - HEX SDS Z W/SEALER	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - #10 X 1-1/2 - HEX SDS Z W/SEALER	NA	0.00	0.00	20.62	0.00	0.00	0.00	20.62		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
071-4454-1550	Operating Supplies & Exp.			20.62	100.00%					
1210625	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	27.57	0.00	0.00	0.00	27.57
PW- BUILDING - CD HOSE BIBB LOCK	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW- BUILDING - CD HOSE BIBB LOCK	NA	0.00	0.00	27.57	0.00	0.00	0.00	27.57		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4145-1550	Operating Supplies & Exp.			27.57	100.00%					
1210716	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	13.03	0.00	0.00	0.00	13.03
PW - BUILDING - CAUTION TAPE 3"X300'L	Warr Bank Acct - Warrants Bank Account	No								

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - BUILDING - CAUTION TAP...	NA	0.00	0.00	13.03	0.00	0.00	0.00	13.03		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4145-1550	Operating Supplies & Exp.			13.03	100.00%					
1210734	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	147.43	0.00	0.00	0.00	147.43
WATER - WALL MOUNTED HOSE REEL	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER - WALL MOUNTED HOSE REEL	NA	0.00	0.00	147.43	0.00	0.00	0.00	147.43		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
010-4420-1550	Operating Supplies & Exp.			147.43	100.00%					

Vendor: [HDL01 - HINDERLITER DE LLAMAS & A](#)

Vendor Total: 1,937.50

SIN056837	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	1,937.50	0.00	0.00	0.00	1,937.50
ADM - NOV SERVICES FOR CANNABIS		Warr Bank Acct - Warrants Bank Account			No					
MANAGEMENT PROGRAM										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - NOV SERVICES FOR CANNABIS		NA		0.00	0.00	1,937.50	0.00	0.00	0.00	1,937.50
MANAGEMENT PROGRAM										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-HEMP-2150		Profl Services				1,937.50	100.00%			

Vendor: [HEN01 - EAGLE ENERGY, INC](#)

Vendor Total: 850.67

220814	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	253.98	0.00	0.00	0.00	253.98
FIRE - ACCT#:1197 - FUEL CHARGES		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FIRE - ACCT#:1197 - FUEL CHARGES		NA		0.00	0.00	253.98	0.00	0.00	0.00	253.98
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4220-1560		Fuels and Lubricants				253.98	100.00%			
220816	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	272.22	0.00	0.00	0.00	272.22
WATER - ACCT#:1202 - FUEL CHARGES		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WATER - ACCT#:1202 - FUEL CHARGES		NA		0.00	0.00	272.22	0.00	0.00	0.00	272.22
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
010-4420-1560		Fuel & lubricants				272.22	100.00%			
220817	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	196.95	0.00	0.00	0.00	196.95
PW - ACCT#:1208 - FUEL CHARGES		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ACCT#:1208 - FUEL CHARGES		NA		0.00	0.00	196.95	0.00	0.00	0.00	196.95
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-1560		Fuels & Lubricants				196.95	100.00%			
220824	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	127.52	0.00	0.00	0.00	127.52
PW - ACCT#:1228 - FUEL CHARGES		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:1228 - FUEL CHARGES	NA	0.00	0.00	127.52	0.00	0.00	0.00	127.52		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4145-1560	Fuel & lubricants				127.52	100.00%				

Vendor: [HUB01 - HUBER TECHNOLOGY, INC.](#)

Vendor Total: 59,252.50

CD10029414	Invoice	8/29/2025	8/29/2025	8/29/2025	8/29/2025	59,252.50	0.00	0.00	0.00	59,252.50
WWTP - WAP GEAR MOTOR	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
WWTP - WAP GEAR MOTOR	NA		0.00	0.00	59,252.50	0.00	0.00	0.00		59,252.50
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
012-4425-1500	Equipment Replacement				59,252.50	100.00%				

Vendor: [INS02 - INSIGHT PUBLIC SECTOR](#)

Vendor Total: 5,316.74

1101337489	Invoice	11/21/2025	11/21/2025	11/21/2025	11/21/2025	5,316.74	0.00	0.00	0.00	5,316.74
PD - CAR POWER ADAPTER		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PD - CAR POWER ADAPTER		NA		0.00	0.00	5,316.74	0.00	0.00	0.00	5,316.74
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-1500		Equipment Replacement				5,316.74	100.00%			

Vendor: [J&E01 - J&E CLEANING](#)

Vendor Total: 3,085.00

49459	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	2,250.00	0.00	0.00	0.00	2,250.00
ADM - PUBLIC WORKS KITCHEN AND ...		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM		NA		0.00	0.00	297.75	0.00	0.00	0.00	297.75
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4105-2150		Professional Services				297.75	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE DEPT		NA		0.00	0.00	284.05	0.00	0.00	0.00	284.05
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4120-2150		Professional services				284.05	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
RECREATION		NA		0.00	0.00	126.99	0.00	0.00	0.00	126.99
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4300-2150		Professional services				126.99	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
BUILDING FACILITITES DEPT		NA		0.00	0.00	1,046.63	0.00	0.00	0.00	1,046.63
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4145-2150		Professional Services				1,046.63	100.00%			

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
NON-DEPARTMENTAL Distributions	NA	0.00	0.00	24.06	0.00	0.00	0.00	24.06		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4140-2150	Professional Services				24.06	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BUILDING AND PLANNING Distributions	NA	0.00	0.00	220.56	0.00	0.00	0.00	220.56		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4405-2150	Professional Services				220.56	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BUILDING AND PLANNING Distributions	NA	0.00	0.00	124.98	0.00	0.00	0.00	124.98		
Account Number	Account Name	Project Account Key			Amount	Percent				
010-4420-2150	Professional Services				124.98	100.00%				
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
BUILDING AND PLANNING Distributions	NA	0.00	0.00	124.98	0.00	0.00	0.00	124.98		
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				124.98	100.00%				
49471	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	400.00	0.00	0.00	0.00	400.00
PD - CLEANING SERVICE DECEMBER	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD - CLEANING SERVICE DECEMBER Distributions	NA	0.00	0.00	400.00	0.00	0.00	0.00	400.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-1550	Operating Supplies & Exp.				400.00	100.00%				
49503	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	435.00	0.00	0.00	0.00	435.00
ADM - SENIOR CENTER CLEANING - DEC 2025	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - SENIOR CENTER CLEANING - DEC 2025 Distributions	NA	0.00	0.00	435.00	0.00	0.00	0.00	435.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
107-4018-2166	Activity				435.00	100.00%				
Vendor: JAC02 - JACK'S ALL AMERICAN PLUM										
25984787	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	6,231.88	0.00	0.00	0.00	9,199.41
PW - DISCONNECT AND SET ASIDE EXISTING TOILET	Warr Bank Acct - Warrants Bank Account			No						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - DISCONNECT AND SET ASIDE EXISTING TOILET Distributions	NA	0.00	0.00	6,231.88	0.00	0.00	0.00	6,231.88		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4145-2150	Professional Services				6,231.88	100.00%				
26598920	Invoice	12/13/2025	12/13/2025	12/13/2025	12/13/2025	2,967.53	0.00	0.00	0.00	2,967.53
PW - SHUTOFF WATER TO BUILDING	Warr Bank Acct - Warrants Bank Account			No						

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - SHUTOFF WATER TO BUILDING	NA	0.00	0.00	2,967.53	0.00	0.00	0.00	2,967.53		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4145-2150	Professional Services				2,967.53	100.00%				

Vendor: [JBM01 - JUAN BRIBIESCA ALCALA](#)

Vendor Total: 440.00

66	Invoice	11/11/2025	11/11/2025	11/11/2025	11/11/2025	200.00	0.00	0.00	0.00	200.00
PD - WASHED-TRAVERSE, TRUCK,25-01,25-02,25-03		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PD - WASHED-TRAVERSE, TRUCK,25-01,25-02,25-03		NA		0.00	0.00	200.00	0.00	0.00	0.00	200.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-1400		Equipment Maintenance				200.00	100.00%			

67	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	240.00	0.00	0.00	0.00	240.00
PD-WASED-19-01,22-02,25-01, 25-02, BLAZER, TRUCK		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PD-WASED-19-01,22-02,25-01, 25-02, BLAZER, TRUCK		NA		0.00	0.00	240.00	0.00	0.00	0.00	240.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-1400		Equipment Maintenance				240.00	100.00%			

Vendor: [KUHO1 - MICHAEL KUH BANDER](#)

Vendor Total: 425.00

12042025	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	425.00	0.00	0.00	0.00	425.00
PD - CHECK REQUEST - UNIFORM ALLOWANCE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PD - CHECK REQUEST - UNIFORM ALLOWANCE	NA	0.00	0.00	425.00	0.00	0.00	0.00	425.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-4200-0450	Other Benefits				425.00	100.00%				

Vendor: [PRI02 - PRINTMASTERS DESIGN & PRI](#)

Vendor Total: 152.22

7750	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	152.22	0.00	0.00	0.00	152.22
ADM- NAME PLATE, FSE SITE GREASE FORM		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM- NAME PLATE Distributions		NA		0.00	0.00	40.22	0.00	0.00	0.00	40.22
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4100-1550		Operating Supplies & Exp.				40.22	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM- NAME PLATE Distributions		NA		0.00	0.00	40.22	0.00	0.00	0.00	40.22
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1550		Operating Supplies & Exp.				40.22	100.00%			

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total	
Payable Description	Bank Code	On Hold									
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
FSE SITE GREASE FORM Distributions	NA	0.00	0.00	71.78	0.00	0.00	0.00	71.78			
Account Number	Account Name	Project Account Key			Amount	Percent					
012-4425-1550	Operating Supplies & Exp.				71.78	100.00%					

Vendor: [QUA04 - QUADIENT LEASING USA, INC](#)

Vendor Total: 5,500.56

Q2106645	Invoice	11/16/2025	11/16/2025	11/16/2025	11/16/2025	5,500.56	0.00	0.00	0.00	5,500.56
FINANCE - POSTAGE MACHINE LEASE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - Distributions		NA		0.00	0.00	2,750.28	0.00	0.00	0.00	2,750.28
Account Number		Account Name		Project Account Key		Amount	Percent			
010-4420-1200		Office Supplies & Postage				2,750.28	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
FINANCE - Distributions		NA		0.00	0.00	2,750.28	0.00	0.00	0.00	2,750.28
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-1200		Office Supplies & Postage				2,750.28	100.00%			

Vendor: [QUI01 - QUILL CORPORATION](#)

Vendor Total: 32.28

46674779	Invoice	11/19/2025	11/19/2025	11/19/2025	11/19/2025	32.28	0.00	0.00	0.00	32.28
ADM - OFFICE SUPPLIES		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - OFFICE SUPPLIES Distributions		NA		0.00	0.00	12.71	0.00	0.00	0.00	12.71
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4105-1200		Office Supplies & Postage				12.71	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - OFFICE SUPPLIES Distributions		NA		0.00	0.00	19.57	0.00	0.00	0.00	19.57
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4405-1550		Operating Supplies & Exp.				19.57	100.00%			

Vendor: [RAA01 - RAVATT ALBRECHT & ASSOCIATES, INC](#)

Vendor Total: 25,537.75

1025-916	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	25,537.75	0.00	0.00	0.00	25,537.75
PW - GUADALUPE CITY HALL - 918 ST		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - GUADALUPE CITY HALL - 918 ST		NA		0.00	0.00	25,537.75	0.00	0.00	0.00	25,537.75
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
089-4444-3075		Building Improvements (089-108)				25,537.75	100.00%			

Vendor: [REY01 - REYNA AUTO REPAIR](#)

Vendor Total: 184.10

6184	Invoice	12/2/2025	12/2/2025	12/2/2025	12/2/2025	184.10	0.00	0.00	0.00	184.10
WATER - MOTOR OIL CHANGED		Warr Bank Acct - Warrants Bank Account			No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
WATER - MOTOR OIL CHANGED	NA		0.00	0.00	184.10	0.00	0.00	0.00	184.10	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
010-4420-1460	Vehicle maintenance				184.10	100.00%				

Vendor: [REY07 - GUADALUPE R. REYES](#)

Vendor Total: 475.00

12152025	Invoice	12/15/2025	12/15/2025	12/15/2025	12/15/2025	475.00	0.00	0.00	0.00	475.00
FIRE - CHECK REQUEST - UNIFORM	Warr Bank Acct - Warrants Bank Account				No					
ALLOWANCE										
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - CHECK REQUEST - UNIFORM	NA		0.00	0.00	475.00	0.00	0.00	0.00	475.00	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4220-0450	Other Benefits				475.00	100.00%				

Vendor: [SAN31 - SANTA BARBARA COUNTY DEPA](#)

Vendor Total: 99.00

11142025	Invoice	11/14/2025	11/14/2025	11/14/2025	11/14/2025	99.00	0.00	0.00	0.00	99.00
PD - MOBILE CRISIS SERVICES	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - MOBILE CRISIS SERVICES	NA		0.00	0.00	99.00	0.00	0.00	0.00	99.00	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4200-2350	Services by other Agencies				99.00	100.00%				

Vendor: [SAT01 - SATCOM GLOBAL FZE](#)

Vendor Total: 114.42

57.21	Invoice	12/4/2025	12/4/2025	12/4/2025	12/4/2025	114.42	0.00	0.00	0.00	114.42
FIRE - IRIDIUM SIM CARD	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - IRIDIUM SIM CARD	NA		0.00	0.00	57.21	0.00	0.00	0.00	57.21	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4200-1150	Communications				57.21	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - IRIDIUM SIM CARD	NA		0.00	0.00	57.21	0.00	0.00	0.00	57.21	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-4220-1150	Communications				57.21	100.00%				

Vendor: [SMI01 - SMITH PIPE & SUPPLY](#)

Vendor Total: 922.40

4325547	Invoice	11/25/2025	11/25/2025	11/25/2025	11/25/2025	318.09	0.00	0.00	0.00	318.09
PW - ROUNUP PRO MAX 2.5 GAL CONC	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ROUNUP PRO MAX 2.5 GAL CONC	NA		0.00	0.00	318.09	0.00	0.00	0.00	318.09	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
071-4454-1550	Operating Supplies & Exp.				318.09	100.00%				
4327724	Invoice	12/5/2025	12/5/2025	12/5/2025	12/5/2025	604.31	0.00	0.00	0.00	604.31
PW - PVC 1 MALE ADAPTER	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - PVC 1 MALE ADAPTER	NA	0.00	0.00	604.31	0.00	0.00	0.00	604.31		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4145-1550	Operating Supplies & Exp.			604.31	100.00%					

Vendor: [STA07 - STATE WATER BOARD ACCOUNT](#)

Vendor Total: 16,461.52

SW-0322598	Invoice	11/5/2025	11/5/2025	11/5/2025	11/5/2025	7,279.00	0.00	0.00	0.00	7,279.00
PW - ANNUAL PERMIT FEE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - ANNUAL PERMIT FEE		NA		0.00	0.00	7,279.00	0.00	0.00	0.00	7,279.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-2150		Professional Services				7,279.00	100.00%			

WS-1055171	Invoice	12/3/2025	12/3/2025	12/3/2025	12/3/2025	9,182.52	0.00	0.00	0.00	9,182.52
PW - WATER SYSTEM ANNUAL FEES INVOICE		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - WATER SYSTEM ANNUAL FEES		NA		0.00	0.00	9,182.52	0.00	0.00	0.00	9,182.52
INVOICE										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
010-4420-2350		Services by other Agencies				9,182.52	100.00%			

Vendor: [TOW01 - TOWNSEND PUBLIC AFFAIRS I](#)

Vendor Total: 5,000.00

24514	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	5,000.00	0.00	0.00	0.00	5,000.00
ADM - CONSULTING SERVICES - DEC 2025		Warr Bank Acct - Warrants Bank Account		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CONSULTING SERVICES - DEC 2025		NA		0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
071-4454-2150		Professional Services				1,500.00	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CONSULTING SERVICES - DEC 2025	NA	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
010-4420-2150	Professional Services			1,500.00	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CONSULTING SERVICES - DEC 2025	NA	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
012-4425-2150	Professional Services			1,500.00	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - CONSULTING SERVICES - DEC 2025	NA	0.00	0.00	500.00	0.00	0.00	0.00	500.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
001-4140-2150	Professional Services			500.00	100.00%			

Vendor: [ULT01 - ULTREX](#)

Vendor Total: 1,098.90

4524951-CAL	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	1,096.30	0.00	0.00	0.00	1,096.30
ADM - COPIES	Warr Bank Acct - Warrants Bank Account				No					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - COPIES Distributions	NA		0.00	0.00	141.47	0.00	0.00	0.00	141.47	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4405-1550	Operating Supplies & Exp.		141.47	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - COPIES Distributions	NA		0.00	0.00	133.11	0.00	0.00	0.00	133.11	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4200-1550	Operating Supplies & Exp.		133.11	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - COPIES Distributions	NA		0.00	0.00	269.62	0.00	0.00	0.00	269.62	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4120-1550	Operating Supplies & Exp.		269.62	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - COPIES Distributions	NA		0.00	0.00	38.30	0.00	0.00	0.00	38.30	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4220-1550	Operating Supplies & Exp.		38.30	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - COPIES Distributions	NA		0.00	0.00	498.91	0.00	0.00	0.00	498.91	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4105-1550	Operating Supplies & Exp.		498.91	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - COPIES Distributions	NA		0.00	0.00	14.89	0.00	0.00	0.00	14.89	
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4300-1550	Operating Supplies & Exp.		14.89	100.00%						
4525798-CAL	Invoice	12/2/2025	12/2/2025	12/2/2025	12/2/2025	2.60	0.00	0.00	0.00	2.60
ADM - PW COPIER METER READING - NOV 2025	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - PW COPIER METER READING - NOV 2025 Distributions	NA		0.00	0.00	0.86	0.00	0.00	0.00	0.86	
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-1550	Operating Supplies & Exp.		0.86	100.00%						
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ADM - PW COPIER METER READING - NOV 2025 Distributions	NA		0.00	0.00	0.87	0.00	0.00	0.00	0.87	
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-1550	Operating Supplies & Exp.		0.87	100.00%						

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ADM - PW COPIER METER READING - NOV 2025 Distributions	NA	0.00	0.00	0.87	0.00	0.00	0.00	0.87		
Account Number	Account Name	Project	Account Key	Amount	Percent					
071-4454-1550	Operating Supplies & Exp.			0.87	100.00%					

Vendor: [UNI15 - UNITED RENTALS NORTHWEST](#)

Vendor Total: 388.24

255728372-001	Invoice	11/18/2025	11/18/2025	11/18/2025	11/18/2025	388.24	0.00	0.00	0.00	388.24
PW - BOOM 30-36' TOWABLE GAS		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
PW - BOOM 30-36' TOWABLE GAS		NA		0.00	0.00	388.24	0.00	0.00	0.00	388.24
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
060-4490-1550		Operating Supplies & Exp.				388.24	100.00%			

Vendor: [VEC01 - VECTOR SOLUTIONS](#)

Vendor Total: 3,111.28

INV131447	Invoice	12/31/2025	12/31/2025	12/31/2025	12/31/2025	1,369.08	0.00	0.00	0.00	1,369.08
FIRE - TSNPPFIRE	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE - TSNPPFIRE	NA		0.00	0.00	1,369.08	0.00	0.00	0.00	1,369.08	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4220-1300	Business Expense/Training				1,369.08	100.00%				
INV133045	Invoice	1/1/2026	1/1/2026	1/1/2026	1/1/2026	1,742.20	0.00	0.00	0.00	1,742.20
PD - TARGET SOLUTIONS EDITION PREMIER MEMBERSHIP	Warr Bank Acct - Warrants Bank Account		No							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PD - TARGET SOLUTIONS EDITION PREMIER MEMBERSHIP	NA		0.00	0.00	1,742.20	0.00	0.00	0.00	1,742.20	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4200-1300	Business Expense/Training				1,742.20	100.00%				

Vendor: [VES01 - VESTIS GROUP, INC.](#)

Vendor Total: 483.76

5020932278	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	18.05	0.00	0.00	0.00	18.05
WWTP - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	18.05	0.00	0.00	0.00	18.05		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				18.05	100.00%				
5020932279	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	60.59	0.00	0.00	0.00	60.59
WATER - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account	No								

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	60.59	0.00	0.00	0.00	60.59		
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-2150	Professional Services		60.59	100.00%						
5020932280	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	29.21	0.00	0.00	0.00	29.21
PW - ACCT#:170454000 - UNIFORM SERVICES	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	17.53	0.00	0.00	0.00	17.53		
Account Number	Account Name	Project Account Key	Amount	Percent						
071-4454-1550	Operating Supplies & Exp.		17.53	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
060-4490-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICES Distributions	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Account Number	Account Name	Project Account Key	Amount	Percent						
065-4485-1550	Operating Supplies & Exp.		2.92	100.00%						
5020936703	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	134.07	0.00	0.00	0.00	134.07
PW - P&R - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	2.82	0.00	0.00	0.00	2.82		
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		2.82	100.00%						

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code									
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	11.06	0.00	0.00	0.00	11.06		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4300-1550	Operating Supplies & Exp.			11.06	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Account Number	Account Name	Project	Account Key	Amount	Percent					
060-4490-1550	Operating Supplies & Exp.			4.12	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Account Number	Account Name	Project	Account Key	Amount	Percent					
065-4485-1550	Operating Supplies & Exp.			4.12	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - P&R - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	111.95	0.00	0.00	0.00	111.95		
Account Number	Account Name	Project	Account Key	Amount	Percent					
001-4145-2150	Professional Services			111.95	100.00%					
5020936704	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	18.05	0.00	0.00	0.00	18.05
WWTP - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	18.05	0.00	0.00	0.00	18.05		
Account Number	Account Name	Project	Account Key	Amount	Percent					
012-4425-2150	Professional Services			18.05	100.00%					
5020936705	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	60.59	0.00	0.00	0.00	60.59
WATER - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WATER - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA	0.00	0.00	60.59	0.00	0.00	0.00	60.59		
Account Number	Account Name	Project	Account Key	Amount	Percent					
010-4420-2150	Professional Services			60.59	100.00%					
5020936706	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	29.13	0.00	0.00	0.00	29.13
PW -STREETS - UNIFORM ALLOWANCE	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - UNIFORM ALLOWANCE Distributions	NA	0.00	0.00	17.53	0.00	0.00	0.00	17.53		
Account Number	Account Name	Project	Account Key	Amount	Percent					
071-4454-1550	Operating Supplies & Exp.			17.53	100.00%					

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - UNIFORM ALLOWANCE	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
010-4420-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - UNIFORM ALLOWANCE	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
012-4425-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - UNIFORM ALLOWANCE	NA	0.00	0.00	2.92	0.00	0.00	0.00	2.92		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
060-4490-1550	Operating Supplies & Exp.		2.92	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW -STREETS - UNIFORM ALLOWANCE	NA	0.00	0.00	2.84	0.00	0.00	0.00	2.84		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
065-4485-1550	Operating Supplies & Exp.		2.84	100.00%						
792224354	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	134.07	0.00	0.00	0.00	134.07
PW - ACCT#:170454000 - UNIFORM SERVICE	Warr Bank Acct - Warrants Bank Account				No					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	2.82	0.00	0.00	0.00	2.82		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4145-1550	Operating Supplies & Exp.		2.82	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	11.06	0.00	0.00	0.00	11.06		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-4300-1550	Operating Supplies & Exp.		11.06	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
060-4490-1550	Operating Supplies & Exp.		4.12	100.00%						
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
PW - ACCT#:170454000 - UNIFORM SERVICE	NA	0.00	0.00	4.12	0.00	0.00	0.00	4.12		
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
065-4485-1550	Operating Supplies & Exp.		4.12	100.00%						

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PW - ACCT#:170454000 - UNIFORM SERVICE Distributions	NA		0.00	0.00	111.95	0.00	0.00	0.00	111.95	
Account Number	Account Name		Project Account Key		Amount	Percent				
001-4145-2150	Professional Services				111.95	100.00%				

Vendor: [VLO01 - V. LOPEZ JR. & SONS](#)

Vendor Total: 7,200.00

15127	Invoice	12/8/2025	12/8/2025	12/8/2025	12/8/2025	7,200.00	0.00	0.00	0.00	7,200.00
WWTP - DEMOLISH REMOVE AND REPLACE MANHOLE	Warr Bank Acct - Warrants Bank Account	No								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
WWTP - DEMOLISH REMOVE AND REPLACE MANHOLE	NA	0.00	0.00	7,200.00	0.00	0.00	0.00	7,200.00		
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
012-4425-2150	Professional Services				7,200.00	100.00%				

Vendor: [VRC01 - VITAL RECORDS CONTROL](#)

Vendor Total: 206.15

69259498	Invoice	11/30/2025	11/30/2025	11/30/2025	11/30/2025	206.15	0.00	0.00	0.00	206.15
ADM - SHREDDING SERVICES - DEC 2025		Warr Bank Acct - Warrants Bank Account			No					
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - SHREDDING SERVICES - DEC 2025		NA		0.00	0.00	51.53	0.00	0.00	0.00	51.53
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4200-2150		Professional services				51.53	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - SHREDDING SERVICES - DEC 2025		NA		0.00	0.00	51.54	0.00	0.00	0.00	51.54
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4120-2150		Professional services				51.54	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - SHREDDING SERVICES - DEC 2025		NA		0.00	0.00	51.54	0.00	0.00	0.00	51.54
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4405-2150		Professional Services				51.54	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
ADM - SHREDDING SERVICES - DEC 2025		NA		0.00	0.00	51.54	0.00	0.00	0.00	51.54
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-4105-2150		Professional Services				51.54	100.00%			

Vendor: [WAL01 - WALLACE GROUP,A CALIFORNI](#)

Vendor Total: 22,456.95

66400	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	1,490.45	0.00	0.00	0.00	1,490.45
WWTP - SENIOR ENV COMPLIANCE		Warr Bank Acct - Warrants Bank Account			No					
SPECIALIST III										
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - SENIOR ENV COMPLIANCE		NA		0.00	0.00	1,490.45	0.00	0.00	0.00	1,490.45
SPECIALIST III										
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
012-4425-2150		Professional Services				1,490.45	100.00%			

Payable Register

Packet: APPKT00775 - 12.23.2025 BIWEEKLY RUN

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
66442	Invoice	11/26/2025	11/26/2025	11/26/2025	11/26/2025	1,937.00	0.00	0.00	0.00	1,937.00
PW - TRANSIT HUBN RENOVATION PROJECT		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - PROFESSIONAL SERVICES - THROUGH OCT 31, 2025	NA	0.00	0.00	1,937.00	0.00	0.00	0.00	1,937.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
089-4444-3097	Amtrak Station Rehab Design		1,937.00	100.00%

66480	Invoice	12/1/2025	12/1/2025	12/1/2025	12/1/2025	19,029.50	0.00	0.00	0.00	19,029.50
PW - HIGHWAY 1 LIFT STATION REPLACEMENT CM		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PW - HIGHWAY 1 LIFT STATION REPLACEMENT CM	NA	0.00	0.00	19,029.50	0.00	0.00	0.00	19,029.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
089-4444-3084	Hwy 1 Lift Station		19,029.50	100.00%

Vendor: [WCR01 - W.C. RANCH](#)

Vendor Total: 10,000.00

PLT1225-1	Invoice	12/2/2025	12/2/2025	12/2/2025	12/2/2025	5,000.00	0.00	0.00	0.00	5,000.00
WWTP-FIRST DISC, RIP, DEBRI REMOVAL AND SMOOTHING		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP-FIRST DISC, RIP, DEBRI REMOVAL AND SMOOTHING	NA	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-2150	Professional Services		5,000.00	100.00%

PLT1225-2	Invoice	12/2/2025	12/2/2025	12/2/2025	12/2/2025	5,000.00	0.00	0.00	0.00	5,000.00
WWTP - FINAL DIC, LAND LEVEL, PLANTING		Warr Bank Acct - Warrants Bank Account			No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
WWTP - FINAL DIC, LAND LEVEL, PLANTING	NA	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
012-4425-2150	Professional Services		5,000.00	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Credit Memo	1	-12.89	0.00	0.00	0.00	-12.89	0.00	-12.89
Invoice	130	325,988.98	0.00	0.00	0.00	325,988.98	0.00	325,988.98
Grand Total:		325,976.09	0.00	0.00	0.00	325,976.09	0.00	325,976.09

Account Summary

Account	Name	Amount
001-2004	D.J. FARMS	2,945.00
001-4100-1200	Office Supplies & Postage	28.92
001-4100-1550	Operating Supplies & Exp.	40.22
001-4105-0100	Salaries - Regular	2.13
001-4105-1200	Office Supplies & Postage	292.98
001-4105-1550	Operating Supplies & Exp.	498.91
001-4105-2150	Professional Services	403.19
001-4120-1550	Operating Supplies & Exp.	269.62
001-4120-2150	Professional services	529.85
001-4140-0450	Other Benefits	50.32
001-4140-1350	Memberships, Dues & Subs	21.99
001-4140-1550	Operating Supplies & Exp.	104.29
001-4140-2150	Professional Services	524.06
001-4140-2151	Information Technology Svs	455.13
001-4145-1000	Utilities	793.05
001-4145-1150	Communications	606.14
001-4145-1400	Equipment Maintenance	78.33
001-4145-1501	Equipment < or = \$5000	5,174.45
001-4145-1550	Operating Supplies & Exp.	782.03
001-4145-1560	Fuel & lubricants	127.52
001-4145-2150	Professional Services	14,566.69
001-4200-0450	Other Benefits	425.00
001-4200-1150	Communications	57.21
001-4200-1300	Business Expense/Training	1,742.20
001-4200-1400	Equipment Maintenance	440.00
001-4200-1500	Equipment Replacement	5,316.74
001-4200-1550	Operating Supplies & Exp.	589.09
001-4200-2150	Professional services	51.53
001-4200-2350	Services by other Agencies	99.00
001-4220-0450	Other Benefits	475.00
001-4220-1150	Communications	57.21
001-4220-1300	Business Expense/Training	1,369.08
001-4220-1460	Vehicle Maintenance	40.00
001-4220-1550	Operating Supplies & Exp.	38.30
001-4220-1560	Fuels and Lubricants	253.98
001-4300-1000	Utilities	10,156.24
001-4300-1550	Operating Supplies & Exp.	621.10
001-4300-2150	Professional services	126.99
001-4405-1550	Operating Supplies & Exp.	161.04
001-4405-2150	Professional Services	3,359.60
001-HEMP-2150	Profl Services	1,937.50
Total:		55,611.63

Account	Name	Amount
010-4420-0100	Salaries - Regular	54.00
010-4420-1200	Office Supplies & Postage	2,750.28
010-4420-1460	Vehicle maintenance	184.10
010-4420-1550	Operating Supplies & Exp.	1,836.52
010-4420-1553	State Water	54,810.50
010-4420-1560	Fuel & lubricants	272.22
010-4420-2150	Professional Services	2,085.92
010-4420-2350	Services by other Agencies	9,182.52
Total:		71,176.06

Account	Name	Amount
012-4425-0100	Salaries - Regular	54.00
012-4425-1000	Utilities	7,400.13

Account Summary

Account	Name	Amount
012-4425-1200	Office Supplies & Postage	2,750.28
012-4425-1500	Equipment Replacement	63,106.29
012-4425-1550	Operating Supplies & Exp.	383.34
012-4425-2150	Professional Services	43,662.30
Total:		117,356.34

Account	Name	Amount
060-4490-0100	Salaries - Regular	18.00
060-4490-1000	Utilities	142.60
060-4490-1550	Operating Supplies & Exp.	445.14
060-4490-2150	Professional services	15.83
Total:		621.57

Account	Name	Amount
063-4472-1000	Utilities	1,413.10
063-4472-2150	Professional services	15.83
Total:		1,428.93

Account	Name	Amount
065-4485-1300	Business Expense/Training	38.98
065-4485-1550	Operating Supplies & Exp.	56.84
065-4485-2150	Professional services	15.84
Total:		111.66

Account	Name	Amount
071-4454-0100	Salaries - Regular	54.00
071-4454-1000	Utilities	213.90
071-4454-1550	Operating Supplies & Exp.	1,431.33
071-4454-1560	Fuels & Lubricants	196.95
071-4454-2150	Professional Services	9,554.83
Total:		11,451.01

Account	Name	Amount
079-4542-1000	Utilities	93.26
079-4542-2166	Activity	3,693.35
Total:		3,786.61

Account	Name	Amount
089-4444-3053	Central Park (089-205)	820.00
089-4444-3067	La Guardia sidewalk (089-310)	285.00
089-4444-3075	Building Improvements (089-108)	26,357.75
089-4444-3082	Pioneer Lift Station (089-511)	855.00
089-4444-3084	Hwy 1 Lift Station	19,504.50
089-4444-3097	Amtrak Station Rehab Design	5,939.50
089-4444-3098	Sidewalk Repair (089-309)	5,385.00
089-4444-3104	308 Obispo Street Site Improvements(089-607)	2,280.00
089-4444-3105	WWTP Improvements	348.95
089-4444-3109	Water Tank Recoating	2,163.00
Total:		63,938.70

Account	Name	Amount
107-4018-2150	Profl Services	58.58

Account Summary

Account	Name	Amount
107-4018-2166	Activity	435.00
Total:		493.58

MINUTES

City of Guadalupe

Regular Meeting of the Guadalupe City Council

Tuesday, December 9, 2025, at 6:00 pm

City Hall, Council Chambers, 918 Obispo Street, Guadalupe CA 93434

1. ROLL CALL:

Council Member Eugene Costa Jr.
Council Member Whitney Furness
Council Member Amelia M. Villegas
Mayor Pro Tempore Christina Hernandez
Mayor Ariston Julian

Mayor Julian called the meeting to order at 6:00 p.m. All members were present.

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES

Council Member Costa, Jr. gave condolences to Manuel Garcia and his family. He was a long-time resident of Guadalupe.

4. AGENDA REVIEW

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

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to the provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Public Comment was made by Deon Nielsen Price. Ms. Nielsen Price is the composer of the original music for Behind Barbed Wire Redux. There will be a showing of the film at the Clark Center for Performing Arts in Arroyo Grande on January 23, 2026.

6. CEREMONIAL CALENDAR

- A. Oath of Office – Jeremiah Spendlove, Police Officer
- B. Proclamation Recognizing the Guadalupe Bulldogs Cheer

7. CONSENT CALENDAR (A-F)

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

- A.** Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting unless City Council indicates otherwise.
- B.** Approve payment of warrants for the period ending November 28, 2025.
- C.** Approve the Minutes of the City Council regular meeting of November 25, 2025.
- D.** Adopt, on the second reading Ordinance No. 2025-524, approving the State of California 2025 Building Code Standards.
- E.** Approval of need for continuing emergency regarding Supervisory Control and Data Acquisition (SCADA) system.
- F.** Adopt Resolution No. 2025-70 approving a Consultant Services Agreement with Wallace Group for construction management and inspection services for the Pioneer Lift Station Rehabilitation Project.

Council Member Villegas pulled item 7B.

Motion was made by Council Member Furness and seconded by Mayor Julian to approve the balance of the consent calendar. Motion Passed 5-0

Motion was made by Council Member Villegas and seconded by Council Member Hernandez to approve item 7B. Motion Passed 5-0

MANAGEMENT REPORTS

8. INTERIM CITY ADMINISTRATOR: *(Information Only)*

- A.** Interim City Administrator's report for December 9, 2025
- B.** Public Works/Engineering report for November 2025
- C.** Planning Department report for November 2025
- D.** Building Department report for November 2025

9. DIRECTOR OF PUBLIC SAFETY: *(Information Only)*

- A.** Director of Public Safety report for December 9, 2025

PUBLIC HEARING

10. Public Hearing to consider the 2025 amendments to the Accessory Dwelling Unit (ADU) Ordinance (Chapter 18.53).

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 1) approve a Notice of Exemption from CEQA for Ordinance No. 2025-525; and 2) introduce by title only and waive the first reading of Ordinance No. 2025-525 amending Chapter 18.53 of the Guadalupe Municipal Code; and
- c. Continue the hearing on Ordinance No. 2025-525 to January 13, 2026, for second reading and adoption.

Mayor Julian opened public hearing at 6:50 p.m. and closed it at 6:51 p.m. No public comment.

Motion was made by Council Member Hernandez and seconded by Council Member Furness to receive the presentation from staff, conduct a public hearing and introduce by title only and waive the first reading of Ordinance No. 2025-525 and continue the hearing on Ordinance No. 2025-525 to January 13, 2026, for second reading and adoption. Motion passed. 5-0.

11. Public Hearing to receive community input for the Community Development Block Grant (CDBG) “Bridging Generations: Senior & Youth Community Enrichment Program”.

Written report: Isaias Rosas, Grants Administrator

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Conduct a Public Hearing to receive community comments and program suggestions for the CDBG-funded Bridging Generations: Senior & Youth Community Enrichment Program; and
- c. Direct staff to incorporate public input into the proposed program design and bring forward final program recommendations to the Recreation and Parks Commission prior to Council consideration at a future meeting.

Public comment was opened at 6:59 p.m. by Mayor Julian and closed at 7:37 p.m.

Public Comment:

1. *Garrett Matsuura. Mr. Matsuura spoke on behalf of the Dunes Center and the Guadalupe Business Association in favor of the CDBG grant.*
2. *Emily Dreiling. Ms. Dreiling spoke in favor of the CDBG grant as a representative of the Guadalupe Bull Dogs Cheer and a Parks and Recreation Commissioner.*
3. *Sara Gonzalez. Ms. Gonzalez spoke in favor of the CDBG grant she is a parent, civil servant and a school site council for the middle school.*
4. *Chris Gonzalez. Mr. Gonzalez spoke on behalf of the need for wrestling and baseball teams in Guadalupe.*
5. *Mason Barro. Mason Barro spoke on creating a semi pro soccer team in Guadalupe.*
6. *Mr. Barro. Mr. Barro spoke on creating a semi pro soccer team in Guadalupe.*

12. FUTURE AGENDA ITEMS

City Hall Repair Project

13. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

Council Member Hernandez shared the next Gen CEO Business launch day will be Monday, December 15th at Kermit McKenzie.

Council Member Villegas attended the Royal Theatre groundbreaking December 1st, Helped with the Food Bank on December 4th and the Community Fair at LeRoy Park on December 6th, and the Guadalupe Business Association's Cyber Security workshop on December 8th.

Council Member Furness was looking forward to attending the Guadalupe Toy Drive.

Mayor Julian attended the SBCAG meeting on November 20th and the Food Bank on December 4th. The Christmas tree has been decorated in the Veterans Plaza, Wreaths Across America on Saturday the 13th in the cemetery.

14. ADJOURNMENT

Motion was made by Council Member Costa, Jr. and seconded by Council Member Furness. Meeting was adjourned at 7:51 p.m. Motion passed. 5-0.

Prepared by:

July Wilson, City Clerk

Approved by:

Ariston Julian, Mayor



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026**

Prepared by:
Larry Appel, Contract Planning Director

Approved by:
David Trujillo, Interim City Administrator

SUBJECT: Second reading and adoption of Ordinance No. 2025-525 amending Chapter 18.53 (Accessory Dwelling Units) from Title 18.

RECOMMENDATION:

It is recommended that the City Council adopt, on the second reading, Ordinance No. 2025-525 amending various sections of Chapter 18.53 from Title 18.

BACKGROUND:

The City Council introduced Ordinance No. 2025-525 at its meeting on December 9, 2025. This constitutes the second reading of the ordinances.

DISCUSSION:

This ordinance will be in effect on February 12, 2026.

ATTACHMENT:

1. Ordinance No. 2025-525

ORDINANCE NO. 2025-525

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, AMENDING SECTIONS OF CHAPTER 18.53 OF THE CITY OF GUADALUPE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

The City Council of the City of Guadalupe, State of California, does ordain as follows:

WHEREAS, the State Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the intensity of land use, and also authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multi-family residential zones, as specified. That law makes findings and declarations with respect to the value of accessory dwelling units to California's housing supply; and

WHEREAS, California faces a severe housing crisis and accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods; and

WHEREAS, accessory dwelling units potentially offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; and

WHEREAS, Government Code Section 65852.2 (a)(1)(D)(xi)(4) states that a local agency's ordinance, if not in compliance with the State's provisions shall be deemed null and void; and

WHEREAS, the state enacted legislation for Accessory Dwelling Units and Junior Accessory Units primarily through AB 1154 and SB 543, and were recently signed into law by the Governor; and

WHEREAS, the new statutes will go into effect on February 13, 2026; and

WHEREAS, public notice pursuant to Government Code section 65090 was given on or before November 30, 2025, and a public hearing on the item was opened at the City Council meeting on December 9, 2025, which hearing was continued to the Council meeting of January 13, 2026, for second reading and adoption.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 18.53 of the Guadalupe Municipal Code is hereby amended to read as follows:

Chapter 18.53 ACCESSORY DWELLING UNITS

§ 18.53.010 Purpose and intent.

§ 18.53.020 Regulations designated.

§ 18.53.030 Definitions.

§ 18.53.040 Application requirements.

§ 18.53.050 Design and development standards.

§ 18.53.060 Permit requirements.

§ 18.53.070 Findings.

§ 18.53.080 Existing nonconforming ADUs.

§ 18.53.090 Review process for accessory dwelling unit not complying with development standards.

§ 18.53.100 Appeals of Planning Director or designee's decision.

§ 18.53.010 Purpose and intent.

The purpose of this chapter is to comply with Government Code Sections 65852.2, 65852.22 and 65852.26 as amended from time to time by the State, which provides for cities to set standards for the development of accessory dwelling units (ADU) and Junior ADUs (JADU) so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with the existing neighborhood. Accessory dwelling units are considered to be a residential use, consistent with the General Plan objectives and zoning regulations, and enhance housing opportunities, including near transit for residential lots zoned to allow single-family homes or multifamily use. This chapter is intended to implement the City's Housing Element of the General Plan, and is adopted to comply with State law (Government Code Section 65852.2), by allowing accessory dwelling units through ministerial review in all districts zoned to allow single-family homes or multifamily use, subject to meeting the standards prescribed below.

§ 18.53.020 Regulations designated.

- A. The provisions of this chapter apply to all zones that permit single-family homes or multifamily use and are occupied with one single-family dwelling unit, a multifamily use, or vacant with approved plans for the construction of a single-family dwelling unit.
- B. Accessory dwelling units do not affect the allowable density for the lot upon which the accessory dwelling unit is located, and are a residential use that is consistent with the existing general plan and zoning designation for the lot.
- C. R-2 and R-3 Zones. Property owners living in R-2 and R-3 zones with an existing single-family structure or multifamily use on site may elect to build an accessory dwelling unit. In addition, if an R-2 or R-3 lot is vacant and the property owner proposed to construct a single-family dwelling on the lot, an accessory dwelling unit may also be constructed. However, if an R-2 or R-3 lot has a single-family structure with an accessory dwelling unit or approved plans issued by the Planning Department to construct a single-family structure with an accessory dwelling unit, and if the property owner applies to build any additional units, each unit, including the single-family structure and the accessory dwelling unit, will be subject to all zoning requirements and development standards for R-2 and/or R-3 zones.
- D. This chapter imposes standards on ADUs and JADUs that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and

standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These standards shall not include requirements on minimum lot size.

- E. The ADU is either attached to, located within the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. The JADU must be fully contained within a single-family home or attached garage with no more than 150 square feet of new construction, if necessary, to provide an exterior ingress/egress. No JADUs are permitted in multifamily units.

§ 18.53.030 Definitions.

“Accessory dwelling unit, (ADU)” is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence or multifamily unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.
2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

“Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

“Complete application” means a set of plans, application and support materials submitted to the local agency, where after review of the materials, the agency determines there is sufficient information to proceed with the analysis and processing of the application.

“Existing structure,” for the purposes of defining an allowable space that can be converted to an accessory dwelling unit means, within the 4 walls and roofline of any structure that can be made safely habitable under local building codes at the determination of the Building Official

“High quality transit corridor” means a corridor with fixed route bus service intervals no longer than 15 minutes during peak commute hours.

“Interior livable space” means an area of measurement of the interior space of a proposed or existing ADU or JADU.

“Junior ADU” means a unit which is no more than 500 square feet, typically developed from a bedroom(s) in a single-family home with an exterior entrance, including cooking facilities with appliances, food prep counter and storage cabinets that are of reasonable size in relation to size

of the JADU, and may share bathroom facilities with no additional parking required. A JADU may also be constructed in an attached garage.

“Livable Space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

“Local agency” means a city, county, or city and county, whether general law or chartered.

“Major transit stop” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

“Nonconforming zoning condition” means a physical improvement on a property that does not conform to current zoning standards.

“Objective standards” means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

“Passageway” is a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

“Permitting agency” means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.

“Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

“Public transit” means a location, including, but not limited to, a bus stop or train station where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

“Regional Housing Needs Allocation (RHNA)” A local agency may identify an ADU and/or JADU as an adequate site to satisfy or partially satisfy its RHNA requirements.

“Tandem parking” means that 2 or more vehicles are parked on a driveway or in any other location on a lot, lined up behind one another.

§ 18.53.040 Application requirements.

Application. Requests for an accessory dwelling unit shall be submitted on an application form provided by the Planning Department and shall contain the following information:

- A. Plot Plan (Drawn to Scale). Provide dimensions of the perimeter of parcel on which the accessory dwelling unit will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site and structures located within 50 feet of the project site. All easements, building envelopes, and special requirements of the subdivision as shown on the final map and improvement plans shall be included.
- B. Floor Plans. Each room shall be dimensioned and the resulting floor area calculation included. The use of each room shall be identified. The size and location of all windows and doors shall be clearly depicted.
- C. Elevation Views. Provide north, south, east and west elevations which show all openings, exterior finishes, original and finish grades, stepped footing outline, roof pitch, materials and color board for the existing residence and the proposed accessory dwelling unit.
- D. Cross Section. Provide building cross sections, including, but not limited to: structural wall elements, roof, foundation, fireplace and any other sections necessary to illustrate earth-to-wood clearances and floor to ceiling heights.
- E. Fees. The fee for review shall be as set forth in the currently adopted fee resolution and shall not exceed the fixed processing fee established by the City Council for a new single-family dwelling.
- F. Copies. One original and two copies of the application package shall be submitted for each ADU request.

§ 18.53.050 Design and development standards.

- A. Accessory Dwelling Units within Existing Space. An ADU within an existing structure (e.g., the primary dwelling unit, attached or detached garage or other accessory structure) shall be permitted ministerially with a zoning clearance and building permit if it:
 - 1. Complies with building and safety codes;
 - 2. Provides independent exterior access from the existing residence;
 - 3. Provides sufficient side and rear setbacks for fire safety.
- B. Accessory Dwelling Units (Attached and Detached). The following development standards shall be complied with in the creation or conversion to an ADU. If the application limits the ADU to no more than 850 square feet with no less than four feet for side and rear yard

setbacks and five-foot separation from primary structure, then the application is approvable. For any inconsistencies with any of the following standards, the owner may apply for an Administrative Use Permit for relief (Chapter 18.72, Article IV).

1. General.

- a. Sale of Unit. The ADU may not be sold separate from the primary dwelling unit unless specific requirements are met through Government Code Section 65852.26. Once a detached ADU is constructed, an owner may sell the unit independently, akin to condominiums. A Homeowner's Association (HOA) must be established prior to sale to manage the maintenance costs of shared spaces and the property's exterior. A JADU may not be sold separately. All conditions of the permit, restrictive covenants, and other contractual agreements with the City apply to the property.
- b. Rental of Unit. Rental of the accessory dwelling unit is allowed for 30 days or longer, and separate from rental of the primary residence. For an accessory dwelling unit to be rented for a period of less than 30 days, the owner shall be required to comply with the provisions of Chapter 18.55 (Short Term Rentals). For JADUs that contain a private restroom, no owner-occupancy is required and both the home and JADU may be rented.

2. Covenant Agreement. A covenant agreement is required prior to issuance of a building permit. The covenant agreement shall state that:

- a. The ADU may be conveyed separately from the primary dwelling provided the property is constructed and owned by a qualified 501(c)(3) nonprofit corporation per Government Code Section 65852.26.
 - i. The existing primary or detached structure is restricted to the approved size and shall not include an expansion of a single-family dwelling or accessory structure by more than 150 square feet, unless for the purpose of ingress and egress.
 - ii. The use of the accessory dwelling unit shall be in effect only so long as the property is in compliance with the provisions of this chapter. The owner is required to reside on the property if the primary home contains a JADU, but is not required to reside on the property with an attached or detached ADU, per state regulations. As of January 1, 2025, the "owner-occupied" provision for attached and detached ADUs is no longer required. Notwithstanding the foregoing, an application for an unpermitted ADU if constructed before January 1, 2020, shall not be denied unless the building is deemed substandard.
 - iii. The above declarations are binding upon any successor in ownership of the property; lack of compliance shall be cause for zoning enforcement.

- iv. The covenant agreement shall terminate upon removal or conversion of the accessory dwelling unit to another permitted use.
 - v. The covenant agreement shall be recorded by the County Recorder for the County of Santa Barbara at the expense of the property owner with the original recorded document delivered to the City prior to issuance of the Building Permit.
- C. Zoning District. Accessory dwelling units are only allowed on lots that allow single-family homes and multifamily uses where an existing legal single-family dwelling or multifamily use exists or is proposed.
 - 1. Number of Accessory Dwelling Units. Up to one attached ADU, one detached ADU, and one JADU shall be allowed for each single-family dwelling lot provided they can meet the requirements of this chapter and other applicable sections of the zoning ordinance. On undeveloped property zoned for multifamily units, up to 2 detached ADUs are permitted upon construction of multifamily units, with a minimum 4-foot side and rear yard setback. Additional interior ADUs are permitted, up to 25% of the total number of multifamily units. Up to eight detached ADUs may be constructed on an existing legal lot or as many units as there are existing multifamily units onsite, whichever is less. No JADUs are permitted in multifamily units.
 - 2. Unit Types. The ADU may be within the living area of the existing dwelling, attached to the existing dwelling, and not necessarily utilizing an existing bedroom. Junior ADUs shall be required to be constructed within the walls of a new or existing single-family dwelling and not necessarily utilizing an existing bedroom. Junior ADUs are not permitted in multifamily units or in detached structures. Garage conversions when attached to the single-family unit may be considered as habitable space for a JADU.
 - 3. ADUs in multifamily buildings. Multiple accessory dwelling units may be permitted within the portions of new or existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. Up to eight detached ADUs may be constructed on an existing legal lot or as many units as there are existing units onsite, whichever is less. If the legal lot is vacant, then only two detached ADUs are permitted at the time the multi-family units are constructed.
 - 4. Building Codes. Local building code requirements apply to attached and detached ADUs and attached JADUs, as appropriate.
 - 5. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
 - 6. Fire Sprinklers. Fire sprinklers are not required unless the existing residence is equipped with fire sprinklers, or unless the Fire Marshall determines that due to special

circumstances sprinklers are necessary for life and safety. Fire sprinklers may be considered as mitigation for sub-standard Fire Department access or water supply.

7. Utility Meters. An accessory dwelling unit shall not be considered a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling or multifamily use. When constructed at the same time as the primary single-family residence, the new attached and detached accessory dwelling unit's connection fee and/or capacity charge must be proportionate to the burden of the unit on the water or sewer system based on the size or the number of plumbing fixtures.
8. Growth Mitigation Fees: A development or impact fee shall not be imposed upon the development of an ADU less than 750 square feet. Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.
9. Access. Two-story detached accessory dwelling units shall limit the major access to stairs, decks, entry doors, and windows to the interior of the lot or an alley, and comply with all development standards. Only one curb cut shall be permitted per parcel and no additional driveways or access points shall be created to accommodate the accessory or main dwelling unit.
10. Openings. If located outside the standard side and rear yard setbacks for the district, windows which face an adjoining residential property shall be designed to protect the privacy of neighbors; alternatively, fencing or landscaping shall be required to provide screening.
11. Private Open Space. The main dwelling unit and the additional dwelling unit shall each be provided with a minimum of 15 feet by 15 feet of usable private open yard area. However, this provision shall not be applied to prohibit development of an ADU up to 800 square feet.
12. JADU access. If a JADU shares a restroom within the single-family home, the resident shall be entitled to bathroom access from the main house as well as secondary access exclusively for the JADU.
13. Home Occupations. Home occupations are permitted within an accessory dwelling unit or primary dwelling unit, or both.
14. Solar panels. Newly constructed ADUs are subject to the California Energy Code requirement (excluding manufactured homes) to provide solar systems if the unit(s) is a newly constructed, detached ADU (though some exceptions apply). Per the California Energy Commission (CEC), the solar systems can be installed on the ADU on the primary dwelling unit. ADUs that are constructed within existing space, or as an addition to existing

homes, including detached additions where an existing detached building is converted from non-residential to residential space, are not subject to the California Energy Code requirement to provide solar systems.

15. Garage/barn conversions. An ADU constructed within an existing garage or barn are not limited in size. No additions to the existing structure are permitted if the revised size would exceed the limits in this chapter.

D. Building site.

1. Lot Size. There are no lot size requirements.
2. Unit size.
 - a. Floor Area. The floor area of an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling unit's living area.
 - b. Notwithstanding subsection (D)(2)(a), no ADU shall be larger than 1,200 square feet.
 - c. Minimum Size. The minimum total square footage of the accessory dwelling unit shall be 110 square feet.
3. Site Planning. Accessory dwelling units should be located behind or above the existing dwelling on the site, whenever possible. Designs that significantly alter the street appearance of the existing residence shall be discouraged.

E. Height. A detached accessory dwelling unit shall not exceed a height of 16 feet, unless the property is within ½ mile walking distance from a major transit stop or high-quality transit corridor whereby the height may increase to 18 feet. In such a case, the City shall also allow an additional two feet in height (to 20 feet) to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit. An attached accessory dwelling unit may occupy any level of the primary dwelling unit if it is designed as an integral part of the primary dwelling unit and a separate ingress and egress is provided. A height of 25 feet or the height limitation in the local zoning ordinance shall apply to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. Notwithstanding the foregoing, a height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling shall be allowed. This clause shall not require the City to allow an accessory dwelling unit to exceed two stories.

F. Setbacks.

1. Setbacks. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit, and a setback of no more than

4 feet from the side and rear lot lines shall be required for an ADU that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

- a. Detached ADU. The side yard and rear yard setbacks for construction of detached single-story structures containing an accessory dwelling unit shall not be less than 4 feet, and may encroach into the front yard setback in order to develop up to an 800 square foot detached ADU.
 - b. Attached ADU. Attached accessory dwelling units that increase the square footage of the existing single-family dwelling shall meet the same setbacks as the primary dwelling unit in the zoning district.
2. Space between Buildings. The space required between buildings shall be what is required in the underlying zoning district, but no less than five feet from the existing or proposed primary dwelling.

G. Parking.

1. Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
2. Off-street parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
3. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, the off-street parking spaces shall not be replaced. A detached ADU may include a detached garage provided all setbacks are maintained.
4. Parking requirements for an accessory dwelling unit are in addition to the required parking for the primary dwelling unit except for subsection (G)(3). Covered parking is not required.
5. ADU parking is not required in the following instances:
 - a. The accessory dwelling unit is located within a one-half mile walking distance of public transit.
 - b. The accessory dwelling unit is located within any Historic Overlay District that may be in existence at the time a zoning clearance or building permit for an ADU is requested.

c. The accessory dwelling unit is part of the existing single-family residence, or an existing accessory structure (except as provided in subsection (G)(3)).

d. There is a car share vehicle located within one block of the accessory dwelling unit.

e. JADU units less than or equal to 500 square feet.

6. Covered Parking Design. Any newly constructed optional covered parking shall conform to architectural and aesthetic standards of the underlying zone.

H. Architectural and Aesthetic Standards and Compatibility. The accessory dwelling unit's scale, appearance, and character shall be similar to and compatible in design with the primary dwelling unit (e.g., compatible exterior wall materials, window types, door and window trims, roofing materials and roof pitch). Additionally, it shall be visually subordinate to the primary single-family dwelling or multifamily use on the parcel. The exterior entry to the ADU shall clearly appear as a secondary entry when compared to the entry for the primary single-family dwelling or multifamily use.

I. Outside Stairways. Any stairways leading to a second story ADU shall not be in the front of the primary single-family dwelling, or in an exterior side yard if visible from the public right-of-way. Access to a first story unit or ADA accessible ramp may be permitted in the front of the primary dwelling.

§ 18.53.060 Permit requirements.

A. Accessory dwelling units (ADUs) and JADUs shall be permitted ministerially through the zoning clearance and building permit process. The City shall act on the application to create an ADU or a JADU within 60 days from the date the City receives a completed application if there is an existing single-family or multifamily unit on the lot. If the permit application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the ADU or JADU until the permitting agency acts on the permit application to create the new single-family dwelling or multifamily unit, but the application to create the ADU or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay, in compliance with this chapter within 60 days of the filing of a complete application. The applicant shall be informed within 30 days after submission of an application if the application is complete. The Planning Director or designee shall issue zoning clearance to establish an ADU and/or JADU in compliance with this chapter if all applicable requirements in this chapter are met, as appropriate. An application for building permit may be submitted at any time during the processing of the ADU application, but under no circumstances shall it be issued prior to zoning clearance approval. The local agency may charge ADU applicants an additional fee to cover administrative costs of updating Chapter 18.53 from time to time. This fee shall be set by a City Council resolution.

- B. Planning Director. Requests for an ADU or JADU shall be reviewed by the Planning Director or designee within 15 days of submittal and any resubmittals.
- C. If a permitting agency denies an application for an ADU or JADU, the permitting agency shall, within the time period described in Section 18.53.060, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can be remedied by the applicant.
- D. Other Review Authority. Requests for an ADU or JADU submitted for concurrent review with a discretionary land use application shall continue to be reviewed by the Director or designee and approved subsequent to the discretionary action.
- E. Certificate of Occupancy. The City shall not issue a certificate of occupancy for an accessory dwelling unit before the City issues a certificate of occupancy for the primary dwelling.
- F. No CC&Rs effecting a single-family lot shall prohibit or unreasonably restrict the construction or use of an ADU or JADU.
- G. Pre-Approved Plans. Per Section 65852.27 of the state Government Code, the city has on file a pre-approved 1-bedroom, 1-bathroom 800 square foot detached ADU which can be utilized by any homeowner for approval on a legal lot, when found consistent with this chapter. Applications, plans and fees are required, but Plan Checking is waived except for the connection of utilities to the new structure. A Zoning Clearance and Building Permit is required. Application review and approval or denial shall be determined within 30 days.

§ 18.53.070 Findings.

Zoning Clearance Findings. The ADU shall be consistent with all applicable provisions of this chapter. Further, the ADU shall be consistent with applicable provisions of the Guadalupe Municipal Code and applicable sections of the General Plan.

§ 18.53.080 Existing nonconforming.

The City shall not require, as a condition for ministerial approval of a permit application for the creation of an ADU or a JADU, the correction of nonconforming zoning conditions, building code violations, or unpermitted structures elsewhere on the lot that do not present a threat to public health and safety and are not affected by the construction of the ADU. State law requires, upon application and approval, a local agency to delay enforcement against a qualifying nonconforming ADU for five years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the Building Official. A list of typical Health and Safety violations shall be provided to the public. The state also prohibits the denial of an existing ADU constructed prior to January 1, 2020, unless the building is deemed substandard. Upon submittal of an application for an unpermitted ADU, if deemed substandard through inspection, the Building Inspector shall provide a written report of the items within the ADU that are substandard.

§ 18.53.090 Review process for accessory dwelling unit not complying with development standards.

An accessory dwelling unit that does not comply with standards or requirements in Section 18.53.050 may be permitted with an administrative use permit as provided in Section 18.72.150, et seq. (Administrative Use Permits).

§ 18.53.100 Appeals of Planning Director or designee's decision.

Appeals of any Planning Director or designee final decisions under this chapter to the City Council shall be permitted and shall conform to the requirements of Chapter 18.80 for such appeals.

SECTION 2. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and has been found to be statutorily exempt pursuant to Public Resources Code Section 21080.17 which exempts the adoption of the ordinance approving Zoning Code amendments related to accessory dwelling units implementing the provisions of Government Code Section(s) 65852.1 and 65852.2.

SECTION 3. The City Council declares that each section, subsection, paragraph, subparagraph, sentence, clause, and phrase of this Ordinance is severable and independent of every other section, subsection, paragraph, subparagraph, sentence, clause, and phrase of this Ordinance. If any section, subsection, paragraph, subparagraph, sentence, clause, or phrase of this Ordinance is held invalid, the City Council declares it would have adopted the remaining provisions of this Ordinance irrespective of the portion held invalid, and further declares its express intent that the remaining portions of this Ordinance should remain in effect after the invalid portion has been eliminated.

SECTION 4. The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

INTRODUCED at a regular meeting of the City Council on the 9th day of December 2025 by the following roll call vote:

MOTION: CHRISTINA HERNANDEZ / WHITNEY FURNESS

AYES:	5	Councilmembers: Costa Jr., Hernandez, Julian, Furness, Villegas
NOES:	0	
ABSENT:	0	
ABSTAINED:	0	

PASSED AND ADOPTED at a regular meeting of the City Council on the 13th day of January 2026
by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Judy Wilson, City Clerk

Ariston Julian, Mayor

APPROVED AS IS TO FORM:

Philip F. Sinco, City Attorney



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026

David Trujillo

Prepared by:

David Trujillo, Interim City Administrator

SUBJECT: Consider renewing an agreement with Mr. Larry Appel, Integrity Planning, for independent contractor planning services.

RECOMMENDATION:

It is recommended the Council adopt Resolution No. 2026-01 authorizing the City to enter a one-year Agreement for Planning Services with Mr. Larry Appel, Integrity Planning commencing on January 1, 2026.

BACKGROUND:

Mr. Larry Appel, Integrity Planning, has been providing independent contractor planning services to the City since 2017. In early 2023, Mr. Appel informed City staff that he wanted to reduce the amount of time he was spending on City planning-related matters effective at the end of December 2023; however, he expressed willingness to stay on as the City's Planning Director and focus on larger, more complex projects such as ordinance creation and revisions, general plan updates, and policy-related matters.

During and prior to 2023, the City's day-to-day planning work (e.g., Accessory Dwelling Unit applications, zoning clearances, etc.) was handled by Planner Bill Scott, an independent contractor. Mr. Scott notified the City that he wished to cease providing services at the end of December 2023.

In response, the City Council created a new employee position of Associate Planner and budgeted funds for this position at the recommendation of City staff. The intent was for the Associate Planner to perform day-to-day planning functions and assist the Planning Director as needed, in anticipation of Mr. Scott's departure and Mr. Appel's reduced workload. An initial recruitment effort was conducted; however, it failed to attract viable candidates, requiring City staff to pursue interim planning service solutions.

On November 14, 2023, following the issuance of a Request for Proposals, the City Council approved a one-year agreement with Urban Planning Concepts (UPC) to provide planning-related services. The agreement authorized a maximum of \$12,600 per month, with actual average monthly costs of approximately \$9,800. While this represented savings compared to the authorized amount, City staff later identified an opportunity for further cost savings by utilizing the services of Mr. Bill Scott for day-

to-day planning services rather than UPC. As a result, the City recommended and approved a one-year agreement with Mr. Scott beginning November 1, 2024.

Consistent with the City's long-term goal of restoring in-house planning capacity, the City successfully recruited and hired an Associate Planner in June 2025 at a monthly salary of \$9,045. The Associate Planner now performs the majority of day-to-day planning functions and supports departmental operations work (e.g., Accessory Dwelling Unit applications, zoning clearances, etc.). This hire has reduced reliance on contract planners for routine planning activities while allowing the City to maintain continuity of service and institutional knowledge.

Despite the addition of the Associate Planner position, the City continues to require the services of Mr. Appel in his role as Planning Director. Mr. Appel provides specialized expertise, oversight, and leadership on complex planning initiatives, long-range planning efforts, ordinance development, and policy matters. He has agreed to continue providing these services under a new agreement through December 31, 2026. Mr. Appel is requesting an hourly rate increase from \$140.00 to \$150.00 per hour. Attached for Council consideration is the proposed agreement with Integrity Planning (Attachment No. 2). The proposed agreement is essentially identical to the prior agreement, with the exception of the adjusted hourly rate and updated scope of services (Exhibit A), which reflects a focus on long-term and higher-level planning projects rather than day-to-day case processing.

In staff's opinion, the proposed rate adjustment is warranted. Comparable private planning firms typically charge between \$200.00 and \$250.00 per hour for professionals with experience similar to Mr. Appel's. Additionally, the continuation of Mr. Appel's services provides operational value through close coordination with the City's Associate Planner, ensuring continuity, consistency, and efficiency in the delivery of planning services. Mr. Appel and the Associate Planner work collaboratively on complex planning initiatives, long-range planning efforts, ordinance development, and policy matters, allowing the City to maintain high-quality planning outcomes while effectively integrating in-house and contracted expertise.

Options Available to the Council

1. The Council could approve the agreement as recommended;
2. The Council could direct that changes be made to the agreement; or
3. The Council could decide not to enter into the agreement.

FISCAL IMPACT:

With the increase in the hourly rate from \$140.00 to \$150.00 per hour commencing on January 1, 2026, through December 31, 2026, or earlier depending on need, there would be little impact to the City's General Fund. It should be noted that a significant portion of the charges for services illustrated in the contract would be offset by the planning fees the City collects. Additionally, the city collects a 35% overhead on all hours Mr. Appel bills when working on reimbursable projects (applicant-paid projects).

ATTACHMENTS:

1. Resolution No. 2026-01
2. Agreement between the City and Larry Appel/Integrity Planning (Jan. 1, 2026-Dec. 31, 2026)

RESOLUTION NO. 2026-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH LARRY APPEL (INTEGRITY PLANNING) FOR INDEPENDENT CONTRACTOR PLANNING SERVICES AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT ON BEHALF OF THE CITY

WHEREAS, Mr. Larry Appel, Integrity Planning, has provided independent contractor planning services to the City since 2017 and has served as the City's Planning Director, providing specialized expertise on complex planning initiatives, ordinance development, long-range planning efforts, and policy matters; and

WHEREAS, in early 2023 Mr. Appel informed City staff of his intent to reduce his involvement in day-to-day planning matters, while remaining available to focus on higher-level planning projects and Planning Director responsibilities; and

WHEREAS, the City previously relied on contract planners to perform day-to-day planning functions, and following staffing changes and recruitment challenges, the City implemented interim planning service agreements to ensure continuity of operations; and

WHEREAS, the City Council created and funded an Associate Planner position as part of its long-term strategy to restore in-house planning capacity, and the City successfully recruited and hired an Associate Planner in June 2025 to perform routine planning functions and support departmental operations; and

WHEREAS, despite the addition of the Associate Planner position, the City continues to require the services of an experienced Planning Director to provide leadership, oversight, and specialized planning expertise on complex and long-range planning matters; and

WHEREAS, Mr. Appel has agreed to continue providing Planning Director services to the City through December 31, 2026 under a proposed one-year agreement commencing January 1, 2026; and

WHEREAS, the proposed agreement includes an adjustment to Mr. Appel's hourly rate from \$140.00 to \$150.00 per hour, which staff finds reasonable and competitive when compared to prevailing market rates for comparable professional planning services; and

WHEREAS, a significant portion of the costs associated with the agreement are offset by planning fees and reimbursable, applicant-paid projects, and the City collects applicable overhead charges in accordance with City policy; and

WHEREAS, the City Council finds that entering into the proposed agreement with Integrity Planning is in the best interest of the City and supports the efficient and effective delivery of planning services.

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

SECTION 1. The Agreement for Consulting Services between the City of Guadalupe and Mr. Larry Appel, Integrity Planning, attached to the staff report for this item and incorporated in this resolution, is hereby approved.

SECTION 2. The Mayor is authorized to sign the Agreement with Mr. Larry Appel, Integrity Planning on behalf of the City.

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

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of January 2026 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Judy Wilson, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2026-01**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held January 13, 2026, and that same was approved and adopted.

ATTEST:

Judy Wilson, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

**AGREEMENT FOR CONSULTANT SERVICES
BETWEEN
THE CITY OF GUADALUPE
AND
INTEGRITY PLANNING**

THIS AGREEMENT FOR CONSULTANT SERVICES (the "**Agreement**") is made and entered into this 1st day of January 2026, by and between the CITY OF GUADALUPE, a municipal corporation ("**City**") and INTEGRITY PLANNING, a sole proprietorship ("**Consultant**").

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

Section 1. Term of Agreement. Subject to the provisions of Section 18 (Termination of Agreement) of this Agreement, the term of this Agreement shall be for a period of one (1) year from commencing on January 1, 2026, through December 31, 2026, as first shown above. Such term may be extended upon written agreement of both parties to this Agreement.

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

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

Section 4. Compensation and Method of Payment.

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

(b) Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (Administration, ministerial, and discretionary review). City shall independently review each invoice submitted by Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement and Scope of Services. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event City disputes any charges or expenses, City shall return the original invoice to Consultant with specific items in dispute identified for

correction and re-submission. All undisputed charges shall be paid in accordance with this Agreement and Scope of Services.

(c) Except as to any charges for work performed or expenses incurred by Consultant, which are disputed by City, City will cause Consultant to be paid within forty-five (45) days of receipt of Consultant's invoice.

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

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

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

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

Section 7. Consultant's Books and Records.

(a) Consultant shall maintain any and all documents and records demonstrating or relating to Consultant's performance of services pursuant to this Agreement. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently completed and detailed so as to permit an accurate evaluation of the services provided by Consultant pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to the audits of public agencies and their expenditures, unless all documents and records are turned over to the City at the conclusion of the Agreement.

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

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

Section 8. Status of Consultant.

- (a) Consultant is and shall at all times during the terms of this Agreement remain a wholly independent Consultant and not an officer, employee or agent of City. Consultant shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.
- (b) The Consultant shall not obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

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

Section 10. Compliance With Applicable Laws, Permits and Licenses. Consultant shall keep itself informed of and comply with all applicable federal, state and local

laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement applicable to Consultant. Consultant shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable at law or in equity as a result of any failure of Consultant to comply with this section.

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

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

Section 13. Conflicts of Interest. Consultant agrees to at all times avoid conflicts of interest with the interests of the City in the performance of this Agreement.

Section 14. Confidential Information; Release of Information.

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

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

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

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

Section 15. Indemnification.

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

(b) If any action or proceeding is brought against Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify Indemnitees as provided above, Consultant, upon notice from City, shall defend Indemnitees at Consultant's expense by counsel acceptable to City, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to indemnification in order to be so indemnified. The insurance required to be maintained by Consultant under Section 16 shall ensure Consultant's obligations under this section, but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

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

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

Section 16. Insurance. Consultant agrees to obtain and maintain in full force and effect during the term of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work provided by Consultant in performance of this Agreement. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver, if so approved in writing by City Administrator. Consultant agrees to provide City with copies of required policies upon request.

Consultant shall provide the following scope and limits of insurance:

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

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

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

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

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

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

(1) General Liability: \$1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.

(3) Workers' Compensation and Employer's Liability: Workers' Compensation as required by the Labor Code of the State of California and Employer's Liability limits of \$1,000,000 per accident.

(4) Errors and Omissions Liability \$1,000,000 per claim.

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

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

(2) General Liability and Automobile Liability Coverages.

(a) City and its respective elected and appointed officers, officials, employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, and its respective elected and appointed officers, officials or employees.

(b) Consultant's insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed officers, officials, employees and volunteers. Any insurance or self insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Consultant's insurance.

(c) Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(d) Any failure to comply with the reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

(3) Workers' Compensation and Employer's Liability Coverage. Unless the City Administrator otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Consultant.

D. Other Requirements: Consultant agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City

that the insurance provisions of this Agreement have been met. The City Attorney may require that Consultant furnish City with copies of original endorsements effecting coverage required by this section. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies at any time.

(1) Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

(2) The procuring of such required policy or policies of insurance shall not be construed to limit Consultant's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

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

Section 18. Termination of Agreement.

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

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

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

(d) Upon termination of this Agreement by either Consultant or City, all property belonging exclusively to City which is in Consultant's possession shall be

returned to City. Consultant shall furnish to City a final invoice for work performed and expenses incurred by Consultant, prepared as set forth in Section 4 of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 of this Agreement.

Section 19. Default. In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default and may terminate this Agreement immediately by written notice to Consultant.

Section 20. Excusable Delays. Consultant shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Consultant. Such causes include, but are not limited to, acts of God, acts of the public enemy, and acts of federal, state or local governments, acts of the City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

Section 21. Cooperation by City. All public information, data, reports and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in Exhibit A, shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

Section 22. Notices. All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or United States mail, postage prepaid, addressed as follows:

To City:
City Administrator
City of Guadalupe
918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434

**To Consultant: Integrity Planning
Attn: Larry Appel
4352 Foxenwood Circle
Santa Maria, CA 93455**

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

Section 23. Authority to Execute. The person or persons executing this Agreement on behalf of the Consultant represents and warrants that they have the authority to

so execute this Agreement and to bind Consultant to the performance of its obligations hereunder.

Section 24. Binding Effect. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

Section 25. Modification of Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

Section 26. Waiver. Waiver by any party to this Agreement of any term, condition or covenant of this Agreement shall not constitute a waiver of any other term, condition or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any provisions of this Agreement.

Section 27. Law to Govern; Venue. This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Santa Barbara. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Los Angeles.

Section 28. Attorney's Fees, Costs and Expenses. In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to any award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

Section 29. Entire Agreement. This Agreement, including the attached exhibits, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Consultant and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding. No amendment to this Agreement shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

Section 30. Severability. If a term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

Section 31. Preparation of Agreement. This Agreement is the product of negotiation and preparation by and among the parties and their respective attorneys. The parties, therefore, expressly acknowledge and agree that this Agreement shall not be deemed prepared or drafted by one party or another, or any party's attorney, and will be construed accordingly.

CITY:

CONSULTANT:

CITY OF GUADALUPE

INTEGRITY PLANNING

By: _____
Ariston D. Julian, Mayor

by:  _____
Larry Appel, Principal

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

EXHIBIT A – Scope of Services

Integrity Planning will continue to work on the following general topics:

2042 General Plan Implementation

1. Land Use (4 programs) – Consistency Rezone (Program 1.1.3 completed)
2. Circulation (10 programs)
3. Environmental Justice (3 programs)
4. Conservation & Open Space (4 programs)
5. Economic (5 programs)
6. Community Design and Historic Preservation (6 programs)
7. Air Quality & Safety (7 programs)
8. Public Facilities (3 programs)
9. Noise (1 policy)

Zoning Ordinance Update

The zoning ordinance was originally adopted in 1980. While there have been a few sections that have been updated since Mr. Appel started working for the city, there are many sections that still require updates. In addition, Mr. Appel will ensure that the city is in full compliance with numerous changes the state makes with Accessory Dwelling Units.

Procedural Manual

There are no written procedures for the city staff to utilize when processing ministerial and discretionary permits in the city and Mr. Appel will prepare this manual that will be used by subsequent planners.

Annual HCD Housing Report (Annual Progress Report)

Each year the city is required to prepare a report that identifies all housing units that receive discretionary and ministerial approvals, building permits issued, and occupancy clearances. Mr. Appel has been doing it for the last four years, so it would make sense for him to continue preparing this report.

Sign Ordinance Implementation

The ordinance was approved and went into effect in early 2022, but to this date, Mr. Appel has not had direction from management or council to begin the enforcement process for signs that are now illegal. In particular, the sandwich board signs, and the bow-feather signs need to be removed. Mr. Appel will work with Code Enforcement to implement a program.

“How To” Counter/Web Handouts

A picture is worth a thousand words. That’s why it is important to prepare several handouts that explain how to obtain permits including how to draw a site plan.

In general, the Consultant will not exceed 30 hours per month, unless working on a discretionary project (applicant reimbursable).

Exhibit B – Compensation

Integrity Planning (Mr. Larry Appel) shall be compensated at the rate of One Hundred Fifty Dollars (\$150.00) per hour from January 1, 2026 through December 31, 2026.



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026

David Trujillo

Prepared by:

David Trujillo, Interim City Administrator

SUBJECT: Approval of Standardized Partner Agreement with Santa Barbara County Animal Care Foundation for Community Microchip Scanning Station Program

RECOMMENDATION:

It is recommended that the City Council Approve the Standardized Partner Agreement between the Santa Barbara County Animal Care Foundation (SBCACF) and the City of Guadalupe for participation in the Community Microchip Scanning Station Program; and authorize the City Administrator, or designee, to execute the agreement and any related documents.

BACKGROUND:

Santa Barbara County Animal Care Foundation (SBCACF) is implementing a countywide Community Microchip Scanning Station Program to improve pet reunification efforts and expand access to microchip technology. As part of the program, SBCACF provides microchip scanners and standardized educational materials for placement at trusted community partner locations.

The City of Guadalupe has been identified as an ideal host site to support local efforts in reuniting lost pets with their owners. Participation in this program aligns with County-wide animal welfare strategies and enhances local public service offerings without increasing City operational costs.

DISCUSSION:

The proposed partnership establishes a consistent framework for placement, maintenance, and public access to a County-owned microchip scanning station. Key agreement components include:

SBCACF Responsibilities

- Provide microchip scanner equipment and signage for public use.
- Repair or replace defective equipment as needed.
- Provide educational materials and program guidance.

City Responsibilities

- Make the scanner accessible to the public and/or designated staff.

- Display County-provided signage and informational materials.
- Notify SBCACF immediately if equipment is lost, damaged, or stolen.
- Complete an annual verification to confirm equipment location and condition.

Equipment Ownership & Conditions

- All equipment remains the property of Santa Barbara County.
- Equipment may not be modified, relocated, or transferred without written authorization.
- Both parties agree to hold each other harmless to the extent allowed by law.

Term of Agreement

The agreement remains effective unless modified or terminated by either party with 30 days' written notice. All equipment must be returned within 10 business days if the agreement is terminated.

The program provides a valuable public service at no cost to the City and supports regional animal care and public safety goals. Staff has reviewed the agreement and finds it consistent with City operational capabilities.

FISCAL IMPACT:

There is no fiscal impact to the City of Guadalupe. Equipment, materials, repair, and replacement are fully provided by SBCACF.

ALTERNATIVES:

1. Do not approve the agreement.
 - This option would prevent the City from hosting a public microchip scanning station and reduce local access to pet reunification tools.
2. Provide direction to staff for modifications.
 - SBCACF may need to review or approve any proposed revisions.

CONCLUSION:

Approval of this agreement strengthens community partnerships and enhances access to animal care resources within the City. Staff recommends approval as presented.

ATTACHMENTS:

1. Standardized Partner Agreement – SBCACF Community Microchip Scanning Station Program



Santa Barbara County Animal Care Foundation
PO Box 307, Santa Maria, CA. 93456 805-260-2386

Standardized Partner Agreement and Implementation Checklist Community Microchip Scanning Station Program

Purpose

This document establishes a consistent framework for partnership **between Santa Barbara County Animal Care Foundation (SBCACF)**, and external agencies, organizations, or facilities hosting County-owned microchip scanning stations or similar shared-use community assets.

Section 1- Partner Agreement

This Agreement is made between **Santa Barbara County Animal Care Foundation (SBCACF)**, and the City of Guadalupe **(Partner)**, hereafter referred to as "the Partner".

1. Purpose and Scope

SBCACF agrees to provide and maintain a microchip scanning station for public use at the Partner's facility located at City Hall 918 Obispo St; Veterans Hall 1005 Guadalupe St.

2. Responsibilities

SBCACF and/or SBCAS will:

- Provide the scanner, and signage.
- Replace or repair defective equipment as needed.

The Partner will:

- Ensure scanner accessibility to the public and/or staff.
- Notify SBCAS and/or SBCACF immediately if the scanner is damaged, lost, or stolen.
- Display County-provided signage and use provided educational materials.
- Complete an annual verification confirming equipment location and condition.

3. Liability and Risk Management

- The scanner remains the property of Santa Barbara County.
- The Partner agrees not to modify, relocate, or transfer the equipment without written consent.
- All parties agree to hold each other harmless to the extent allowed by law.

4. Term and Termination

This agreement remains in effect until termination by either party with 30 days' written notice. If terminated, the Partner agrees to return all County-owned property within 10 business days.

5. Authorized Signatures

Partner Representative: _____ **Date:** _____

Title: Interim City Administrator

SBCACF Representative: _____ **Date:** _____

Title: _____



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026

Philip F. Sinco

Prepared by:
Philip F. Sinco, City Attorney

David Trujillo

Approved by:
David Trujillo, Interim City Administrator

SUBJECT: Approval of need for continuing emergency regarding Supervisory Control and Data Acquisition (SCADA) system.

RECOMMENDATION:

That the City Council review the need to continue the emergency related to the partial failure of the City of Guadalupe's Supervisory Control and Data Acquisition (SCADA) system approved by the City Council when it adopted Resolution No. 2025-53, and by motion and at least a 4/5 vote, approve the continuation of the existence of a public facilities emergency pursuant to Guadalupe Municipal Code section 4.04.030.F. and California Public Contracts Code section 22035.

BACKGROUND:

The City Council adopted Resolution No. 2025-53 at its meeting held on September 23, 2025. This resolution found that the partial failure of the City's SCADA system constituted an emergency pursuant to City of Guadalupe Municipal Code Section 4.05.030.F. and California Public Contract Code Section 22035, which sections allow the City to proceed at once to replace or repair any public facility without adopting plans, specifications, strain sheets or working details, or giving notice for bids to let contracts, and pursuant to California Public Contract Code Section 22050(a)(2), that the emergency did not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency.

The City Council has subsequently approved the need for the continuance of the emergency at each of its meetings since it adopted Resolution No. 2025-53.

DISCUSSION:

Pursuant to California Public Contracts Code section 22050(c)(3), the City Council is required to review the emergency action at its next regularly scheduled meeting after finding that an emergency exists, and also, at every regularly scheduled meeting thereafter until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

Staff believes that the emergency still exists since the SCADA system could experience a complete failure at any time. While the agreement between the City and Nviro, the contractor selected by staff to perform the necessary work on the SCADA system, has been entered into and the work has commenced,

there is still a continuing emergency situation, and therefore, staff recommends that the Council approve the continuation of the existence of a public facilities emergency pursuant to Guadalupe Municipal Code section 4.04.030.F. and California Public Contracts Code section 22035 by a 4/5ths vote.

FISCAL IMPACT:

There is no additional costs related to the requested action to continue the need for the emergency proclamation.

The total cost of the SCADA project is estimated at \$209,779. Funding is available through existing Enterprise Fund reserves, and potential CIP fall out funds. This project will not impact the City's General Fund.

Long-term savings from reduced labor, compliance efficiencies, and extended equipment life are expected to offset the investment over time.

ATTACHMENTS:

None.



**Public Works Department
December 2025**

Development

New less aggressive speed bumps ordered 1 installed prior to Christmas
Crosswalk pedestrian crossing for HWY1/166 being installed

General

Special projects

Public Works staff worked on several special projects requested by others along with normal tasks in the month of December including:

- Engineering Technician project planning continued with Dudek(consultant) on Urban Forestry Management Plan
- Interviews for Finance Director
- Began planning for restroom/office remodel on PD side.
- Engineering Technician Passed Arborist Exam.

The Public Works Director participated in the following meetings in December:

NVIRO- WTP (SCADA)

ITech - SCADA

Dudek – Urban Forestry Management Program

Ravatt - Architect for City Hall

Enterprise – Fleet Solutions

SEIU – Meet and confer

3CE – Final fleet deliverables

CalTrans – Hwy 166

Townsend – Grant opportunities

PG&E – 303 Obispo

JF Will – Amtrak

Precon – Royal Theatre

SW Construction – Las Mujeres Park

Parks/Facilities

Pest Control PD
Leak control City Hall Women's RR
Repair Hot Water Heater PD
Parade operations

Streets

Parade operations
Installed Temp Bus Stop at Amtrak
Replaced one speed bump in Pasadera
Weed abatement
Weed abatement
Pedestrian Crosswalk at Hwy166/Hwy 1
Storm Drain clearing

Transit

Working with SMVRR to remove caboose at Amtrak – pending scheduling
Working with A-Z Bus/SMRT to transfer titles

Water

Repairs

SCADA Contractor is currently doing programing
Internet ran awaiting ITech for computer
Fire Hydrant maintenance - painting
Installed hydrant meter for Royal Theatre/Amtrak
Installed water meter housing
82 Customer Service Calls

State Water

State Water normal

Wastewater

Manhole inspections
Pioneer Lift Station flow monitor installed
FOG removal all Lift Station wet wells
Biolac
Getting good settling and blanket height

Attachment 1 - City Engineer's report for December 2025

4875 El Camino Real • Atascadero, CA 93422 • Phone: 805-470-1910 • eikhofdesigngroup.com

City Engineer Report December 2025

The following is a list of projects in various construction, design, or planning stages.

- **Various Caltrans Projects** – The City Engineer has been working with Caltrans on their ADA Improvement Project and the Flower Street boring project for the waterline connection to Pasadera.
- **Amtrak Station Improvements (Transit Hub)** – Some construction activities have occurred on the site. The City is working closely with SMVRR to remove the caboose from the site before construction can start.
- **Central Park Renovation Project**—The preconstruction meeting was held on December 2, 2025. The project manager and City Engineer have been working with the contractor and the construction management firm to prepare for construction. It is anticipated that work will begin in January. A groundbreaking ceremony will be held in January.
- **Leroy Park Phase II Improvements**—The USDA has received all the required documentation, and the project is being reviewed. Once the USDA completes the document review, we anticipate receiving approval to start the bidding process.
- **303 Obispo Street Site Improvements**—The project manager and construction management team have been working with the Contractor in preparation for the start of construction. Construction is scheduled to begin on January 14, 2026.
- **11th Street Multi-Use Path** – Design is ongoing for the 11th Street Multi-Use Path from Gularte to Mary Buren School.
- **Highway 1 and Pioneer Lift Stations**—The Highway 1 Lift Station is under construction. Work has been proceeding per the plans and specifications.

The Pioneer Lift Station contractor has submitted various materials and equipment submittals for review. Construction is anticipated to start in January 2026.

- **2025 Pavement Improvements**—Design work is ongoing on the 2025 Pavement Improvement Project. Depending on available funding, the project will include Obispo Street from Main Street to Ninth Street, and West Main from Guadalupe Street to Julia Drive.
- **City Hall Repairs Project**—The design firm made a presentation to City staff on December 10, 2025. A presentation is being prepared for the January 27, 2026, City Council meeting.
- **Royal Theater** – The abatement work on the theater has commenced and the construction office set up on site.

- **Measure A (Miscellaneous)** – The City Engineer attended the monthly TTAC meeting for SBCAG.
- **Wastewater** – The Wastewater Master Plan Update is under development.
- **Jr. High Sidewalk Project** – Plans have been prepared for the Jr. High Sidewalk Project. The bid package will be sent to contractors in January 2026 for construction during a non-school period.

Development

The following developments require engineering review/oversight and are in various phases.

- **Pasadera** – Construction on the southerly lots has commenced. The City Engineer has met with Bethel Engineering and Caltrans regarding boring under Highway 166 for the installation of a 12-inch water main at Flower Street.



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: Bill Scott, Associate Planner
Date: January 7, 2026
RE: **Planning Applications for the Month of December 2025**

MINISTERIAL PROJECTS

Zoning Clearances Submitted	7
Zoning Clearances Approved	7
ADUs approved	6
Zoning Clearances Denied	0
Business Licenses Submitted	0
Short-term Rentals Submitted	0

DISCRETIONARY PROJECTS

Please refer to the next page for discretionary projects, maps, other projects of interest and their current status.

If you have any questions regarding any projects listed in this report, please contact me at bscott@ci.guadalupe.ca.us (805) 356-3904.

Ministerial Projects Report - for the month of December 2025

(December 1 through December 31, 2025)

New Zoning Clearance Applications Submitted

2025-038-ZC	2 nd Review-House and ADU	N/s of 5 th St., W/of Tognazzini
2025-051-ZC	Attached ADU	236 Point Sal Dunes Way
2025-052-ZC	Attached ADU	145 Nelson Drive
2025-054-ZC	Detached ADU	553 Tognazzini Ave.
2025-055-ZC	Garage Conversion to JADU	4537 Del Mar Lane
2025-056-ZC	Detached ADU and JADU	410 Campodonico
2025-057-ZC	Front Yard Paving	4445 Amber Street

Zoning Clearance Applications Approved

2025-050-ZC	Guadalupe Tri-Plex and ADU	4581 Tenth street.
2025-051-ZC	Attached ADU	236 Point Sal Dunes Way
2025-052-ZC	Attached ADU	145 Nelson Drive
2025-054-ZC	Detached ADU	553 Tognazzini Ave.
2025-055-ZC	Garage Conversion to JADU	4537 Del Mar Lane
2025-056-ZC	Detached ADU and JADU	410 Campodonico
2025-057-ZC	Front Yard Paving	4445 Amber Street

Zoning Clearances Denied

None.

Business Licenses Submitted

None.

Business License Approvals

None.

**GUADALUPE CITY PLANNING DEPARTMENT
DISCRETIONARY PROJECTS AND MAPS - ACTIVE DURING THE MONTH OF DECEMBER 2025**

Case No.	Name/Permit Type/Location	Submittal Date	Application Deemed Comp. Date	Project Status	OK for Bldg. Permit Issuance
2025-058-DR	Design Review Permit for Pan American Seed Company 400 Obispo Street	12/30/2025	—	Design Review to allow approx. 34,000 square feet of additional greenhouse space for Pan American Seed Company.	NO
2025-053-TPM	Ernest Ruedas Tentative Parcel Map 868 Guadalupe Street	12/16/2025	—	Tentative Parcel Map on 0.87- acres, between Guadalupe Street and Olivera Street, to reconfigure four lots to: 1) Align the ownership of the resulting lots with the existing retail ownership space for the businesses at 868 Guadalupe Street; and 2) Establish two separate ownerships for the resulting parcels.	N/A
2025-049-Pre-App	Juan La Torre Peralta Street 868 Guadalupe Street	11/24/2025	—	Pre-Application request to: - Establish horse stables and a workshop on property in the OS (Open Space) zoning district. - January 13 CC presentation.	NO
2025-048-AP	Maria Quintanilla Appeal 239 Campodonico	11/18/2025	—	Appeal of Planning Department decision to <i>deny</i> two separate zoning clearance applications to: - Convert a detached garage into Junior ADU; and - Denial of a second request to construct an addition that violated zoning setback standards. - Staff has recently been discussing possible alternatives with the appellant. - Scheduled for the January 13, CC hearing.	NO

2025-035-LM	Guadalupe Alvarez, et.al <i>*(Voluntary Lot Merger)</i> 861 Guadalupe St.	8/11/2025	—	Voluntary Lot Merger to combine two parcels into one lot: Approved final version of merger sent to applicant for signature and notarization.	N/A
2025-008-SP/RZ	DJ Farms Specific Plan Amendment and Rezone Lot 3 in Pasadera South on the east side of Highway 1, 3,000 feet south of Highway 166	2/21/2025	—	Specific Plan Amendment and Zone Change to: 1) Modify the 27.2-acre Lot 3 in the south portion of DJ Farms to allow smaller 5,000 square-foot lots instead of 6,000 square foot lots; and 2) Amend the City's Official Zoning Map <u>from</u> the R-1 (6,000) zoning district <u>to</u> the R-1 (5,000) zoning district on the 27.2-acre site identified as Lot 3 in Pasadera South. - Incomplete Application letter sent on 3/21/2025. - Project placed on temporary on hold by applicant. - Staff is awaiting materials necessary to proceed.	N/A
2025-008-TTM (TRACT 29,072)	Lot 3 Pasadera South <i>(Tentative Tract Map)</i> E/Side of Hwy. 1, 3,000 feet south of Hwy. 166	2/21/2025	—	Tentative Tract Map to allow 130 5,000 square-foot residential lots and one open space lot on a 27.2-acre site in Pasadera South. - Incomplete Application Letter sent on 3/21/2025. - Project is temporarily on hold by applicant. - Staff is awaiting required materials to proceed.	NO
2023-021-LLA	151 Obispo Street <i>*(Lot Line Adjustment)</i>	03/30/23	02/05/24	- LLA was approved by Planning in 2024. - Awaiting final approval and map recordation by the County Surveyor.	N/A
2022-016-GPZ 2022-017-DR 2022-018-VTTM	Snowy Plover <i>(General Plan Change, Tentative Tract Map and Design Review)</i>	03/10/22	Application Incomplete 04/09/22	General Plan Change; Rezone; Tract Map and Design Review to allow: Twenty homes on 8,000 SF lots and multi-family development.	NO

				Soils stability report submitted on 1/6/2026 and is under review by City Engineer and City Planning.	
Food Truck Ordinance	Zoning Text Amendment to better regulate food trucks (Citywide)	11/15/2025	—	Zoning Text Amendment to better regulate the locating, operations, safety and storage of food trucks in the city. First reading of ordinance anticipated for January 27, 2026	N/A
ADU Zoning Ordinance Amendment	Amendments to Chapter GMC 52 pertaining to Accessory Dwelling Units (Citywide)	11/15/2025	—	- Updates to reflect recent state law pertaining to ADUs. - Second reading of Ordinance set for January 13, 2026.	N/A
Climate Action Plan	Regional Climate Action Plan. (Citywide)	6/1/2025	—	- First Community Workshop and public survey were held in June another workshop presented to CC in November. - City staff has revised and commented on a draft "Summary of Survey" dated 12/31/2025	N/A
Zoning Ordinance Amendments	Updates to various sections of Title 18 (Zoning) of the Guadalupe Municipal Code. (Citywide)	9/15/2025	—	- Section 18.72 and 18.73 – update to include CEQA review for new development. - Update to clarify procedure for appeals and improve accuracy; and - Various text changes to clarify certain zoning provisions (e.g. building height, accessory structures, noise, home businesses, landscape, etc.). <i>Projected completion date of first quarter 2026.</i>	N/A
CEQA Process Manual	Develop a CEQA Procedure Manual. (Citywide)	9/15/025	—	Establish a set of procedures for obtaining environmental clearance and processing CEQA documents in association with new and re-development projects. <i>Projected completion date of first quarter 2026.</i>	N/A

Subdivision Ordinance Amendment	Updates to Title 17 of the Guadalupe Municipal Code (Subdivisions).	9/15/2025	—	Amendments to the City's Subdivision Ordinance to: 1) Reflect current state law (Govt. Code 66410 – 66499) pertaining to subdivisions and maps; and 2) Update to definitions and procedures to reflect current subdivision review practices. • <i>Projected completion date of first quarter 2026.</i>	N/A
Downtown Design Guidelines and Revitalization Strategy	Design Guidelines and Revitalization Strategy as envisioned by General Program No. CD-1.1.1 and Community Action Plan Action Number 3.1.	11/1/2025	---	1) Initial concept for the plan was Introduced to GBA on 11/3/2025. 2) Planning staff is collecting background data and preparing a work schedule. • <i>Anticipate first public workshop in early 2026.</i>	N/A
<i>*For status information only – Certain types of Maps (e.g., Lot Mergers, Lot Line Adjustments and SB-9 lot Splits) are ministerial and do not require a public hearing or discretionary approval.</i>					

TRAFFIC INCIDENTS

Obispo + Main – Guadalupe + Main

2023 - 2025

2023 Traffic Incidents

Month	Location	Time	Incident Type	Details/Notes
JAN	Obispo + Main	AM	Accident (11-82)	No Injuries / No Report
	Obispo + Main	PM	Accident (11-82)	No Injury / No Report
	Obispo + Main	PM	Reckless Driving (23103)	Not Located
	Obispo + Main	PM	Reckless Driving (23103)	Not Located
	Guadalupe + Main	AM	Traffic Stop	Ticket Issued
FEB	Guadalupe + Main	PM	Roadway Hazard	Assisted Motorist
MAR	Obispo + Main	AM	Accident (11-83)	Unknown Injury / No Report
	Obispo + Main	PM	Accident (11-82)	Non-Injury / No Report
	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Accident 11-81	Minor Injury / Report / Citation

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Reckless Driving (23103)	Not Located
	Guadalupe + Main	PM	Drunk Driver	Arrest
APR	Obispo + Main	PM	Drunk Driver	Not Located
	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Guadalupe + Main	AM	Traffic Stop	Ticket Issued
	Guadalupe + Main	PM	Traffic Stop	Ticket Issued
MAY	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Obispo + Main	AM	Traffic Stop	Ticket Issued
JUN	Obispo + Main	PM	Accident (11-82)	No Injury / No Report
	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Reckless Driving (23103)	Not Located

Month	Location	Time	Incident Type	Details/Notes
	Obispo + Main	PM	Accident (11-83)	No Injury / No Report
	Obispo + Main	AM	Traffic Stop	Ticket Issued
JUL	Obispo + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	AM	Accident (11-81)	Minor Injury / Report Taken
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Roadway Hazard	Assisted Motorist
AUG	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Guadalupe + Main	AM	Traffic Stop	Ticket Issued
	Guadalupe + Main	AM	Accident (11-82)	Non-Injury / No Report
SEP	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Guadalupe + Main	PM	Roadway Hazard	Assisted Motorist
	Guadalupe + Main	PM	Traffic Stop	Ticket Issued
OCT	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Obispo + Main	AM	Traffic Stop	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Obispo + Main	AM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Guadalupe + Main	AM	Traffic Stop	Ticket Issued
	Guadalupe + Main	PM	Reckless Driving (23103)	Not Located
	Guadalupe + Main	AM	Traffic Stop	Ticket Issued
NOV	Guadalupe + Main	AM	Accident (11-82)	Non-Injury / No Report
DEC	Obispo + Main	PM	Accident (11-82)	Non-Injury / No Report
	Obispo + Main	PM	Hit & Run (20002)	Not Located / Report Taken
	Obispo + Main	PM	Accident (11-82)	Non-Injury / No Report
	Obispo + Main	PM	Accident (11-82)	Non-Injury / No Report
	Guadalupe + Main	PM	Accident (11-83)	Unknown Injury / No Report
	Guadalupe + Main	PM	Traffic Stop	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	PM	Reckless Driving (23103)	Not Located

2023 Traffic Incidents

Location	Total Incidents
Obispo + Main	31
Guadalupe + Main	14
TOTAL	45

Month	Incidents
January	5
February	1
March	6
April	4
May	4
June	6
July	4
August	3
September	4
October	9
November	2
December	7
TOTAL	45

2024 Traffic Incidents

Month	Location	Time	Incident Type	Details/Notes
JAN	Obispo + Main	PM	Reckless (23103)	Not Located
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Reckless (23103)	Not Located
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Drunk Driver	Arrested
	Guadalupe + Main	PM	Drunk Driver	Not Located
FEB	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
MAR	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Drunk Driver	Arrested
	Guadalupe + Main	PM	Reckless	Not Located
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
APR	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	AM	Accident (11-82)	Non-Injury / No Report

Month	Location	Time	Incident Type	Details/Notes
MAY	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Accident (11-82)	Non-Injury / No Report
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Drunk Driver	Arrested
	Guadalupe + Main	PM	Accident (11-82)	Non-Injury / No Report
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Drunk Driver	Not Located
JUN	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Drunk Driver	Not Located
	Obispo + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Drunk Driver	Not Located
JULY	Obispo + Main	PM	Traffic Stop	Ticket Issued
	Obispo + Main	PM	Reckless Driver	Not Located
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
AUG	Obispo + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
SEP	Obispo + Main	AM	Accident (11-82)	Non-Injury / Exchange Information
	Guadalupe + Main	PM	Reckless Driver	Not Located
OCT	Obispo + Main	AM	Accident (11-82)	Non-Injury / Exchange Information
NOV	Obispo + Main	AM	Accident (11-79)	Injury / Report Taken
DEC	Obispo + Main	PM	Accident (11-82)	Non-Injury / Exchange Information
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Drunk Driver	Not Located

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	AM	Accident (11-82)	Non-Injury / Exchange Information
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued

2024 Traffic Incidents

Location	Count
Obispo + Main	32
Guadalupe + Main	27
TOTAL	59

Month	Count
JAN	5
FEB	10
MAR	9
APR	8
MAY	7
JUN	6
JUL	8
AUG	3
SEP	2
OCT	1
NOV	1
DEC	6
TOTAL	59

2025 Traffic Incidents

Month	Location	Time	Incident Type	Details/Notes
JAN	Obispo + Main	PM	Hit & Run	Report Taken
	Guadalupe + Main	PM	Accident (11-81)	Minor Injuries / Report Taken
	Guadalupe + Main	PM	Accident (11-82)	Non-Injury / No Report Taken
FEB	Obispo + Main	PM	Accident (11-82)	Non-Injury / No Report Taken
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Accident (11-79)	Minor Injury / Report Taken
MAR	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
APR	Obispo + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
MAY	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Drunk Driver	Not Located
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Reckless Driver	Not Located
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Accident (11-82)	No Injury / No Report Taken
	Obispo + Main	PM	Reckless Driver	Not Located
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Hit & Run	Not Located / No Report Taken
	Guadalupe + Main	PM	Reckless Driver	Not Located
JUNE	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Drunk Driver	Arrested
	Obispo + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Obispo + Main	PM	Reckless Driver	Not Located
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
JULY	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Drunk Driver	Not Located
	Obispo + Main	Pm	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Drunk Driver	Arrested
	Obispo + Main	PM	Drunk Driver	Not Located
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Reckless Driver	Found / Cited

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	PM	Reckless Driver	Found / Cited
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
August	Obispo + Main	PM	Hit & Run	Report Taken
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Accident (11-79)	Minor Injury / Report Taken
	Guadalupe + Main	PM	Drunk Driver	Arrested
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Drunk Driver	Not Located
	Guadalupe + main	PM	Reckless Driver	Not Located
SEP	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Drunk Driver	Arrested
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Reckless Driver	Not Located
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	PM	Traffic Ticket	Ticket Issued
OCT	Obispo + Main	AM	Accident (11-79)	Minor Injury / Report Taken
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	PM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued
	Obispo + Main	AM	Traffic Ticket	Ticket Issued

Month	Location	Time	Incident Type	Details/Notes
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued
	Guadalupe + Main	AM	Traffic Ticket	Ticket Issued

2025 Traffic Incidents

Location	Count
Obispo + Main	55
Guadalupe + Main	27
TOTAL	82

Month	Count
JAN	3
FEB	4
MAR	3
APR	2
MAY	10
JUNE	16
JULY	9
AUG	9
SEP	12
OCT	14
TOTAL	82



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026

Bill Scott

Prepared by:
Bill Scott, Associate Planner

David Trujillo

Approved by:
David Trujillo, Interim City Administrator

SUBJECT: Public hearing to consider an appeal (2025-048-AP) of the Planning Department's decision to deny zoning clearance application 2025-022-ZC to allow a minor home addition and conversion of a detached garage into a Junior Accessory Dwelling Unit; and 2025-026-ZC to allow an addition and conversion of the detached garage into a workshop on property in the R-1 zoning district at 239 Campodonico Avenue (APN 115-192-003).

RECOMMENDATION:

It is recommended that the City Council:

- a. Receive a presentation from staff;
- b. Conduct a public hearing, including: 1) an opportunity for the appellant to present the proposed project; 2) receive any comments from the public; and
- c. Uphold the Director's decision to deny zoning clearance applications 2025-022-ZC and 2025-026-ZC including the requisite findings.

BACKGROUND:

Ms. Maria Quintanilla, owner of the home at 239 Campodonico Street, has filed an appeal requesting that the City Council overturn the Planning Department's decision to deny two successive applications for a zoning clearance. Both requests involved a small addition that would have enlarged and converted a detached garage into living space (Attachment 2 - Appeal Letter).

GMC Section 18.80.010 specifies: "Any person may appeal to the City Council of any order, requirement, decision or determination of the Planning Director or designee..."

Appellant's Property:

Behind the home on the west side are a detached accessory dwelling unit (detached ADU) and a storage shed (Attachment 3 - Aerial Site Photo). On the south side of the house is a detached garage. The detached garage is about 324 square feet in size. The home and its detached garage are estimated to have been constructed in the mid-1950's. As was common at the time, the detached garage was built in the side-yard of the home and is 2 feet 6-inches from the property line on the south side (Attachment 4 – Existing Site Sketch).

Appellants' Proposal:

The appellant's first and preferred request was to construct a Junior ADU (Attachment 5 - Application). Her plan would have allowed a 174-square-foot addition that would have connected the detached garage to the primary home. The addition would then expand the garage to create more living space for the dwelling unit (Attachment 6 – Addition and Conversion Plan).

Number of Accessory Dwelling Units Permitted:

There is one detached ADU on the property. In total, up to two (2) ADUs and one (1) JADU may be permitted, in addition to the main home, on a single-family homesite.

GMC Section 18.53.050 (C)(1) specifies:

- *one detached ADU,*
- *one attached ADU, and*
- *one JADU*

-shall be allowed for each single-family dwelling lot - provided they can meet the requirements of this chapter and other applicable sections of the zoning ordinance.

Since a detached ADU is already existing on the property, the homeowner would have these options: a) an ADU *and* a Junior ADU may be permitted somewhere *within* the home (e.g., a bedroom conversion); or b) an *attached* ADU *may* be considered wherever the four (4) foot setback standard can be met on the property.

Non-Conforming Garage:

As noted, the detached garage was legally constructed 2.5-feet from the side-yard property line. Under the current zoning ordinance (adopted 1980), an accessory structure (i.e., detached garage) must meet the same 5-foot side-yard setback as required for the primary structure. Therefore, the detached garage has a (legal) non-conforming (grandfathered) side-yard setback. Any new construction (except for ADUs) must adhere to the non-conforming use standards contained in Chapter 18.68 of the Municipal Code. Accessory dwelling units are regulated under separate state mandated codes and standards.

Two Applications Submitted:

It is the homeowner's objective to convert the non-conforming detached garage into habitable space. The stated preference was a Junior ADU. The two successive applications were:

May 16, 2025: The homeowner submitted zoning clearance (2025-022-ZC) requesting to convert the detached garage into a Junior ADU. To provide enough space to install a bathroom and some additional living space, a 176 square-foot addition would be constructed. The total living area would then be 500 square feet. To create the required "attached dwelling" the addition would connect the detached garage to the south side of the home (Attachment 5). Since state and City codes explicitly prohibit JADUs in accessory structures of any kind, Zoning Clearance 2025-022-ZC was denied by Planning.

June 11, 2025: a second zoning clearance application (2025-026-ZC) was submitted. That plan again proposed the 176-foot addition. This time, the plan proposed to convert the non-conforming detached garage into a "hobby shop" (Attachment 6). In this case, the proposal was found to conflict with the

current 5-foot side-yard zoning setback requirement. Moreover, the garage conversion would have conflicted Municipal Code Chapter 18.68. This code chapter places stringent restrictions to converting a non-conforming use or structure to another use. Therefore, the second Zoning Clearance 2025-026-ZC was also denied.

Appeal Filed:

In response to the Planning Department's denial of the two applications, on November 18, 2025, Ms. Quintanilla submitted Appeal 2025-048-AP to the City Council (Attachment 2).

Homeowner's Statement:

In her Appeal, the homeowner stated:

I am appealing the denial of an ADU permit for 239 Campodonico Avenue. I have gone through this for a while and submitted different plans. The architect had consulted with the planner, and it seemed like it was going to be approved, but it wasn't. A second consultation was done, and a second plan was submitted, but it was rejected again. A guesthouse was suggested by the planner, and I submitted a plan for this, but it was rejected again. The problem was setback. Right now, the setback for the garage is 2.5-feet. I feel this should be under the grandfather law. I also feel it is cost prohibitive to tear down the garage and start from scratch to comply with the standard. A lot of the properties in Guadalupe do not have any setback. Please consider approving my permit request.

DISCUSSION:

A discussion of the Municipal Code standards that apply to the two zoning clearance applications; and to the procedures for appeals is provided below:

Code Regulations - JADU Addition:

As noted, Zoning clearance 2025-022-ZC proposed to expand and convert the garage into a JADU. Yet, the appellant's request is expressly prohibited. For reference, the California ADU Handbook states: *JADUs are not allowed in accessory structures*. Likewise, GMC Section 18.53.020 (E)(A) states: *The JADU must be fully contained within a single-family home...* Therefore, Zoning Clearance 2025-022-ZC was denied by Planning.

Code Regulations - Workshop Addition:

As noted in the Background Section above, the house and its accessory building (the detached garage) pre-date the current zoning ordinance. GMC 18.52.070 states: *Accessory buildings and structures may be erected within the rear yard setback, but not within the front or side yard setbacks* (Ord. 189 Art. 4 §4, 1980). Since the garage was legally constructed with a 2.5-foot side-yard setback, and the zoning ordinance currently requires a 5-foot side-yard setback, the detached garage currently exists as a (*legal nonconforming* (grandfathered) structure.

GMC 18.68.030 specifies: *Any building or structure existing on February 25, 1980, the date of the adoption of the ordinance codified in this title, which is nonconforming either in use, design or arrangement, shall not be enlarged, extended, reconstructed or structurally altered unless:*

A. A conditional use permit is first secured in each case; and

- B. Such enlargement, extension, reconstruction or alteration is in compliance with the regulations set forth in this title for the district where such building or structure is located*

As stated in part “A” to allow the any conversion of the detached garage to living space the City Council would need to approve a conditional use permit. Furthermore, as stated in part “B” the City Council would need to make the findings to establish that the requested change to the non-conforming structure would not have an adverse impact to the neighboring properties and its 2.5-foot side-yard setback would be consistent with the intent and purpose of the R-1 zone.

ADU Potential:

Although not specifically proposed by the homeowner, staff explored the possibility permitting the addition and garage conversion as an ADU instead of a JADU. Unlike JADUs, ADUs *may* be permitted in additions and/or in detached garage conversions. For attached ADU additions a four (4) foot setback is required. Because of the existing 2.5-foot setback staff was again unable to make the requisite findings to approve an ADU addition. The analysis for a potential ADU is as follows:

Attached ADU Regulations:

GMC section 18.53.050 (A)(Attached ADUs) states: *An ADU within an existing structure (e.g., the primary dwelling unit, attached or detached garage or other accessory structure) shall be permitted ministerially with a zoning clearance and building permit if it:*

- 1) Complies with building and safety codes;*
- 2) Provides independent exterior access from the existing residence;*
- 3) Provides sufficient side and rear setbacks for fire safety.*

The cited code section specifies this type of ADU conversion occurs *within an existing structure*. Whereas the appellant’s proposal involves an expansion that would increase the size of the garage by more than 50 percent. Therefore, staff concluded that this code section would not be supportive of the appellant’s request.

ADU Setback Regulations:

GMC Section 18.53.050 (F)(1)(ADU Setbacks) states:

- a) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit...; and*
- b) a setback of no more than four (4) feet from the side and rear lot lines shall be required for an ADU that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.*

If the garage conversion had been limited to the same location and to the “same dimensions,” the current 2.5-foot side-yard setback could have been permissible. As proposed, the appellant’s project would result in an expansion of the garage. Therefore, staff has concluded that the “no setback” provision stated in part “a” would not apply. Furthermore part “b” states a *new structure* would be

subject to the four (4) foot minimum side-yard setback. Thus, an ADU could not be considered under this code section.

Allowable ADU Expansions:

Government Code 66323(a)(1)(A) specifies: *...the proposed space of an accessory structure may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.*

As proposed, the 176 square-foot addition exceeds this 150-foot maximum. Furthermore, the addition would include a bathroom and other living space. Therefore, both the maximum size and ingress egress only limitations of Government Code 66323(a)(1)(A) would be violated by the appellants proposal.

Consideration of a Smaller ADU:

State law permits efficiency units as small as 220 square feet. Staff estimates that the interior of the detached garage is roughly 300 square feet. The homeowner may consider further work with her designer to explore the possibility of an ADU that fits fully within the walls of the detached garage. To qualify, as a dwelling unit it would need a living area, kitchen facilities and bathroom; and still have a substantial enough connection to the main house to meet the standard for an attached ADU. Furthermore, the addition must meet the size and access only limitations as discussed above.

Summary:

The homeowner's request to convert the detached garage into a JADU is expressly prohibited by law. Likewise, its nonconforming zoning setback prevents Planning from approving a proposal to convert the garage to living space (a workshop). However, staff believes that there are other alternatives:

1. Add an ADU or a JADU within the home interior (e.g., a bedroom conversion to a JADU).
2. Apply for permits to demolish the detached garage and replace it with an addition that meets the required 5-foot side-yard setback (a conditional use permit may be required).
3. Construct an attached ADU that meets the 4-foot setback standards at the rear of the home.
4. Possibly seek a smaller ADU within the walls of the existing structure and with an addition of less than 150 square feet used exclusively for ingress and egress.

As always, it is the responsibility of the landowner and his or her designer to review the codes and to present an acceptable design solution.

Appellant's Request:

To achieve the appellants objective, the City Council would have to override Planning Department's decision and allow the addition and garage conversion, as proposed by the appellant, and include the findings necessary to approve one of the appellant's two zoning clearance requests.

Appeal Procedure:

GMC Chapter 18.80, states: "the appeal procedures specify that the City Council consider the facts at a public hearing. GMC section 18.80.950(A) specifies: "At the close of the public hearing, the City Council may affirm, revise or modify the decision of the Planning Director or designee. If the Council does not

take any action on the appeal within 60 days after the filing thereof, the Planning Director or designee's action shall be deemed affirmed.”

City Council’s Options:

Based on all the facts pertaining to this appeal, the City Council may:

1. Uphold the Planning Department’s decision to deny zoning clearance 2025-022-ZC for a Junior ADU and Zoning Clearance 2025-026-ZC for a home addition.
2. Permit either zoning clearance 2025-022-ZC for a Junior ADU or zoning clearance 2025-026-ZC for a home addition and garage conversion; and make findings that the project would be consistent with the purposes of the applicable zoning ordinance specifications and that the project would have no adverse effect on neighboring properties.
3. Revise or modify the decision of the Planning Department based on items discussed at the public hearing.
4. Direct the appellant to work with her designer to pursue potential alternatives.
5. Take no action upon which the appeal shall be deemed affirmed.

ATTACHMENTS:

1. Resolution No. 2026-02,
2. Appeal Letter
3. Aerial Site Photo
4. Existing Site Layout
5. Junior ADU Application & JADU Floor Plan – 2025-022-ZC
6. Shop Application & Shop Floor Plan – 2025-026-ZC

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, UPHOLDING THE PLANNING DEPARTMENT’S DECISION TO DENY ZONING CLEARANCE APPLICATION 2025-022-ZC TO ALLOW AN ADDITION AND GARAGE CONVERSION INTO A JUNIOR ACCESSORY DWELLING UNIT; AND 2025-026-ZC TO ALLOW AN ADDITION AND GARAGE CONVERSION INTO A WORKSHOP ON PROPERTY IN THE R-1 ZONING DISTRICT AT 239 CAMPODONICO AVENUE (APN 115-192-003).

WHEREAS, Ms. Maria Quintanilla, (the “Appellant”) has submitted an appeal (2025-048-ZC) requesting that the City Council overturn the Planning Department’s denial of Zoning Clearances 2025-022-ZC and 2025-026-ZC for property in the R-1 (single-family) zoning district at 239 Campodónico Avenue; and

WHEREAS, a detached accessory dwelling unit (ADU) is existing behind the home on the west side, and a 340 square-foot detached garage is existing in the side-yard on the south side of the home; and

WHEREAS, on May 16, 2025, the appellant submitted Zoning Clearance application 2025-022-ZC to the Planning Department to allow a 176 square-foot addition that would attach the garage to the primary home and convert the garage into Junior Accessory Dwelling Unit (JADU); and

WHEREAS, Chapter 18.53 of the City of Guadalupe Municipal Code establishes the regulations for permitting Accessory Dwelling Units and Junior Accessory Dwelling Units; and GMC sections 18.53.020(E) and 18.53.050(C)(2) expressly prohibit conversion of an accessory structure into a JADU; and

WHEREAS, based on said Municipal Code standards, on May 30, 2025, Zoning Clearance application 2025-022-ZC was denied by the Planning Department; and

WHEREAS, on June 11, 2025, Zoning Clearance 2025-026-ZC was submitted by the appellant to propose a 176 square-foot addition that would expand the garage and convert the garage into a workshop; and

WHEREAS, Municipal Code Sections 18.52.040 and 18.52.070 require a five-foot side-yard setback for accessory structures including detached garages in the R-1 zoning district; and the detached garage was constructed legally in the side-yard of the home at 2.5-feet from the property line; and

WHEREAS, as specified by Municipal Code Chapter 18.52, the detached garage in the side-yard setback is non-conforming structure, and said Municipal Code chapter prohibits any change in use or structural alteration to a non-conforming use or structure unless a conditional use permit is approved to authorize such change; and

WHEREAS, based on non-conformance with said 5-foot zoning setback standard for additions and said specification for modifications to non-conforming uses and structures, on July 25, 2025, the Planning Department denied Zoning Clearance 2025-026-ZC; and

WHEREAS, on November 18, 2025, the appellant filed Appeal 2025-048-AP requesting that the City Council overrule the Planning Department’s decision to deny Zoning Clearance 2025-022-ZC or Zoning Clearance 2025-026-ZC; and

WHEREAS, the City Council held a duly noticed public hearing on January 13, 2026, at which time all interested persons were given the opportunity to be heard and notice of said hearing was published in the Santa Maria Times at least 10 days prior to the public hearing. Said public hearing notice of the hearing in three public places in the City (including one at the area affected). of said property also receiving notice; and

WHEREAS, the City Council has considered the entire administrative record, including the staff report and all attachments, has received evidence from City staff, and heard oral and written testimony from interested persons, including the Appellant.

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

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

SECTION 2. The City Council hereby denies the Appeal in this matter and finds that the denial of this of the addition and garage conversion is consistent with the City's General Plan, and applicable sections of the City's Municipal Code.

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

PASSED, APPROVED AND ADOPTED at a regular meeting on 13th day of January 2026 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Judy Wilson, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2026-02**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held January 13, 2026, and that same was approved and adopted.

ATTEST:

Judy Wilson, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney



**City of Guadalupe
Appeal to City Council**

PA# 2025-048-AP

OFFICIAL USE ONLY

Amount Paid

\$739.00

Receipt #

Name(s) of Appellant(s)

1) Maria Quintanilla

2)

3)

Telephone No(s).

1)

2)

3)

Address(es) of Appellant(s)

1) 238 Campodonico Avenue
Guadalupe, CA 93434

2)

3)

Email Address(es)

1) albayomar@yahoo.com

2)

3)

Mailing Address(es) (if different from above)

1)

2)

3)

Application(s)/Request being appealed

I am appealing the denial of the ADU permit for 239 Campodonico Avenue.

Applicant, if other than appellant

Commission/Dept. Director Action

Date of Action

Project Location

Project Description

Reason for Appeal (use additional sheets if necessary)

I am appealing the denial of the ADU permit for 239 Campodonico Avenue. I have gone through this for a while and submitted different plans. The architect had consulted with the planner and it seemed like it was going to be approved, but it wasn't. A second consultation was done and a second plan was submitted, but it was rejected again. A guesthouse was suggested by the planner and I submitted a plan for this, but it was rejected again. The problem is the setback. Right now the setback for the garage is 2.5 ft. I feel this should fall under the grandfather law. I also feel it is cost prohibitive to tear down the garage and start from scratch to comply with the standard. A lot of the properties especially the garages in Guadalupe do not have any setback. Please consider approving the permit request.

Signature(s) of Appellant(s)

1)

2)

3)

Date

11/18/25

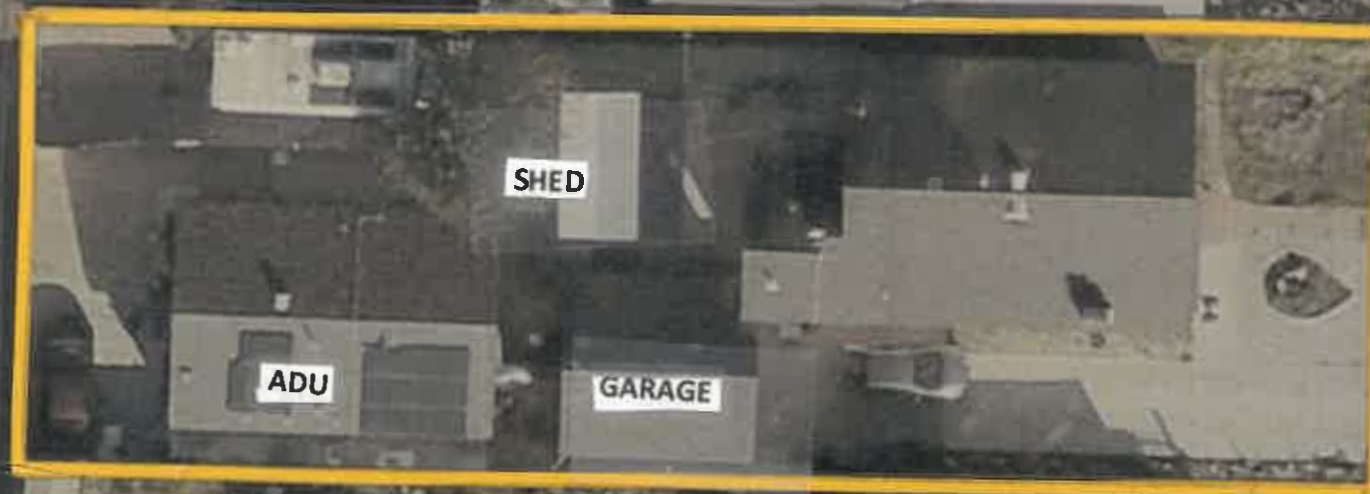
RECEIVED

NOV 18 2025

CITY OF GUADALUPE
BUILDING DEPARTMENT

August 2020

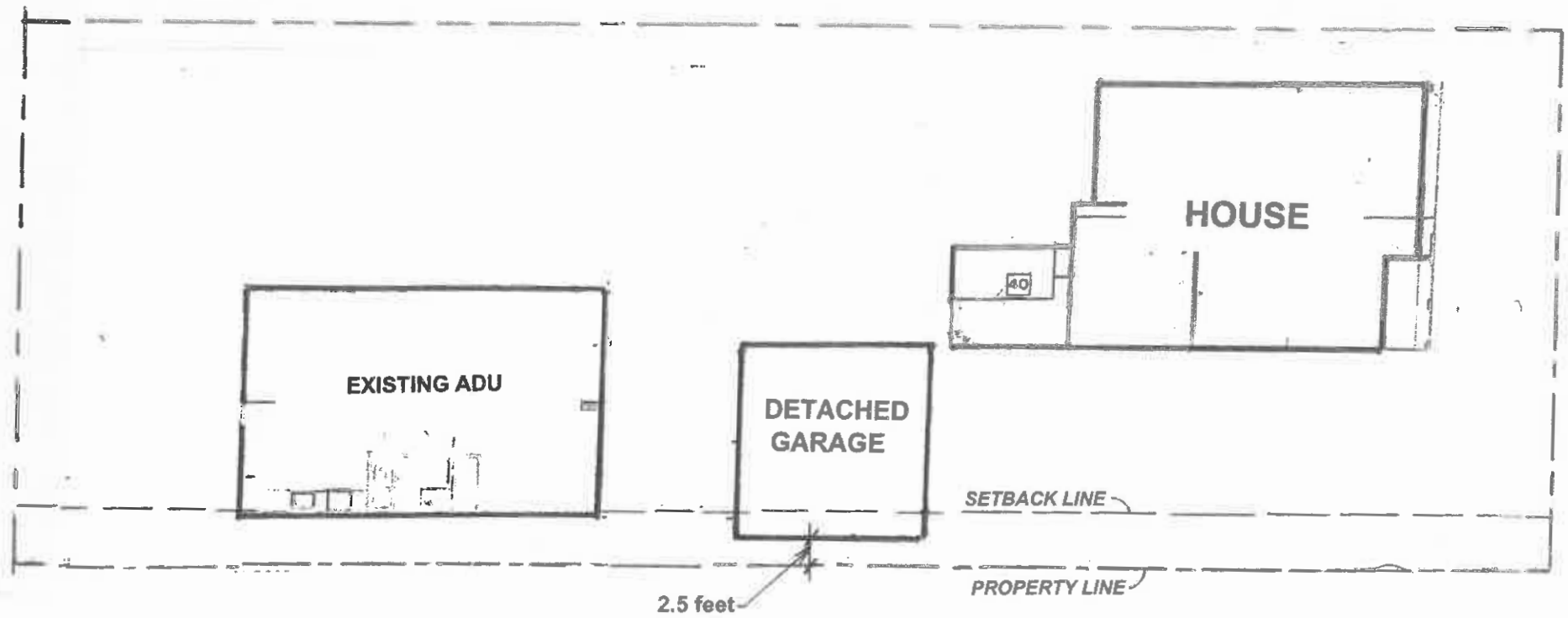
ATTACHMENT 3
AERIAL SITE PHOTO



CAMPODONICO AVE.



ATTACHMENT 4
EXISTING SITE SKETCH



NO SCALE

EXISTING





City of Guadalupe Planning Department

PLANNING APPLICATION FORM – Ministerial Permits

GENERAL REQUIREMENTS (Print or Type)

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the attached **Application and Filing Requirements** form. Please note that an incomplete application will not be accepted for processing.

Junior ADU
Name of Proposed Project

239 Campodonico Avenue Guadalupe
Location of Project

115-192-003 .24
Assessors Parcel No. Property Size; Square Feet Acres

883 501
Building(s) Size: Existing Proposed Height

R-3
Zoning: Existing Proposed General Plan Designation: Existing Proposed

Maria Quintanilla (805) 720-1373 albayomar@yahoo.com
Applicant/Contact Name Phone No: Fax No: Email:

238 Campodonico, Guadalupe, CA 93434
Address

Same as above
Property Owner (if different from above) Phone No:
Address

Application Type: Type of Review Requested (Please Check All Applicable Boxes)

- ☐ Sign Permit
- ☐ Zoning Clearance
- ☐ Temporary Structure
- ☒ Other Building permit.

PROJECT DESCRIPTION

Detailed description of the Proposed Project (Attach additional sheets if necessary)

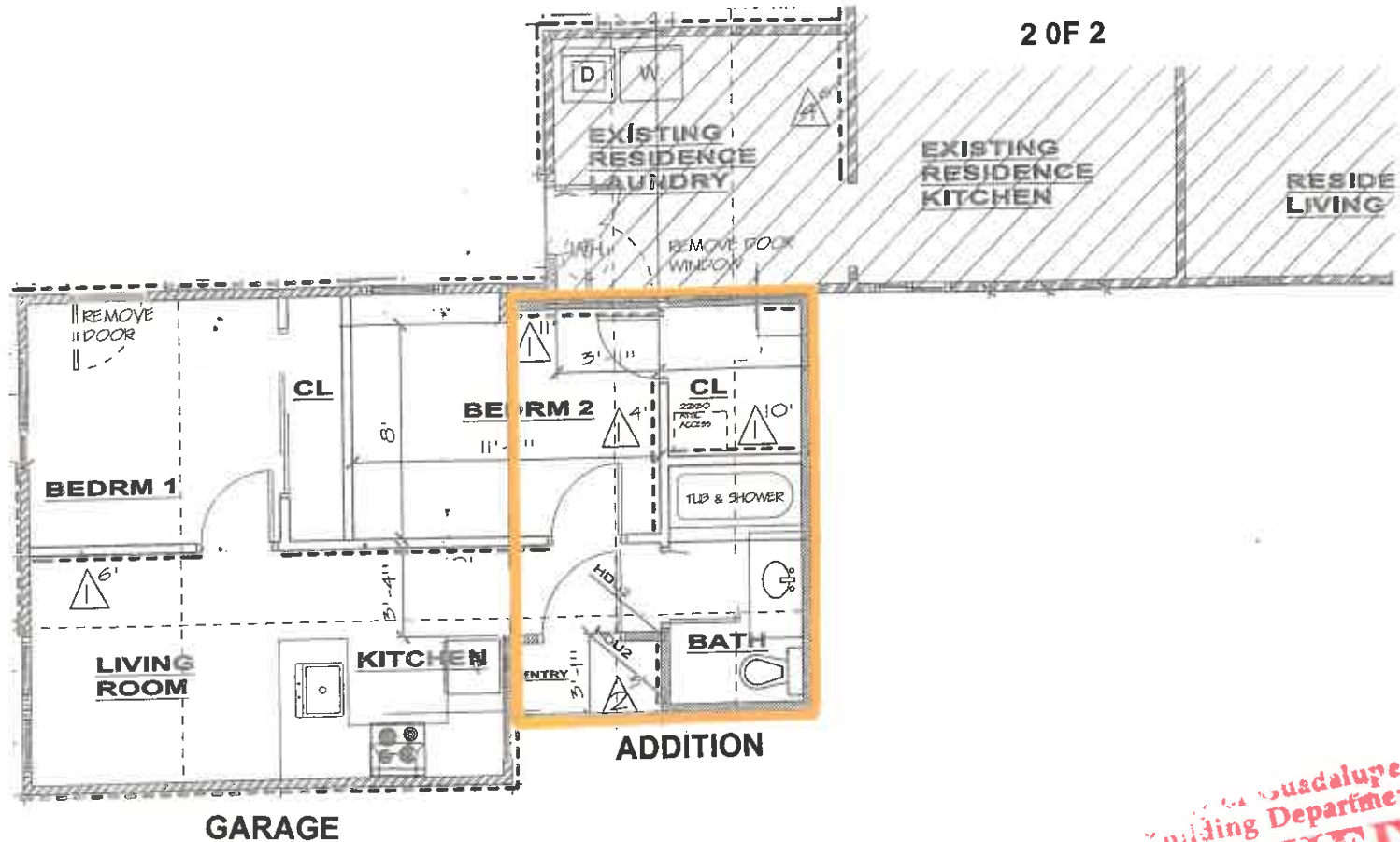
GARAGE CONVERSION INTO JADU

**City of Guadalupe
Building Department
DENIED**
Date: 6/30/2025
By: Bill Scott

**ATTACHMENT 5
APPLICATION – JUNIOR ADU
2025-022-ZC**

ATTACHMENT 5
PROPOSED PLAN – JUNIOR ADU
2025-022-ZC

2 OF 2



City of Guadalupe
Building Department
DENIED
6/30/2025
Bill Scott

FIRST PROPOSAL – JUNIOR ADU



City of Guadalupe Plar

ATTACHMENT 6
APPLICATION – WORKSHOP
2025-026-ZC

PLANNING APPLICATION FOR

1 OF 2

GENERAL REQUIREMENTS (Print or Type)

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the attached **Application and Filing Requirements** form. Please note that an incomplete application will **not** be accepted for processing.

Garage addition and conversion to a shop
Name of Proposed Project

239 Campodonico Ave, Guadalupe CA 93434
Location of Project

115-192-003 0.24 acres
Assessors Parcel No. Property Size; Square Feet Acres

1223 500
Building(s) Size: Existing Proposed Height

R-3 R-3
Zoning: Existing Proposed General Plan Designation: Existing Proposed

Maria Quintanilla (805)720-1373 albayomar@yahoo.com
Applicant/Contact Name Phone No: Fax No: Email:

238 Campabnico Ave, Guadalupe CA 93434
Address

Maria Quintanilla (805)720-1373
Property Owner (if different from above) Phone No:

238 Campabnico Ave, Guadalupe CA 93434
Address

Application Type: Type of Review Requested (Please Check All Applicable Boxes)

- ☐ Sign Permit
- ☒ Zoning Clearance
- ☐ Temporary Structure
- ☐ Other _____

PROJECT DESCRIPTION

Detailed description of the Proposed Project (Attach additional sheets if necessary)

Garage addition and conversion to shop

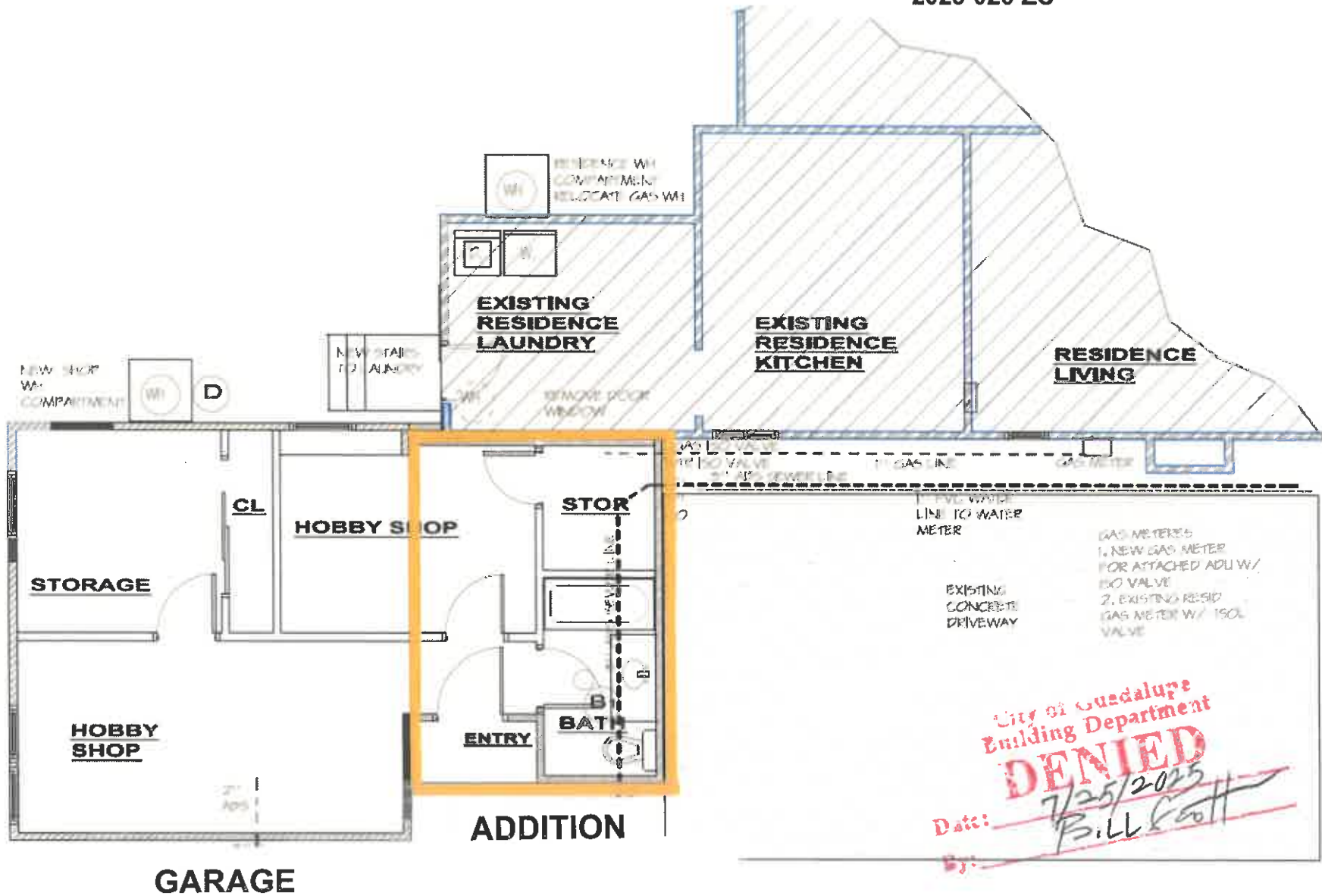
RECEIVED

JUN 11 2025

CITY OF GUADALUPE
BUILDING DEPARTMENT

City of Guadalupe
Building Department
DENIED
Date: 7/25/2025
By: Bill Scott

**ATTACHMENT 6
PROPOSED PLAN – WORKSHOP ADDITION
2025-026-ZC**



SECOND PROPOSAL - WORKSHOP



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2026

Bill Scott

Prepared by:
Bill Scott, Associate Planner

David Trujillo

Approved by:
David Trujillo, Interim City Administrator

SUBJECT: Review of a Pre-Application (2025-049-PA) to consider a request to establish a workshop, outdoor storage facility and a horse stable on a portion of a 9.4-acre property on the east side of Peralta Street, 500 feet north of Twelfth Street (APN 115-020-014)

RECOMMENDATION:

It is recommended that the City Council:

- a. Receive a presentation from staff;
- b. Accept public comments, including an opportunity for the applicant to present the proposed project; and
- c. Provide staff with general non-binding comments on the proposed project.

BACKGROUND:

The applicant, Mr. Juan De La Torre, is requesting City Council consideration of his proposal to establish a workshop, associated outdoor storage yard and a horse stable a portion of an undeveloped parcel. The 9.4-acre property is located on the east side of Peralta Street, approximately 500 feet north of Twelfth Street (Attachment 1 – Aerial Vicinity Map).

Mr. De La Torre has indicated that the property is currently available for sale, and he is interested in purchasing the property. The applicant is requesting this Pre-Application to obtain some initial feedback from the City Council before he commits to buying the land. However, no conceptual plans or specific details have been provided to more fully describe his envisioned use of the land.

Project Site:

As shown on the Official Zoning Map (Attachment 2), the 9.4 acres is that narrow strip of land zoned for OS (Open Space) use at the far north easternmost portion of the city. The lot is covered mostly by non-native grasslands and scattered shrubs. Remnants of a small wooden livestock corral are on the westerly portion of the property (Attachment 2-Aerial Vicinity Map). County records indicate that the property was formerly used as a landfill (Peralta Street Dump) which was closed in 2007.

Surrounding Land Uses

On the north side of the property is a 30-acre parcel in unincorporated Santa Barbara County. That parcel contains both open grassland areas as well as various industrial operations. Although the property is zoned for agricultural use in the County, the County's Land Use Map denotes the area as "urban" in recognition of the existing industrial operations. To the west, across Peralta Street is the Beechnut Cooling facility. The lands to the west are zoned GI (General Industrial) in the City. To the east and south are agricultural lands zoned for agricultural use in unincorporated county (Attachment 2 - Aerial Vicinity Map).

Project Description:

Although more precise details have not been provided, Mr. De La Torre has indicated that his shop would be very small scale and used only to service and repair his farm equipment. He has also indicated that the facility would occupy a small portion of the property near Peralta Street at the west end. The major portion of the 9.4-acres would continue to remain in its natural state. The applicant's request letter is provided as Attachment 3.

DISCUSSION:

The primary issues associated with the applicant's proposal are: 1) consistency with the City's Municipal Code (Zoning Ordinance); and (2) environmental considerations.

Consistency with the Zoning Ordinance:

GMC Section 18.48.010 specifies: *The purpose of the open space district is to provide a district which may be used to preserve the open space status of land so designated in the open space element of the General Plan.*

Based on the stated purpose; a shop and outdoor storage facility would appear to be contrary to the purpose of the OS (Open Space) zoning district. It is also noted that the zoning ordinance typically permits equipment repair shops as appropriate for the MC (Commercial Industrial) and GI (General Industrial) zoning districts.

Yet, the OS (Open Space) district does allow for some limited forms of urban development. For example, schools are permitted in the OS (Open Space) zone. Furthermore, GMC Section 18.48 (Conditional Uses) specifies: *...grading, filling, excavation, paving, clearing, draining, farming or other alterations to the existing status of the property...* may be permitted through City Council approval of a conditional use permit. Therefore, staff believes that; if the shop is small enough in scale and is directly associated the applicant's farming operation, it *may* be considered as appropriate at this location. A conditional use permit is discretionary and the applicant is provided no guarantee of a CUP approval.

Environmental Considerations:

It is recognized that the property was once a solid waste disposal facility. Currently, the Conservation and Open Space Element of the General Plan designates the property *as Riparian Wetland*.

General Plan Policy COS-1.4 states: *Where development could occur in areas with potential habitat for special-species occur, an assessment of potential impacts to biological resources shall be conducted by a*

qualified biologist. This policy further states: If determined necessary by a qualified biologist, focused surveys per applicable regulatory agency protocols shall be conducted... Impacts to special-status species shall be avoided or minimized to the extent possible. If impacts cannot be avoided, measures to mitigate for the loss of individuals and/or habitat shall be implemented.

As stated above, a conditional use permit would be required to make findings that a workshop and storage facility is appropriate on the property. As the first step, the landowner would need to retain a qualified biologist to perform a site-specific biological assessment. If special status (protected) species or their habitat are discovered, mitigation measures would have to be implemented, most likely through preparation of a Mitigated Negative Declaration (MND). The measures identified by the MND would typically be implemented under the supervision of a qualified biologist, as specified before or during any grading or land disturbance activity.

Horse Stables:

The applicant is also proposing to establish a horse stable on the property. The applicant has stated that the stables would be for the private recreational use of family members and friends. The OS (Open Space) zone permits "private recreational facilities." Thus, if found to be a private recreational use, an equestrian stable *could* be found to be consistent with the intent and purpose of the OS zone.

Municipal Code Title 6:

Title 6 of the Guadalupe Municipal Code expressly prohibits livestock within the Guadalupe City Limits. GMC Section 6.04.210 states: *No person shall keep, harbor, maintain upon his or her premises within the City any fowl, livestock or wild animals.* Given, the strict prohibition expressed by this Code Chapter, the City Council would need to make specific findings to establish that a private horse stable would not be inconsistent with intent and purpose of Title 6; and that a private equestrian facility would not be detrimental to the good and welfare of the surrounding properties.

Compatibility with Surrounding Uses: As noted, the property is surrounded by industrial and open space to the north. Agricultural uses are present in the unincorporated county land on the east and south. Heavy industrial uses are located to the west. Therefore, staff believes, through conditional use permit approval, a private workshop and equestrian stables would likely have no adverse impact on neighboring uses.

Requisite Improvements:

The uses envisioned by the applicant would require some degree of physical improvements to current Municipal Code standards. For example, any access driveway should be paved to City standards. Likewise, any outdoor storage facility would be paved and designed and operated to meet applicable stormwater management protection standards.

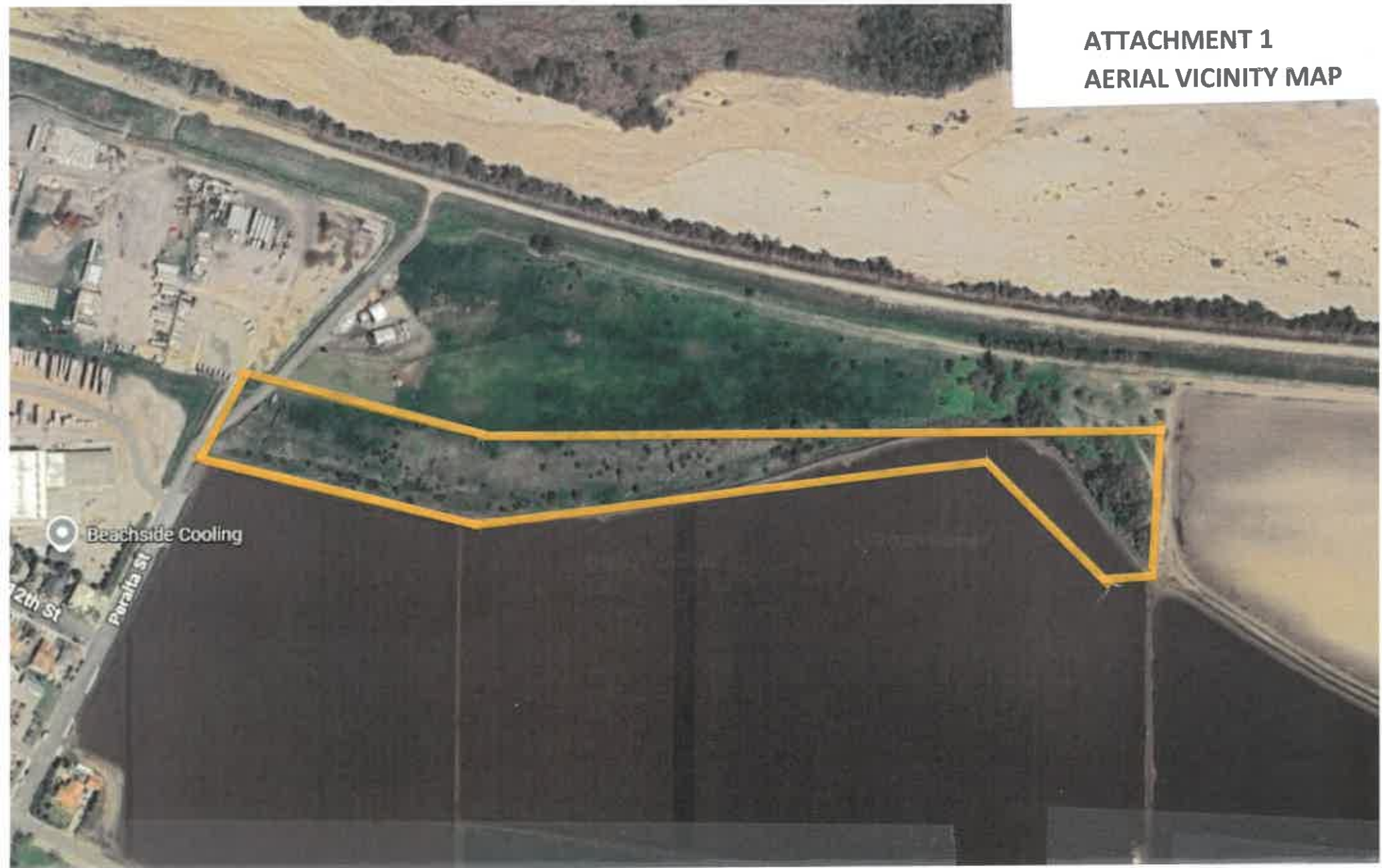
CONCLUSION

In summary, the stated purpose of the (OS) Open Space zoning district is to; *provide a district which may be used to preserve the open space status of land...* However, limited farming-related activities may be allowed in the OS zone upon approval of a conditional use permit. Special findings would have to be made to consider an equestrian stable. If the applicant were allowed to proceed, the first step, would be a biological assessment by a qualified biologist. The results of the biological assessment would determine the scope of CEQA review that would be needed.

ATTACHMENTS:

1. Aerial Site Map
2. Zoning Map
3. Applicant's Request Letter

**ATTACHMENT 1
AERIAL VICINITY MAP**

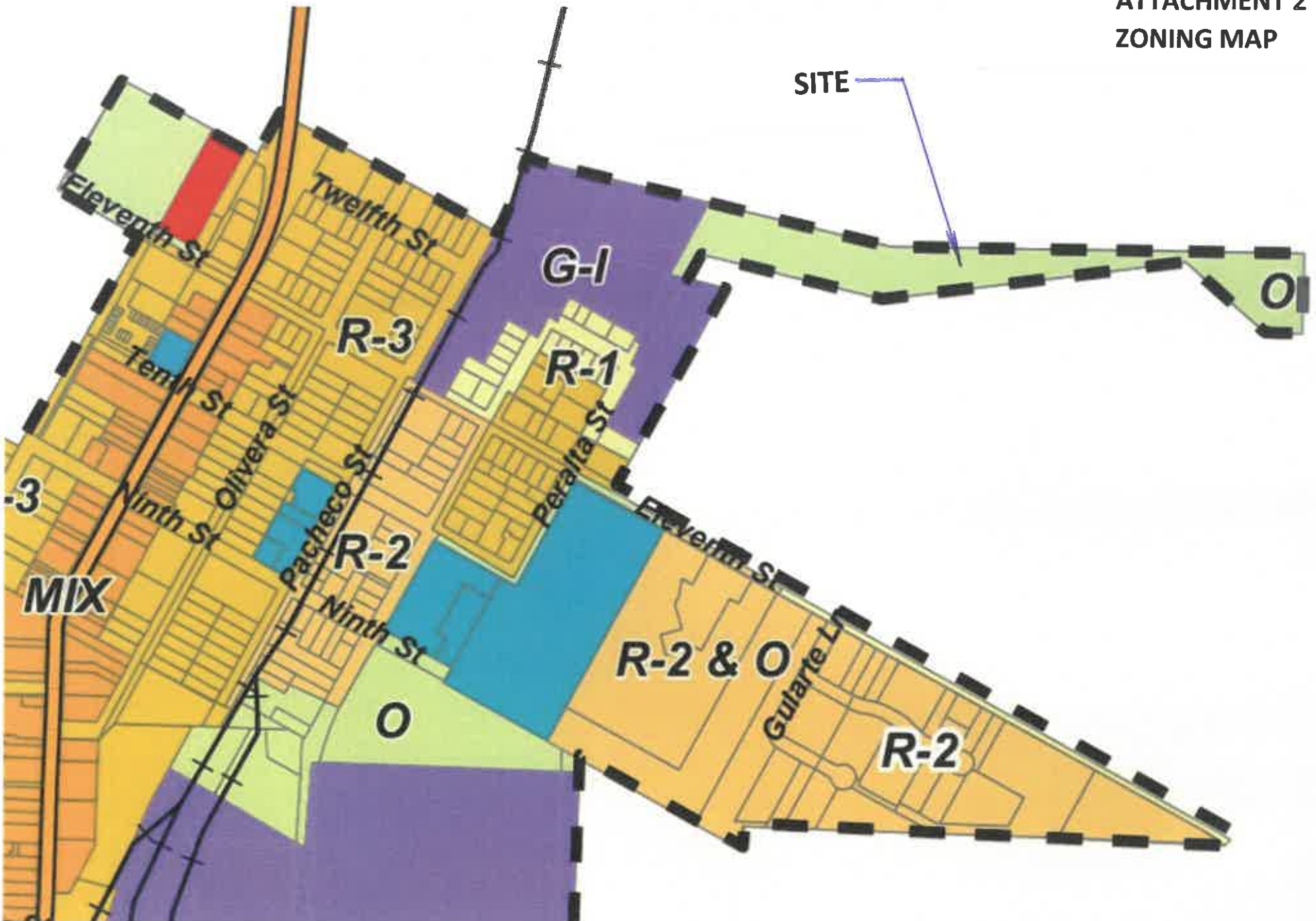


NORTH



ATTACHMENT 2
ZONING MAP

SITE



**ATTACHMENT 3
REQUEST LETTER**

Juan De La Torre
4617 S Blosser Rd
Santa Maria, CA 93455

November 24, 2025

City of Guadalupe
918 Obispo St
Guadalupe, CA 93434

Re: APN 115-020-014

To whom it may concern,

I am writing to formally express my interest in purchasing the vacant lot on Peralta St, identified by APN 115-020-014. An image of the property is attached for reference. After careful evaluation, I have determined that this land would be ideal for my intended use, which includes developing a maintenance shop and horse stalls.

I would welcome the opportunity to discuss a possible purchase and explore next steps. If my intent is not feasible at this time, I would appreciate any information regarding alternative allowable uses for this parcel.

Thank you for your time and consideration. I look forward to the possibility of working together.

Respectfully,



Juan De La Torre



Agenda Item No. 13

REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE Agenda of January 13, 2026

Philip F. Sinco

Prepared by:
Philip F. Sinco, City Attorney

David Trujillo

Approved by:
David Trujillo, Interim City Administrator

SUBJECT: Conveyance of the former Al's Union parcel from the Successor Agency to the Redevelopment Agency of the City of Guadalupe to the City of Guadalupe

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2026-03 consenting to the conveyance by quit claim deed of the former Al's Union parcel from the Successor Agency to the Redevelopment Agency of the City of Guadalupe to the City of Guadalupe.

BACKGROUND:

The former "Al's Union" parcel (composed of two lots) is real property located at 4646 10th Street (and sometimes identified as being located at 995 Guadalupe Street) in the City of Guadalupe (APN 115-071). It was obtained by the former Redevelopment Agency of the City of Guadalupe (sometimes referred to as the City of Guadalupe Community Development Agency) on August 26, 2006. The parcel was contaminated as a result of its former use as a gasoline service station and was donated to the former redevelopment agency in exchange for the former Redevelopment Agency's agreement to remediate the property. The State Water Resources Control Board had set aside \$1.5 million from its Cleanup of Underground Storage (UST) Fund to remediate the property.

All California redevelopment agencies were eliminated on February 1, 2012, pursuant to ABx1 26 and the ruling by the California Supreme Court issued on December 29, 2011, in the case of *California Redevelopment Assn. v. Matosantos* (2011) 53 Cal.4th 231 upholding the constitutionality of AB 26 x1. As a result, all redevelopment agencies in California were succeeded by successor agencies subject to the authority of oversight boards charged with winding up the affairs of dissolved redevelopment agencies. In June 2013, the California Legislature enacted AB 1487, which, among other things, required successor agencies to prepare a long-range property management plan ("LRPMP") for the disposition of all real properties owned by former redevelopment agencies. The LRPMP had to be approved by the oversight board, and then, by the California Department of Finance ("DOF"). Accordingly, the Successor Agency to the Redevelopment Agency of the City of Guadalupe ("SA") was created.

The LRPMP of the SA was approved by the SA's Oversight Board on August 22, 2013, and subsequently, by DOF. The SA's LRPMP addressed the disposition of a total of six (6) properties owned by the City's former redevelopment agency, all of which have been disposed of as provided by the LRPMP except for the AI's Union parcel.

The LRPMP provided that the AI's Union parcel was to be sold with the proceeds of the sale to be distributed to various governmental entities, including the City, that are entitled by statute to receive a portion of property taxes on an annual basis, once the environmental remediation required for the site was complete. The remediation work was completed sometime in early 2022, and a final closure letter was issued on June 30, 2022.

Before the property could be sold, the SA had to comply with the Surplus Land Act (SLA), and as required by the SLA, the SA gave public notice about the availability of the AI's Union parcel in June 2023. The SLA requires local agencies to give written notice of the availability of surplus lands to other local public entities, including schools and park districts, within whose jurisdiction the property is located, as well as to housing sponsors that have notified HCD of their interest in surplus properties. These entities have 60 days to respond to the public notice if they are interested in negotiating for the purchase of the property.

None of the eligible entities responded to the notice within the 60-day time period, and after notifying the California Department of Housing and Community Development ("HCD") that the SA had fulfilled its obligations pursuant the SLA, HCD sent a letter to the SA dated October 9, 2023, determining that it had met the requirements of the SLA and is therefore permitted to sell or lease the Property.

During the City Administrator's Report portion of the Council meeting held on October 24, 2023, when the City Administrator reported to the Council about the completion of the procedures required by the SLA and the available of the AI's Union property to be sold or leased by the SA, Council members indicated an interest in having the property transferred to the City for possible City use. Since this possibility was not on the agenda, no action was taken at the time. The AI's Union Property is an empty lot and does not meet the requirements of the Dissolution Law for a governmental use property, which state that the property must have been constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, parking facilities and lots dedicated solely to public parking, and local agency administrative buildings, pursuant to an existing agreement relating to the construction or use of such asset.

Because the SA has disposed of all its other properties and assets, and its remaining enforceable obligation consists of predetermined bond payments and related expenses, it is eligible for a "Last and Final Recognized Obligation Payment Schedule (ROPS)" as defined under the Dissolution Law. The filing of a Last and Final ROPS requires that all future payments owed by the SA be made pursuant to a defined payment schedule. The Last and Final ROPS is of benefit to the City and the SA as once approved, the SA need no longer file and annual ROPS nor the annual Prior Period Adjustment (PPA) schedule, nor seek Oversight Board and DOF approval of those items. The SA determined that marketing and selling the AI's Union property (as provided in the LRPMP) was a potentially long and uncertain process and would likely delay the filing of the Last and Final ROPS.

As a result, because the AI's Union property did not qualify for transfer to the City for a governmental purpose, the SA proposed to transfer the AI's Union Property to the City for future development, as permitted under the Dissolution Law.

The issue was brought before the SA at a meeting held on November 28, 2023, at which SA staff recommended that the AI's Union property be transferred to the City for future development. The SA Board was in support but in order for the SA to dispose of the property in a manner not contemplated by the LRPMP, the SA was required to obtain the approval of the County Oversight Board and the DOF. SA legal counsel and staff submitted an agenda item to the Countywide Oversight Board concerning the proposed transfer at the Countywide Oversight Board's meeting held on January 17, 2024.

The County Oversight Board approved the transfer to the City at its meeting on January 17, 2024, when it adopted Santa Barbara County Oversight Board (COB) Resolution No. 24-03. (**Attachment 2**). The conveyance of the AI's Union parcel to the City was reviewed and approved by the Department of Finance on February 24, 2025. (**Attachment 3**). Finally, COB Resolution No. 24-03 provided that the conveyance of the AI's Union parcel from the SA to the City could occur upon full execution of a compensation agreement between the City and all affected taxing entities for the distribution of net funds received, if any, from the sale of the property. The form of Compensation Agreement was approved by the City Council by adoption of Resolution 2025-02 on January 14, 2025 (**Attachment 4**). The compensation agreement was "fully executed" by all of the required parties as of October 7, 2025. (**Attachment 5**). Accordingly, the property may be conveyed to the City at this time.

DISCUSSION:

The City Council is being asked to accept and grant its consent to the transfer of the AI's Union parcel by quit claim deed and to direct staff to record the deed. Government Code section 27281 requires that when real property is conveyed to a political corporation, the grantee must consent to the transfer before the deed may be recorded. In order for the Successor Agency to convey these properties to the City by deed, Government Code section 27821 requires that the City consent to the conveyances before the deeds may be recorded. This consent may be provided by the City Clerk pursuant to the Council's adoption of Resolution No. 2018-21.

A copy of the deed from the SA to the City for the property to be approved by the Council is attached hereto as **Attachment 6** (and also, as Exhibit 1 to Resolution No. 2026-03, which is attached hereto as **Attachment 1**).

The Council should be aware of two issues that affect the property:

1. The property is being transferred by the SA to the City by way of a quit claim deed, which means that the SA is transferring to the City only the title it holds to the property. The SA holds title to the property as an owner with a 6/7th share. A 1/7th share is owned by the heir(s) of Francis E. Campodonico. (**Attachment 7**). Obviously, the City will eventually need to acquire ownership of this 1/7th interest from whoever owns it prior to using or selling the property.

2. Although there were some Council members interested in possible use of the property for a City use of some sort, some uses by the City may not be permitted under the Compensation Agreement. Though the Compensation Agreement (**Attachment 5**) permits the AI's Union property to be used for an "Interim Municipal Use," such use is defined as use by the City such as for community space, landscape features, parking lots available for community events, and such. The Compensation Agreement requires that the City use diligent good faith efforts to select a Developer for the AI's Union property or negotiate and obtain approval and execution of a Disposition and Development Agreement (DDA) for the AI's Union property and dispose of the AI's Union property to the developer in accordance with the applicable DDA. The timing for the City to do so is vague as the Compensation Agreement only requires that the City do so within a time frame determined by the City to yield a financially feasible and marketable development.

If the City would like to pursue a more permanent municipal use of the AI's Union property, like a fire station, the City would have to seek to amend the Compensation Agreement. Otherwise, the City is permitted to issue a Request for Proposal (RFP) or similar notice seeking developers for the AI's Union property. Any proposed use of the AI's Union property or issuance of a RFP would need to be considered at a future meeting of the City Council.

3. Although there has not been any discussions about possibly using the AI's Union parcel for residential use, an affordability covenant (see **Attachment 8**) must be recorded against the AI's Union property in connection with HCD's approval of the sale of the property pursuant to the SLA. The affordability covenant provides that if ten (10) or more residential units are developed on the property, then not less than 15 percent of the total number of residential units developed on the property must be sold or rented at affordable housing cost, or affordable rent, to lower income households, all as defined in the California Health and Safety Code. Rental units must remain affordable to and occupied by lower income households for a period of 55 years for rental housing or 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of the California Government Code.

FISCAL IMPACT:

None with respect to the conveyance of the property; however, they

ATTACHMENTS:

1. City of Guadalupe City Council Resolution No. 2026-03
2. Santa Barbara County Oversight Board Resolution No. 24-03
3. Department of Finance Determination Letter, dated February 21, 2024
4. City of Guadalupe City Council Resolution No. 2025-02
5. Fully Executed Compensation Agreement
6. Quit claim deed from Successor Agency to the City of Guadalupe
7. Preliminary title report, dated October 2, 2023
8. Sample affordability covenant

RESOLUTION NO. 2026-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA CONSENTING TO THE CONVEYANCE OF REAL PROPERTY FROM THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE

WHEREAS, on June 29, 2011, the Legislature of the State of California (the “State”) adopted Assembly Bill x1 26 (“AB 26”), which amended provisions of the State’s Community Redevelopment Law (Health & Safety Code sections 33000 et seq.); and

WHEREAS, pursuant to AB 26 and the California Supreme Court decision in *California Redevelopment Association, et al. v. Ana Matasantos, et al.*, which upheld AB 26 (together with AB 1484, as amended to date, the “Dissolution Law”), the former Redevelopment Agency of the City of Guadalupe (the “Agency”) was dissolved on February 1, 2012; and

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Guadalupe (the “Successor Agency”) is charged with implementing recognized enforceable obligations, disposing of real properties pursuant to a Long-Range Property Management Plan (“LRPMP”), and winding down of the affairs of the former Redevelopment Agency of the City of Guadalupe in accordance with the California Health and Safety Code; and

WHEREAS, the Successor Agency is the owner of certain real property in the City of Guadalupe (“City”) more particularly described as Assessor’s Parcel Number 115-071-001 (the “Property”), and often referred to as the “Al’s Union” parcel; and

WHEREAS, the LRPMP provided that the Property was to be sold, however, in order to facilitate the filing of a Last and Final Recognized Obligation Payment Schedule, the Successor Agency approved a resolution at a meeting held on November 28, 2023, to transfer the Property to the City for future development; and

WHEREAS, because the transfer of the Property to the City for future development was not authorized by the LRPMP, the statutory requirements for disposition real property set forth in Health and Safety Code section 34181(a) and 34177(e) apply, and the Successor Agency was required to obtain the approval of the Countywide Oversight Board and the California Department of Finance (DOF); and

WHEREAS, pursuant to Health & Safety Code Section 34181(f), the Countywide Oversight Board approved the proposed transfer at the Countywide Oversight Board’s meeting held on January 17, 2024, provided that prior to such conveyance, the City and the affected taxing entities have fully executed a compensation agreement for the distribution of net funds received, if any, from the sale of the Property; and

WHEREAS, the conveyance of the Property to the City was reviewed and approved by the Department of Finance on February 24, 2025; and

WHEREAS, a compensation agreement was fully executed by the City and all taxing entities on October 7, 2025; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, Government Code section 27281 provides that deeds or grants conveying to a political corporation real property or any interest therein or easement thereon for public purposes shall not be accepted for recordation without the consent of the grantee; and

WHEREAS, the consent of the grantee may be shown by means of a resolution of said political corporation.

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

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. That the quit claim deed to the Property, attached hereto as Exhibit 1, is accepted on behalf of the City, and that the City consents to the recordation of the quit claim deed.

SECTION 3. That if any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

SECTION 5. That the City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of January 2026 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Judy Wilson, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2026-03**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held January 13, 2026, and that same was approved and adopted.

ATTEST:

Judy Wilson, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City of Guadalupe
918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434

Assessor Parcel No. 115-071-001

Exempt from Recording Fees per Govt. Code §27383
Exempt from Documentary Transfer Tax per Calif.
Rev. & Tax. Code §11922

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE CITY OF GUADALUPE COMMUNITY REDEVELOPMENT AGENCY, a public agency (“Transferor”), hereby remises, releases and forever quitclaims to the CITY OF GUADALUPE, a municipal corporation (“Grantee”), the real property located in Guadalupe, California, Santa Barbara County, State of California, described as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT “A”

IN WITNESS WHEREOF, Transferor has caused this instrument to be executed this _____ day of _____, 2025.

**TRANSFEROR: Successor Agency to the
City of Guadalupe Community
Redevelopment Agency**

By: _____
(Signature)

Name: David Trujillo, Executive Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GUADALUPE, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWESTERLY CORNER OF GUADALUPE AND TENTH (FORMERLY THIRD) STREETS AND RUNNING WESTERLY ALONG THE SOUTHERLY LINE OF TENTH (FORMERLY THIRD) STREET THREE HUNDRED FORTY-FOUR (344) FEET; THENCE AT A RIGHT ANGLE SOUTHERLY FIFTY (50) FEET; THENCE AT A RIGHT ANGLE EASTERLY THREE HUNDRED FORTY-FOUR (344) FEET; THENCE A RIGHT ANGLE NORTHERLY FIFTY (50) FEET TO THE POINT OF BEGINNING, BEING A PIECE OF LAND IN BLOCK FOUR (4) IN THE TOWN OF GUADALUPE.

APN/Parcel ID(s): 115-071-001

Santa Barbara Countywide Oversight Board

105 East Anapamu Street Rm. 303 ♦ Santa Barbara CA 93101 ♦ (805)568-2100
 SBCOversightBoard.org ♦ SBCOversightBoardStaff@co.Santa-Barbara.ca.us

BOARD AGENDA ITEM

No. 6

FOR AGENDA: January 17, 2024

TO: MEMBERS OF THE COUNTYWIDE OVERSIGHT BOARD

FROM: Successor Agency to the Redevelopment Agency of the City of Guadalupe

SUBJECT: Transfer of Property for Future Development

RECOMMENDATION(S):

That the Countywide Oversight Board adopt Resolution No. 2024-__ entitled “Resolution of the Santa Barbara Countywide Oversight Board Approving the Transfer of Property for Future Development by the Successor Agency to the Redevelopment Agency of the City of Guadalupe to the City of Guadalupe in accordance with Health & Safety Code Section 34181(a).”

BACKGROUND INFORMATION:

The former Guadalupe Redevelopment Agency received a donation of a vacant 0.42-acre commercial parcel located at 995 Guadalupe Street at the corner of Guadalupe Street and 10th Street (APN 115-071-001), known as the “Al’s Union Site” (and hereafter referred to as the “Property”). The Property was contaminated and designated by the State as Leaking Underground Fuel Tank (LUFT) Site #52010.

In 2011, the California Legislature enacted Assembly Bill 1x26 to eliminate redevelopment agencies (as amended to date, the “Dissolution Law”). In January 2012, the City of Guadalupe elected to serve as the Successor Agency to its former Redevelopment Agency (“Successor Agency”). As part of the dissolution process, the Successor Agency became successor in interest to various real property formerly owned by the Redevelopment Agency, including the Property.

Long Range Property Management Plan:

In accordance with the Dissolution Law, the Successor Agency submitted a “Long Range Property Management Plan” to the California Department of Finance (DOF) proposing that the Property be sold after remediation was completed. The DOF approved the Successor Agency’s Long Range Property Management Plan. The Successor Agency engaged in ongoing remediation of the Property, and after the remediation process was completed, received a letter dated June 30, 2022, from the Santa Barbara County Public Health Department providing a certification of completion of remedial action. The letter states that no further action is required related to the petroleum release at the site.

Surplus Land Act:

In addition to the Dissolution Law, the Successor Agency must comply with the California Surplus Land Act (Gov. Code, § 54220, et seq.) (“SLA”), which requires that before a local agency, including a Successor Agency, takes any action to sell or lease surplus property, it must declare the property to be either “surplus land” or “exempt surplus land”.

The SLA defines “surplus land” as land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular meeting declaring that such land is surplus and is not necessary for the agency’s use. The SLA requires a local agency, including a Successor Agency, to declare such property to be either “surplus land” or “exempt surplus land” prior to taking any action to sell or lease the property.

The SLA further requires local agencies to give written notice of the availability of surplus lands to local public entities (“NOA”), including schools and park districts, within whose jurisdiction the property is located, as well as to housing sponsors that have notified HCD of their interest in surplus properties. The SLA imposes a mandatory negotiation process giving priority to affordable housing development.

On June 13, 2023, the Successor Agency declared the Property as “surplus land.” On June 27, 2023, the Successor Agency issued a NOA for the Property. The Successor Agency did not receive any responses to the NOA expressing an interest in acquiring the Property within the 60-day noticing period, which expired on August 28, 2023.

By letter dated September 19, 2023, the Successor Agency informed the California Department of Housing and Community Development (“HCD”) that the Successor Agency had fulfilled its obligations pursuant the SLA such that it was permitted to dispose of the Property without regard to the provisions of the SLA. The Successor Agency received a letter from HCD dated October 9, 2023, determining that the Successor Agency had met the requirements of the SLA and is therefore permitted to sell or lease the Property.

Countywide Oversight Board and Department of Finance Approval:

As part of the dissolution of the former Redevelopment Agency, Health & Safety Code Section 34177(e) requires the Oversight Board to direct the Successor Agency to dispose of any real property held by the Successor Agency. The LRPMP stated that the Property would be sold by the Successor Agency, but since the LRPMP was approved, the Successor Agency has decided to dispose of the Property in a manner not contemplated by the LRPMP. In order for this to occur, the Successor Agency is required to obtain the approval of the Oversight Board and the Department of Finance. The Successor Agency approved the transfer on November 28, 2023 by adoption of Successor Agency Resolution 2023-03.

DISCUSSION:

Staff recommends that the Resolution approving the transfer of the Property to the City for future development be adopted. The Property is the last parcel of real property held by the Successor Agency, and must be “disposed of” prior to the Successor Agency’s filing of a “Last & Final ROPS” (LFROPS). The Successor Agency desires to file a LFROPS as soon as practical in order to minimize the time and expense required to maintain the Successor Agency. Once a LFROPS is prepared and approved, the Successor Agency will no longer be required to prepare and submit an annual ROPS to the Countywide Oversight Board and Department of Finance. Health and Safety Code Section 34191.6(a) states that successor agencies that have received a Finding of Completion may file a Last and Final ROPS when the following conditions are met: 1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules; 2) all remaining obligations have been previously listed on the ROPS and approved for payment by the Department of Finance (“DOF”); and 3) the Successor Agency is not party to outstanding or unresolved litigation.

Accordingly, the Successor Agency must dispose of this last piece of real property in order to file a LFROPS. Transfer of the Property to the City for future development will require that the City enter into a

“Compensation Agreement” requiring that the City share any profit made from the future sale or operation of the Property with the Taxing Entities, in accordance with Health & Safety Code Section 34180(f).

A proposed form of Compensation Agreement to be entered into between the City and the Taxing Entities is attached hereto. The Compensation Agreement sets forth how proceeds from the sale of the Property will be distributed to the Taxing Entities when the City conveys the Property to a private developer for development, or, if the Property is used for an interim use, when the Property is operated at a profit. The net proceeds received by the City from the interim use and/or ultimate sale of the Property to a private developer will be remitted to the Santa Barbara County Auditor-Controller who will then distribute the net proceeds to the Taxing Entities in proportion to their normal respective property tax shares.

The attached Successor Agency Resolution No. 2023-03 authorizes the Successor Agency, upon approval by the Countywide Oversight Board and DOF, and full execution of the Compensation Agreement, to convey the Property to the City for future development.

The Countywide Oversight Board’s Resolution approving such transfer must be transmitted to the Department of Finance (“DOF”). DOF has five (5) days after submittal to request a review and one hundred (100) days thereafter to review the Countywide Oversight Board Resolution if it decides to do so.

ATTACHMENT(S): ☒

Exhibit A Successor Agency Resolution 2023-03;

Exhibit B HCD Letter dated October 9, 2023;

Exhibit C Form of Compensation Agreement

SBCOB Counsel Concurrence: Choose an item.

Exhibit A

RESOLUTION OF THE SANTA BARBARA COUNTYWIDE OVERSIGHT BOARD

IN THE MATTER OF APPROVING The Transfer of Property)
for Future Development by the Successor Agency to the)
Redevelopment Agency of the City of Guadalupe to the City of)
Guadalupe in accordance with Health & Safety Code Section)
34181(a).)
)
)
)

RESOLUTION NO. 24 - 03

WHEREAS, on June 29, 2011, the Legislature of the State of California (the "State") adopted Assembly Bill x1 26 ("AB 26"), which amended provisions of the State's Community Redevelopment Law (Health & Safety Code sections 33000 et seq.); and

WHEREAS, pursuant to AB 26 and the California Supreme Court decision in California Redevelopment Association, et al. v. Ana Matasantos, et al., which upheld AB 26 (together with AB 1484, as amended to date, the "Dissolution Law"), the former Redevelopment Agency of the City of Guadalupe (the "Agency") was dissolved on February 1, 2012; and

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Guadalupe (the "Successor Agency") is charged with implementing recognized enforceable obligations and winding down of the affairs of the former Agency in accordance with the Dissolution Law; and

WHEREAS, the Santa Barbara Countywide Oversight Board ("Oversight Board") has been established in accordance with Health & Safety Code (HSC) section 341790 to approve certain successor agency actions pursuant to HSC section 34180 and to direct the successor agencies in certain other actions pursuant to HSC section 34181; and

WHEREAS, the Successor Agency is the owner of certain real property located at 995 Guadalupe Street, in the City of Guadalupe ("City") more particularly described as Assessor's Parcel Number 115-071-001 (the "Property"); and

WHEREAS, the Successor Agency was required to (i) prepare a "Long Range Property Management Plan" ("LRPMP") meeting the requirements of HSC Section 34191.5(c), and (ii) submit the LRPMP to the Oversight Board and the Department of Finance for approval within six months of the date of its Finding of Completion; and

WHEREAS, the Successor Agency received a Finding of Completion and approval from the Department of Finance (DOF) for the LRPMP, which required that the Property be sold by the Successor Agency; and

WHEREAS, the Successor Agency engaged in ongoing remediation of the Property, and after the remediation process was completed, received a letter dated June 30, 2022, from the Santa

Barbara County Public Health Department providing a certification of completion of remedial action; and

WHEREAS, because the Successor Agency desires to file a "Last & Final ROPS" (LFROPS) as soon as practicable, the Successor Agency would like to avoid the uncertain timing of locating a buyer to purchase the Property and negotiating a sale thereof, and instead desires transfer the Property to the City for future development (a disposition not authorized for the Property by the LRPMP); and

WHEREAS, because the transfer of the Property to the City for future development was not authorized by the LRPMP, the statutory requirements for disposition of real property set forth in HSC Sections 34181(a) and 34177(e) apply to the disposition of property by the Successor Agency; and

WHEREAS, the Dissolution Law permits the Property to be conveyed by the Successor to the City for future redevelopment activities by the City consistent with the Redevelopment Plan, and requires that such conveyance to the City shall occur upon the full execution of a compensation agreement (the "Compensation Agreement") between the City and the affected taxing entities (as listed in the Compensation Agreement, the "Taxing Entities") for the distribution of net funds received, if any, from the sale of the Property. Such agreement is entitled "Compensation Agreement Pursuant to Health & Safety Code 34180(f) Regarding Successor Agency Transfer of Property to the City of Guadalupe" ("Compensation Agreement") and a form of such Compensation Agreement is attached to the accompanying Staff report; and

WHEREAS, the requirements of Health & Safety Code Section 34181(f) will be satisfied, in that the Oversight Board is holding a public meeting to consider the transfer of the Property from the Successor Agency to the City, ten (10) days public notice of said transfer has been provided by the Oversight Board, and members of the public have been given an opportunity to comment on the transfer of the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Santa Barbara Countywide Oversight Board that:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. Upon receipt of all approvals required by the Dissolution Law and full execution of a Compensation Agreement by the Taxing Entities and the City, in such final form as is reasonably approved by the parties thereto, the Successor Agency is authorized and directed to convey the Property to the City and to take any other action and execute any documents as may be necessary to implement the conveyance of the Property to the City, pursuant to Health and Safety Code section 34181, subdivision (a).

SECTION 3. Successor Agency Chair Ariston Julian, or his designee, is hereby authorized and directed to execute grant deeds in a form acceptable to Successor Agency Counsel to transfer ownership of the Property to the City of Guadalupe and, if deemed appropriate by Successor Agency Counsel, enter into such agreements or other documents as may be required in accordance with the Health & Safety Code, and to take such other actions on behalf of the Successor Agency with respect to the foregoing as may be necessary in accordance with applicable law.

SECTION 4. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 5. The approval of this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 6 . This Resolution shall take effect from and after the date of its passage and adoption in accordance with, and subject to, all applicable requirements of the Health & Safety Code.

PASSED, APPROVED AND ADOPTED by the Santa Barbara Countywide Oversight Board, this 17th day of January, 2024.

AYES: Board Members Becker, Frapwell, Rioux, Tedeschi, and Van Sande

NOES: Board Member Geyer

ABSTAIN: None

ABSENT: None



Jeff R. Frapwell, Chair,

Santa Barbara Countywide Oversight Board

ATTEST:

Oversight Board Secretary

By:

A handwritten signature in blue ink, reading "Jacquelynne Alexander", written over a horizontal line.

APPROVED AS TO FORM:

Oversight Board Legal Counsel

By:

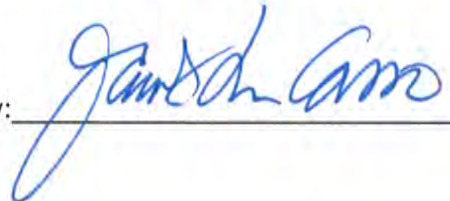
A handwritten signature in blue ink, reading "James H. Amos", written over a horizontal line.

Exhibit B

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 □ . El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FA □ (916) 263-7453
www.hcd.ca.gov



October 9, 2023

Todd Bodem, Executive Director
City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

Dear Todd Bodem □

**RE: Written Comments Regarding the City of Guadalupe's Surplus Land
Disposition Documentation for the Property at 995 Guadalupe Street (APN
115-071-001)**

Thank you for submitting your surplus land documentation, on behalf of the City of Guadalupe (City), for review by the California Department of Housing and Community Development (HCD). □ e received your documentation on September 22, 2023. This letter constitutes HCD's written comments pursuant to Government Code section 54230.5 of the Surplus Land Act (SLA), for the property located at APN 115-071-001, including provisional permission to proceed with the sale or lease.

According to your letter and included documents, a Resolution declaring the property to be surplus was issued on □une 13, 2023 and Notices of Availability (NOA) were sent to all the re□uired entities on □une 27, 2023. During the re□uired 60-day period, no affordable housing entity expressed interest in the property. The City has enclosed the appropriate draft affordability covenant, re□uiring 15 percent affordable housing, to be recorded against the property.

If the submitted documentation is complete and accurate, HCD determines that you have met all the re□uirements under the SLA for the purposes of disposing of the surplus land located at APN 115-071-001. The City is permitted to proceed with the sale or lease of the property.

If you have any □uestions or need additional technical assistance, please contact Mathew Manweller, Senior Housing Policy Specialist, at Mathew.Manweller@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Laura Nunn".

Laura Nunn
Senior Manager, Housing Accountability Unit
Housing Policy Division

Exhibit C

**COMPENSATION AGREEMENT PURSUANT TO HEALTH
AND SAFETY CODE SECTION 34180(f) FOR TRANSFER OF
THE AL'S UNION PROPERTY FOR FUTURE
DEVELOPMENT ACTIVITY**

This Agreement, dated for reference purposes as of _____, 202__ [INSERT DATE OF TRANSFER OF PROPERTY TO CITY] is entered into by and among the following public agencies (all of which are sometimes referred to individually as a **"Party"** and collectively as the **"Parties"**):

City of Guadalupe (**"City"**);
County of Santa Barbara (**"County"**);
Santa Maria Public Airport District (**"Airport District"**);
Guadalupe Cemetery District (**"Cemetery District"**);
Cachuma Resource Conservation District (**"Resource Conservation District"**);
Santa Maria Valley Water Conservation District (**"Water Conservation District"**);
Guadalupe Union School District (**"Guadalupe USD"**);
Santa Maria Joint Union High School District (**"Santa Maria JUHSD"**);
Allan Hancock Community College District (**"Allan Hancock CCD"**); and
Santa Barbara County Education Office (**"Office of Education"**).

The Parties to this Agreement (other than the City) are sometimes referred to individually as a **"Taxing Entity"** and collectively as the **"Taxing Entities."**

RECITALS

A. These Recitals refer to and utilize certain capitalized terms which are defined in Section 1 of this Agreement. The Parties intend to refer to those definitions in connection with the use thereof in this Agreement.

B. Pursuant to Assembly Bill xl 26, effective February 1, 2012, the Redevelopment Agency of the City of Guadalupe (**"Redevelopment Agency"**) was dissolved, and pursuant to Health and Safety Code Section 34173, the City serves as the successor agency to the dissolved Redevelopment Agency (the **"Successor Agency"**).

C. Pursuant to Health and Safety Code Section 34191.5, the Successor Agency prepared a Long-Range Property Management Plan (**"LRPMP"**) that addresses disposition of the real property formerly owned by the Redevelopment Agency.

D. On February 26, 2015, the LRPMP was approved by OB Resolution No. 2015-02 of the Oversight Board to the Successor Agency (the **"Oversight Board"**).

E. On September 4, 2015, the State Department of Finance (**"DOF"**) approved the LRPMP.

F. The former Redevelopment Agency received a donation of a vacant 0.42-acre commercial parcel located at 995 Guadalupe Street at the corner of Guadalupe Street and 10th

Street (APN 115-071-001), known as the “Al’s Union Site” (and hereafter referred to as the “Property”). The Property was contaminated and designated by the State as Leaking Underground Fuel Tank (LUFT) Site #52010.

G. The LRPMP called for the sale of the Property by the Successor Agency. Since the approval of the LRPMP, the Successor Agency has engaged in ongoing remediation of the Property, and after the remediation process was completed, received a letter dated June 30, 2022, from the Santa Barbara County Public Health Department providing a certification of completion of remedial action. The letter states that no further action is required related to the petroleum release at the site.

H. The California Surplus Land Act (Gov. Code, § 54220, *et seq.*) (“SLA”), requires that before a local agency, including a Successor Agency, takes any action to sell or lease surplus property (including a transfer to the City), it must declare the property to be either “surplus land” or “exempt surplus land”. The SLA further requires local agencies to give written notice of the availability of surplus lands to local public entities (“NOA”), within whose jurisdiction the property is located, as well as to housing sponsors that have notified HCD of their interest in surplus properties. The SLA imposes a mandatory negotiation process giving priority to affordable housing development.

I. On June 13, 2023, the Successor Agency declared the Property as “surplus land.” On June 27, 2023, the Successor Agency issued a NOA for the Property. The Successor Agency did not receive any responses to the NOA expressing an interest in acquiring the Property within the 60-day noticing period, which expired on August 28, 2023. By letter dated September 19, 2023, the Successor Agency informed the California Department of Housing and Community Development (“HCD”) that the Successor Agency had fulfilled its obligations pursuant the SLA such that it was permitted to dispose of the Property without regard to the provisions of the SLA. The Successor Agency received a letter from HCD dated October 9, 2023 determining that the Successor Agency had met the requirements of the SLA and was therefore permitted to transfer, sell or lease the Property.

J. Instead of selling the Property to a third party, the Successor Agency elected to transfer the Property to the City for future development. The Successor Agency is charged with winding down the affairs of the former redevelopment agency, and transfer of the Property to the City expedites the wind-down of the Successor Agency.

K. Transfer of the Property to the City was approved by the Countywide Oversight Board on [January 17, 2024]. The Department of Finance approved the transfer of the Property to the City on _____, 2024.

L. Health and Safety Code Section Code 34180(f) requires execution of a compensation agreement among the City and the Taxing Entities providing for specified proceeds of the City’s subsequent disposition of the Property to be distributed to the Taxing Entities in accordance with their proportional shares of the base property tax revenues.

M. This Agreement constitutes such compensation agreement. The Property was transferred to the City on _____, 2024.

N. The Property is currently vacant land. The Successor Agency did not receive any responses to its NOA for development of the Property in 2023. Though the City anticipates selling the Property for future development, prior to the disposition of the Property to a third party, the City may use the Property for a municipal use or other uses in accordance with the City's General Plan and applicable laws.

O. City and the Taxing Entities desire to enter into this Agreement to provide for the distribution of net proceeds upon (i) the interim use of the Property, if any, and (ii) the sale of the Property to a third party developer for future development.

P. The Parties further desire to enter into this Agreement to provide for the execution of an appropriate compensation agreement in accordance with Health and Safety Code Section 34180(f).

NOW, THEREFORE, the Parties agree as follows:

Section 1. Definitions. The following definitions shall apply in this Agreement:

(a) "Agreement" means this Compensation Agreement Pursuant To Health and Safety Code Section 34180(f) for Transfer of Al's Union Property For Future Development Activity, as may be amended from time to time.

(b) "Applicable Fiscal Year" means each Fiscal Year of the City in which the City receives Interim Municipal Use Annual Operating Proceeds from an Interim Municipal Use of one or more of the Properties, as more fully described in Section 7.

(c) "Applicable Shares" has the meaning given in Section 6(a).

(d) "Auditor-Controller" means the Santa Barbara County Auditor-Controller.

(e) "City" means the City of Guadalupe.

(f) "DDA" means, with respect to the Property, the disposition and development agreement between the City and a Developer for the Property.

(g) "Developer" means, with respect to the Property, the developer to which the City disposes of the Property pursuant to a DDA.

(h) "Disposition Proceeds" means, with respect to the Property, the gross purchase price and other compensation, if any, actually received by the City from the Developer in consideration for the disposition of the Property pursuant to the DDA, less the sum of the City's actual costs for the following items (but only to the extent paid from City funds and not from funds provided by the Successor Agency, a Developer, or another separate entity), each to be documented in reasonable detail in the Disposition Proceeds Statement for the Property:

(1) the City's actual, reasonable costs for normal maintenance, management and insurance of the applicable Property from the date the Property was transferred

by the Successor Agency to the City to the date the Property is disposed of by the City to the Developer pursuant to the DDA;

(2) the City's actual costs of any rehabilitation, improvement to alleviate blight, and capital improvements or repairs to maintain the Property in a safe and lawful condition incurred from the date the Property is transferred by the Successor Agency to the City to the date the Property is disposed of by the City to the Developer pursuant to the DDA;

(3) the City's actual costs of site preparation, including hazardous materials remediation and pollution legal liability insurance premiums, if any, required to be paid by the City under the DDA for the applicable Property to prepare the Property for disposition;

(4) the City's actual, reasonable costs to pay third party vendors for appraisal, legal, real estate consultant and marketing, title company, title insurance and other costs related to Developer selection, DDA preparation and approval, and closing costs for disposition of the Property; plus

(5) any broker's commissions payable by the City pursuant to the DDA for the Property.

(i) "Disposition Proceeds Receipt Date" means, with respect to each Property, the date on which the City receives the proceeds from the disposition of that Property to the Developer pursuant to the DDA.

(j) "Disposition Proceeds Statement" means, with respect to each Property, the statement prepared by the City and delivered to the Taxing Entities in accordance with Section 5(b).

(k) "DOF" means the California Department of Finance.

(l) "Effective Date" has the meaning given in Section 2.

(m) "ERAF" means the Educational Revenue Augmentation Fund maintained by the Auditor-Controller.

(n) "Fiscal Year" means the fiscal year of the City in effect from time to time. The current Fiscal Year period of the City commences on July 1 of each calendar year and ends on the following June 30.

(o) "Former RDA" means the Redevelopment Agency of the City of Guadalupe.

(p) "Interim Municipal Use" means an interim use by the City of the Property, such as for a municipal or government use, landscape features, parking lots available for community events, and other similar uses.

(q) “Interim Municipal Use Annual Operating Proceeds” means, for each Applicable Fiscal Year, the gross revenue actually received by the City from an Interim Municipal Use of the Property as documented in reasonable detail in the Operating Proceeds Statement for the Applicable Fiscal Year.

(r) “LRPMP” means the Long-Range Property Management Plan of the Successor Agency.

(s) “Operating Proceeds Statement” means, with respect to each Applicable Fiscal Year, the statement prepared by the City and delivered to the Taxing Entities in accordance with Section 7(c).

(t) “Oversight Board” means the Successor Agency’s oversight board established and acting in accordance with the Redevelopment Dissolution Statutes.

(u) “Parties” means all of the parties to this Agreement as set forth in the opening paragraph of this Agreement. “Party” means one of the Parties individually.

(v) “Property” means the following parcel of real property that is owned by the City and subject to the terms of this Agreement:

(1) a vacant 0.42-acre commercial parcel located at 995 Guadalupe Street at the corner of Guadalupe Street and 10th Street (APN 115-071-001).

(w) “Redevelopment Dissolution Statutes” means collectively ABx1 26 enacted in June 2011, as amended to date.

(x) “Redevelopment Plan” means the [Consolidated Amended and Restated Redevelopment Plan for the Guadalupe Merged Redevelopment Project] adopted by the City Council of the City by Ordinance No. _____ on _____.

(y) “Successor Agency” means the Successor Agency to the Guadalupe Redevelopment Agency.

(z) “Taxing Entities” means, collectively, the following entities that comprise affected taxing entities for purposes of the Redevelopment Dissolution Statutes:

City of Guadalupe (“**City**”);
County of Santa Barbara (“**County**”);
Santa Maria Public Airport District (“**Airport District**”);
Guadalupe Cemetery District (“**Cemetery District**”);
Cachuma Resource Conservation District (“**Resource Conservation District**”);
Santa Maria Valley Water Conservation District (“**Water Conservation District**”);
Guadalupe Union School District (“**Guadalupe USD**”);
Santa Maria Joint Union High School District (“**Santa Maria JUHSD**”);
Allan Hancock Community College District (“**Allan Hancock CCD**”); and
Santa Barbara County Education Office (“**Office of Education**”).

Section 2. Effectiveness of Agreement. This Agreement shall become effective only upon satisfaction of the following conditions:

(a) Approval of this Agreement by the City and direction by the City Council to execute and implement this Agreement pursuant to Health and Safety Code Section 34180(f) (the “City Action”);

(b) Approval by the Oversight Board for transfer of the Property to the City for future development. The transfer was approved by the Oversight Board on [January 17, 2024].

(c) Approval by DOF of the Oversight Board action approving the transfer. DOF notified the Oversight Board and Successor Agency of its approval of the transfer by letter dated _____, 2024.

(d) Signature of this Agreement by each of the parties hereto. Promptly following the effectiveness of this Agreement, the City and the Successor Agency shall transmit notice to all the other Parties that the Agreement is effective and specifying the date the Agreement became effective (the “Effective Date”).

Once effective, the terms and conditions of this Agreement shall apply retroactively to the date the Properties were transferred to the City by the Successor Agency.

Section 3. Signatories With Respect To Certain Funds.

(a) **City.** The City of Guadalupe administers the following funds, and in addition to entering into this Agreement for the City itself, the City is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #0640 City of Guadalupe (12.8351938% of 22-23 Tax Base)
- Fund #0680 Guadalupe Lighting (3.8440946% of 22-23 Tax Base)

(b) **County.** The County administers the following special districts and funds, and in addition to entering into this Agreement for the County itself, the County is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #0001 General (15.9892704% of 22-23 Tax Base)
- Fund #2280 Fire Protection District (0% of 22-23 Tax Base)
- Fund #2400 Flood Ctr/Water Conservation District (0.2155233% of 22-23 Tax Base)
- Fund #2460 Guadalupe Flood Zone Number 3 (0.8584783% of 22-23 Tax Base)
- Fund #2570 SM River Levee Maintenance Zone (0.1234373% of 22-23 Tax Base)
- Fund #3050 Water Agency (0.2684557% of 22-23 Tax Base)
- Fund #9802 Education Revenue Augmentation (ERAF) (11.9251073% of 22-23 Tax Base)

(c) **Airport District.** The Airport District administers the following special district and fund, and in addition to entering into this Agreement for the Airport District itself, the Airport District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3210 Santa Maria Public Airport Dst (0.9576147% of 22-23 Tax Base)

(d) **Cemetery District.** The Cemetery District administers the following special district and fund, and in addition to entering into this Agreement for the Cemetery District itself, the Cemetery District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3280 Guadalupe Cemetery District (1.9151936% of 22-23 Tax Base)

(e) **Resource Conservation District.** The Resource Conservation District administers the following special district and fund, and in addition to entering into this Agreement for the Resource Conservation District itself, the Resource Conservation District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #4500 Cachuma Resource Cons Dist (0.0022189% of 22-23 Tax Base)

(f) **Water Conservation District.** The Water Conservation District administers the following special district and fund, and in addition to entering into this Agreement for the Water Conservation District itself, the Water Conservation District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #5700 SM Vly Wtr Cons -General (0.3784720% of 22-23 Tax Base)

(g) **Guadalupe USD.** Guadalupe USD administers the following special district and fund, and in addition to entering into this Agreement for Guadalupe USD itself, Guadalupe USD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #6901 Guadalupe Union Sch Dist-Gen. (28.4494279% of 22-23 Tax Base)

(h) **Santa Maria JUHSD.** Santa Maria JUHSD administers the following special district and fund, and in addition to entering into this Agreement for Santa Maria JUHSD itself, Santa Maria JUHSD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #8301 SMJH District-General (15.3884393% of 22-23 Tax Base)

(i) **Allan Hancock CCD.** Allan Hancock CCD administers the following special district and fund, and in addition to entering into this Agreement for Allan Hancock CCD itself, Allan Hancock CCD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #9410 Allan Hancock CC District-Gen (4.0807335% of 22-23 Tax Base)

(j) **Office of Education.** The Office of Education (i.e., the office of the Santa Barbara County Superintendent of Schools) administers the following special fund and in addition to entering into this Agreement for the Office of Education itself, the Office of Education is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #9801 County School Service (2.7683393% of 22-23 Tax Base)

Section 4. **Conveyance of Property To City.** In consideration for the distributions to the Taxing Entities by the City through the Auditor-Controller set forth in Section 6 (updated as to percentages for the year in which the distribution occurs), the Successor Agency did convey, and the City did accept, all of the interest in and to the Properties (subject to the special provisions regarding the conveyance of the Properties).

Section 5. **Disposition of Property By City.** Within a time frame determined by the City to yield a financially feasible and marketable development, the City shall use diligent good faith efforts to select a Developer for the Property, negotiate and obtain approval and execution of the DDA for the Property, and dispose of the Property to the Developer in accordance with the applicable DDA. City shall obtain the Disposition Proceeds for distribution through the Auditor-Controller to the Taxing Entities pursuant to Section 6 and to enable development of each Property in accordance with the Redevelopment Plan. As required by Government Code Section 52201, the purchase price payable to the City for the Property under the applicable DDA shall be an amount that is determined to be not less than the Property's fair market value at highest and best use, or the Property's fair reuse value at the use and with the covenants and conditions and development costs authorized by the applicable DDA.

By not later than the date of first published notice of the City Council public hearing for the applicable DDA (the "DDA Public Hearing Notice"), the City shall provide each Taxing Entity with a copy of the DDA Public Hearing Notice (including the date, time and location of the public hearing and the location at which the proposed DDA may be inspected and copied), and a statement setting forth the proposed purchase price to be paid to the City under the proposed DDA.

Upon the execution of the DDA for the Property, the City shall transmit a copy of the executed DDA to the other Parties.

Section 6. Compensation To Taxing Entities Related To Disposition Proceeds.

(a) Distribution of Disposition Proceeds. Within fifteen (15) days after the Disposition Proceeds Receipt Date with respect to the Property, the City shall remit the Disposition Proceeds for the Property to the Auditor-Controller for subsequent distribution by the Auditor-Controller among the Taxing Entities in proportion to their shares of the base property tax (the “Applicable Shares”), as determined by the Auditor- Controller pursuant to Health and Safety Code Section 34188. The attached Exhibit A shows, for illustrative purposes only, the Applicable Shares of the Taxing Entities that would have applied to a distribution under this Section 6 had the distribution been made for the fiscal 2022-23 year, as provided by the Auditor-Controller.

(b) Accounting Requirements. At the time of each distribution pursuant to subsection (a), the City shall provide to the Taxing Entities and the Auditor-Controller a statement prepared in accordance with sound accounting practice that provides the City’s calculation of the Disposition Proceeds (the “Disposition Proceeds Statement”). The City shall keep complete, accurate and appropriate books and records of its calculation of the Disposition Proceeds with respect to each distribution. The Auditor- Controller shall have the right, on behalf of the Taxing Entities and upon reasonable written notice to City, to audit and examine such books, records and documents and other relevant items in the possession of City, but only to the extent necessary for a proper determination of Disposition Proceeds.

Section 7. Compensation To Taxing Entities Related To Interim Municipal Use Annual Operating Proceeds.

(a) Applicability. The provisions of this Section 7 shall apply for each Fiscal Year in which the Property is used for an Interim Municipal Use and generates Interim Municipal Use Annual Operating Proceeds to the City (each, an “Applicable Fiscal Year”). Nothing in this Agreement shall obligate the City to charge any fees or other amounts or to collect any revenues with respect to an Interim Municipal Use of any of the Properties.

(b) Distribution of Interim Municipal Use Annual Operating Proceeds. Within ninety (90) days after the end of each Applicable Fiscal Year, the City shall remit the Interim Municipal Use Annual Operating Proceeds for that Applicable Fiscal Year to the Auditor-Controller for subsequent distribution by the Auditor-Controller among the Taxing Entities in proportion to their Applicable Shares, as determined by the Auditor- Controller pursuant to Health and Safety Code Section 34188. The attached Exhibit A shows, for illustrative purposes only, the Applicable Shares of the Taxing Entities that would have applied to a distribution under this Section 7 had the distribution been made for the fiscal 2022-23 year, as provided by the Auditor-Controller.

(c) Governmental, Public and Community Uses Permitted. The City may use the Property for any interim use permitted by applicable laws, and may permit the Taxing Entities to use the Property without charge. The City shall have no obligation to permit the Taxing Entities to use the Property for fee-generating uses, use by for-profit third parties, political or campaign-related uses, or any other use not related to the governmental purposes of the Taxing Entities. The City may permit fundraising uses supporting the governmental purposes of the Taxing Entities or the community in the City’s sole and absolute discretion.

(d) Accounting Requirements. At the time of each distribution pursuant to subsection (a), the City shall provide to the Taxing Entities and the Auditor- Controller a statement prepared in accordance with sound accounting practice that provides the City's calculation of the Interim Municipal Use Annual Operating Proceeds (the "Operating Proceeds Statement"). The City shall keep complete, accurate and appropriate books and records of its calculation of the Interim Municipal Use Annual Operating Proceeds with respect to each distribution. The Auditor-Controller shall have the right, on behalf of the Taxing Entities and upon reasonable written notice to City, to audit and examine such books, records and documents and other relevant items in the possession of City, but only to the extent necessary for a proper determination of the Interim Municipal Use Annual Operating Proceeds.

Section 8. Term of Agreement: Early Termination.

(a) Term. The term of this Agreement shall commence on the Effective Date and, unless sooner terminated as otherwise provided in this Agreement, shall expire upon (i) the earlier to occur of twenty-five (25) years from the date set forth above, or (ii) the distribution by the City of all amounts owed to the Taxing Entities under this Agreement.

(b) Early Termination. Notwithstanding any other provision of this Agreement, the City may terminate this Agreement upon written notice to the other Parties if a court order, legislation, or DOF policy reverses DOF's directive regarding the need for this Agreement and the payment of compensation by the City pursuant to Health and Safety Code Section 34180(1) (an "Early Termination"). An Early Termination shall become effective five (5) days after the City delivers the required notice to the other Parties in accordance with Section 9(a). Upon effectiveness of an Early Termination, no Party shall have any further rights or obligations under this Agreement, and the City may retain the Disposition Proceeds from the disposition of any Property for which the City has not yet received the Disposition Proceeds as of the effective date of the Early Termination, and may retain any Interim Municipal Use Annual Operating Proceeds for which the City was not required to make the distribution to the Taxing Entities as of the effective date of the Early Termination; provided, however, that the City shall have no right to recover any Disposition Proceeds or any Interim Municipal Use Annual Operating Proceeds from any Taxing Entity that were distributed by the City prior to the effective date of the Early Termination.

Section 9. Miscellaneous Provisions.

(a) Rights of the City. The Parties acknowledge and agree that, pursuant to the Redevelopment Dissolution Statutes, the City is entitled to receive fee title to the Property from the Successor Agency at no cost, subject only to this Agreement. Except for the right to receive Disposition Proceeds (if any) pursuant to Section 6 and the right to receive Interim Municipal Use Annual Operating Proceeds (if any) pursuant to Section 7, the Parties hereby expressly acknowledge and agree as follows:

(b) The Taxing Entities (other than the City) shall have no right, title or interest in or to the Property, and

(c) The Taxing Entities (other than the City), shall have no consent or approval rights with respect to the use of the Property or any part thereof, the development of the Property, the sale, conveyance, or transfer of the Property or any part thereof, any encumbrance of any portion of the Property, or any other matters relating to the Property during or following the Term hereof, except to the extent such Taxing Entities have regulatory authority with respect to such matters pursuant to applicable laws, and

(d) The Taxing Entities shall have no right to receive any payment or other compensation in connection with a sale of the Property by the City, including any percentage or portion of the proceeds of such sale, except for such Taxing Entity's share of Disposition Proceeds as set forth in Section 6. In this regard, the Parties acknowledge and agree that the City may (but is not required to) spend money to renovate the Property in connection with any Interim Municipal Use and that such renovations, or other circumstances or market conditions, may increase the value of the Property. Such renovation costs, if any, may be deducted by the City in calculating Disposition Proceeds or Interim Municipal Use Annual Operating Proceeds, as applicable.

(e) Notices. All notices, statements, or other communications made pursuant to this Agreement to another Party or Parties shall be in writing, and shall be sufficiently given and served upon the Party if sent by (1) United States certified mail, return receipt requested, postage prepaid, or (2) nationally recognized overnight courier, with charges prepaid or charged to sender's account, and addressed to the applicable Party at the address set forth on that Party's signature page. Any Party may change its address for notice purposes by written notice to the other Parties prepared and delivered in accordance with the provisions of this Section.

(f) No Third Party Beneficiaries. No person or entity other than the Parties and their permitted successors and assigns, shall have any right of action under this Agreement.

(g) Litigation Regarding Agreement. In the event litigation is initiated attacking the validity of this Agreement, each Party shall in good faith defend and seek to uphold the Agreement and shall be responsible for its own legal fees and costs.

(h) State Law; Venue. This Agreement, and the rights and obligations of the Parties hereto, shall be construed and enforced in accordance with the laws of the State of California. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Santa Barbara County, California or in the Federal District Court for the Central District of California.

(i) Attorneys' Fees. In any action which a Party brings to enforce its rights hereunder, the unsuccessful Party or Parties shall pay all costs incurred by the prevailing party, including reasonable attorneys' fees and costs.

(j) Entire Agreement; Amendment. This Agreement constitutes the entire and integrated agreement of the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be modified only in writing and only if signed by all of the Parties, except as otherwise provided below.

(k) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon, provided such signature page is attached to any other counterpart identical thereto having additional signature pages executed by the other Parties. Any executed counterpart of this Agreement may be delivered to the other Parties by facsimile and shall be deemed as binding as if an originally signed counterpart was delivered.

(l) Non-Waiver. No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement will be effective unless it is in writing and signed by the waiving Parties.

(m) No Partnership. Nothing contained in this Agreement shall be construed to constitute any Party as a partner, employee, joint venturer, or agent of any other Party.

(n) Ambiguities. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party does not apply in interpreting this Agreement.

(o) Exhibits. The following exhibit is incorporated in this Agreement by reference:

Exhibit A: Taxing Entities Applicable Shares of Property Taxes

(p) Severability. If any term, provision, or condition of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect unless an essential purpose of this Agreement is defeated by such invalidity or unenforceability.

(q) Action or Approval. Whenever action and/or approval by the City is required under this Agreement, the City Administrator or his or her designee may act on and/or approve such matter unless specifically provided otherwise, or unless the City Administrator determines in his or her discretion that such action or approval requires referral to the City Council for consideration.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth in the opening paragraph of this Agreement.

[signature pages S-1 through S-10 follow]

IN WITNESS WHEREOF, the City has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

CITY OF GUADALUPE, a municipal corporation

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

City Attorney

Address for Notices:

City of Guadalupe
918 Obispo Street
PO Box 918
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

The County has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

COUNTY OF SANTA BARBARA, a political
subdivision of the State of California

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

County Counsel

Address for Notices:

County of Santa Barbara
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Airport District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA PUBLIC AIRPORT
DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Santa Maria Public Airport District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Cemetery District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

GUADALUPE CEMETERY DISTRICT

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Guadalupe Cemetery District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Resource Conservation District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**CACHUMA RESOURCE CONSERVATION
DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Cachuma Resource Conservation District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Water Conservation District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA VALLEY WATER
CONSERVATION DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Santa Maria Valley Water Conservation District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Guadalupe USD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

GUADALUPE UNION SCHOOL DISTRICT

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Guadalupe Union School District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Santa Maria JUHSD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA JOINT UNION HIGH
SCHOOL DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Santa Maria Joint Union High School District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Allan Hancock CCD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**ALLAN HANCOCK COMMUNITY
COLLEGE DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Allan Hancock Community College District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Office of Education has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA BARBARA COUNTY EDUCATION
OFFICE**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Santa Barbara County Education Office
[insert address for notices]

EXHIBIT A

ILLUSTRATIVE TAXING ENTITIES APPLICABLE SHARES OF PROPERTY TAXES

Below is the allocation percentages for FY 22-23 for proceeds of a sale of an asset:

		Calculate TRA Allocation Ratios 34188	
		A	B = A / Σ A
0		Property Tax Increment Dollars from TRAs within RDA Boundaries FY 22-23	Ratio %
1	Fund Taxing Agency		
2	0001 General	446,761	15.9892704%
3	0640 City of Guadalupe	358,632	12.8351938%
4	0680 Guadalupe Lighting	107,409	3.8440946%
5	0685 Guadalupe Redevelopment Agency		
6	2280 Fire Protection Dist	0	0.0000000%
7	2400 Flood Ctrl/Wtr Cons Dst Mt	6,022	0.2155233%
8	2460 Guadalupe Flood Zone Number 3	23,987	0.8584783%
9	2570 SM River Levee Maint Zone	3,449	0.1234373%
0	3050 Water Agency	7,501	0.2684557%
1	3210 Santa Maria Public Airport Dst	26,757	0.9576147%
2	3280 Guadalupe Cemetery District	53,513	1.9151936%
3	4500 Cachuma Resource Cons Dist	62	0.0022189%
4	5700 SM Vly Wtr Cons - General	10,575	0.3784720%
5	6901 Guadalupe Union Sch Dist-Gen	794,914	28.4494279%
6	8301 SMJH District-General	429,973	15.3884393%
7	9410 Allan Hancock CC Dist-Gen	114,021	4.0807335%
8	9801 County School Service	77,351	2.7683393%
9	9802 Education Revenue Augmentation	333,203	11.9251073%
0		2,794,130	1.0000000%

Exhibit D

SUCCESSOR AGENCY RESOLUTION NO. 2023-03

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE, APPROVING THE TRANSFER OF PROPERTY FOR FUTURE DEVELOPMENT TO THE CITY OF GUADALUPE IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTION 34181(a)

WHEREAS, on June 29, 2011, the Legislature of the State of California (the "State") adopted Assembly Bill x1 26 ("AB 26"), which amended provisions of the State's Community Redevelopment Law (Health & Safety Code sections 33000 et seq.); and

WHEREAS, pursuant to AB 26 and the California Supreme Court decision in *California Redevelopment Association, et al. v. Ana Matasantos, et al.*, which upheld AB 26 (together with AB 1484, as amended to date, the "Dissolution Law"), the former Redevelopment Agency of the City of Guadalupe (the "Agency") was dissolved on February 1, 2012; and

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Guadalupe (the "Successor Agency") is charged with implementing recognized enforceable obligations and winding down of the affairs of the former Redevelopment Agency of the City of Guadalupe (the "Agency") in accordance with the California Health and Safety Code; and

WHEREAS, the Successor Agency is the owner of certain real property located at 995 Guadalupe Street, in the City of Guadalupe ("City") more particularly described as Assessor's Parcel Number 115-071-001 (the "Property"); and

WHEREAS, applicable law permits the Property to be conveyed by the Successor to the City for future redevelopment activities by the City consistent with the Redevelopment Plan, and requires that such conveyance to the City shall occur upon the full execution of a compensation agreement (the "Compensation Agreement") between the City and the affected taxing entities (as listed in the Compensation Agreement, the "Taxing Entities") for the distribution of net funds received, if any, from the sale of the Property. Such agreement is entitled "Compensation Agreement Pursuant to Health & Safety Code 34180(f) Regarding Successor Agency Transfer of Property to the City of Guadalupe" ("Compensation Agreement") and a form of such Compensation Agreement is attached hereto; and

WHEREAS, the requirements of Health & Safety Code Section 34181(f) will be satisfied, in that the Oversight Board will hold a public meeting to consider the transfer of the Property from the Successor Agency to the City, ten (10) days public notice of said transfer will be provided by the Oversight Board, and members of the public will be given an opportunity to comment on the transfer of the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. Upon receipt of all approvals required by the Dissolution Law and full execution of a Compensation Agreement by the Taxing Entities and the City, in such final form as is reasonably approved by the parties thereto, the Successor Agency is authorized and directed to convey the Property to the City and to take any other action and execute any documents as may be necessary to implement the conveyance of the Property to the City, pursuant to Health and Safety Code section 34181, subdivision (a).

SECTION 3. Successor Agency Chair Ariston Julian, or his designee, is hereby authorized and directed to execute grant deeds in a form acceptable to Successor Agency Counsel to transfer ownership of the Property to the City of Guadalupe and, if deemed appropriate by Successor Agency Counsel, enter into such agreements or other documents as may be required in accordance with the Health & Safety Code, and to take such other actions on behalf of the Successor Agency with respect to the foregoing as may be necessary in accordance with applicable law.

SECTION 4. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption in accordance with, and subject to, all applicable requirements of the Health & Safety Code.

PASSED, APPROVED, AND ADOPTED at a special meeting on the 28th day of November 2023 by the following vote:

MOTION: EUGENE COSTA JR. / GILBERT ROBLES

AYES: 5 **Board Member:** Costa Jr., Hernandez, Julian, Lizalde, Robles

NOES: 0

ABSENT: 0

ABSTAINED: 0

I, Amelia Villegas, Secretary of the Successor Agency to the Redevelopment Agency of the City of Guadalupe, do hereby certify that the foregoing **Successor Agency Resolution No. 2023-03** was duly adopted by the Board of the Successor Agency to the Redevelopment Agency of the City of Guadalupe at a meeting held on November 28, 2023.

ATTEST:

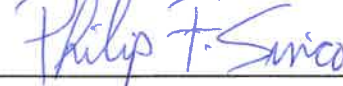


Amelia M. Villegas, Secretary
Successor Agency of the Redevelopment
Agency of the City of Guadalupe



Ariston Julian, Chair
Successor Agency of the Redevelopment
Agency of the City of Guadalupe

APPROVED AS TO FORM:



Philip F. Sinco, Successor Agency Counsel



Gavin Newsom ■ Governor

915 L Street ■ Sacramento CA ■ 95814-3706 ■ www.dof.ca.gov

Transmitted via email

February 21, 2024

Todd Bodem, City Administrator
City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

Determination of Oversight Board Action

The City of Guadalupe Successor Agency (Agency) notified the California Department of Finance (Finance) of its January 17, 2024 Oversight Board (OB) Resolution 24-03 on January 29, 2024.

Finance approved the Agency's Long-Range Property Management Plan (LRPMP) on September 4, 2015. Health and Safety Code (HSC) section 34191.5 (f) states actions to implement the disposition of property pursuant to an approved LRPMP shall not require review by Finance. As such, Finance is taking no action on this OB Resolution. It should be noted that, pursuant to HSC section 34191.3, an approved LRPMP shall govern the disposition of property and any OB action taken related to an approved LRPMP should be consistent therewith.

This determination makes no approval of any item as an enforceable obligation. To the extent this OB action results in a request to approve an item on a Recognized Obligation Payment Schedule, Finance reserves the right to review such request in its entirety and such item may not be approved.

This is our determination with respect to the OB action taken.

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Joy Heuser Otsuki, Legal Counsel, Leibold McClendon & Mann, P.C.
Trevor Lysek, Division Chief Property Tax Division, Santa Barbara County
Ed Price, Countywide Oversight Board Representative

RESOLUTION No. 2025-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA
APPROVING A COMPENSATION AGREEMENT PURSUANT TO HEALTH AND SAFETY CODE
SECTION 34181(f) FOR TRANSFER OF THE FORMER AL'S UNION PROPERTY FOR FUTURE
DEVELOPMENT ACTIVITIES**

WHEREAS, the City of Guadalupe ("City") is a municipal corporation organized and operating under the laws of the State of California; and

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Guadalupe ("Successor Agency") is a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Redevelopment Agency of the City of Guadalupe ("former Agency") that was previously a community redevelopment agency organized and existing pursuant to the Community Redevelopment Law, Health and Safety Code Section 33000, et seq.; and

WHEREAS, Assembly Bill xl 26 ("AB xl 26") added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code and which laws were modified, in part, and determined constitutional by the California Supreme Court in the petition *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("Matosantos Decision"), which laws and court opinion caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies; thereafter, such laws were amended further by Assembly Bill 1484 ("AB 1484") (together AB xl 26, the Matosantos Decision, and AB 1484 are referred to as the "Dissolution Laws"); and

WHEREAS, as of February 1, 2012 the former Agency was dissolved pursuant to the Dissolution Laws and as a separate public entity, corporate and politic, the Successor Agency administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" addressing the disposition and use of all real property of the former Agency no later than six months following the issuance by the California Department of Finance ("DOF") to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on March 18, 2013; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, the Successor Agency prepared a Long-Range Property Management Plan ("LRPMP") that addresses disposition of the real property formerly owned by the former Agency; and

WHEREAS, on February 26, 2015, the LRPMP was approved by OB Resolution No. 2015-02 of the Oversight Board; and

WHEREAS, by letter dated September 4, 2015, DOF approved the LRPMP; and

WHEREAS, the former Guadalupe Redevelopment Agency received a donation of a portion of a vacant 0.42-acre commercial parcel located at 995 Guadalupe Street at the corner of Guadalupe Street and 10th Street (APN 115-071-001), known as the “former AI’s Union property” (and hereafter referred to as the “Property”); and

WHEREAS, the Property was contaminated and designated by the State as Leaking Underground Fuel Tank (LUFT) Site #52010. The Successor Agency engaged in ongoing remediation of the Property, and after the remediation process was completed, received a “No Further Action” letter dated June 30, 2022, from the Santa Barbara County Public Health Department providing a certification of completion of remedial action; and

WHEREAS, instead of selling the Property to a third party pursuant to the LRPMP, in an effort to dispose of the Property to facilitate the filing of a Last and Final ROPS, the Successor Agency approved the transfer of the Property to the City for future development on November 28, 2023, and the Countywide Oversight Board approved the Successor Agency’s action on January 17, 2024; and

WHEREAS, as a result, the Property will be transferred to the City for future development pursuant to Health and Safety Code Section 34191.5, subdivisions (c)(2) and (c)(2)(A); and

WHEREAS, applicable law provides that the City will enter into an agreement providing for compensation to the affected taxing entities (the “Taxing Entities”) with respect to the Property, pursuant to Health and Safety Code Section 34180(f); and

WHEREAS, the City has prepared the attached “Compensation Agreement Pursuant To Health and Safety Code Section 34180(f) for Transfer of the Former AI’s Union Property For Future Development Activity” (the “Agreement”) to be entered into between the City and the Taxing Entities, a form of which is attached hereto; and

WHEREAS, the Agreement provides that if the City sells the Property during the term of the Agreement, the City will remit the net proceeds to the County-Auditor-Controller for distribution to each of the Taxing Entities; and

WHEREAS, the Agreement further provides for interim use of the Property during the term, and the Taxing Entities will be entitled to a share of net proceeds (defined in the Agreement), if any, resulting from such interim use during the term of the Agreement; and

WHEREAS, the City Council desires to approve the Agreement in substantially the form submitted herewith.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GUADALUPE:

- SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.
- SECTION 2.** The City Council hereby approves the Agreement in substantially the form presented at this meeting. The Mayor, City Administrator and City Clerk are authorized to execute the Agreement with such revisions as the Mayor, City Administrator, City Attorney, and Special Counsel to the City deem appropriate to further the City's interests consistent with the intent of the Agreement. The City Administrator or his or her designee are authorized and directed to take such actions as may be necessary or appropriate to implement the Agreement, including executing further instruments and agreements, issuing warrants, and taking other appropriate actions to perform the obligations and exercise the rights of the City under the Agreement. A copy of the Agreement when executed shall be placed on file in the office of the City Clerk.
- SECTION 3.** The City Administrator or his or her designee is authorized and directed to present the Agreement to the Taxing Entities in substantially the form presented at this meeting, and to seek agreement by each of the Taxing Entities to the terms of the Agreement. Upon execution of the Agreement by the City and the Taxing Entities, the Agreement shall become effective as between the City and the Taxing Entities.
- SECTION 4.** The Mayor shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.
- SECTION 5.** The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.
- SECTION 6.** The City Clerk shall certify to the adoption of this Resolution.

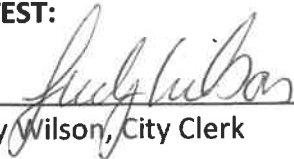
PASSED, APPROVED AND ADOPTED at a regular meeting on the 14th day of January 2025 by the following vote:

MOTION: **CHRISTINA HERNANDEZ / EUGENE COSTA JR.**

AYES:	5	Councilmembers:	Costa Jr., Hernandez, Julian, Furness, Villegas
NOES:	0		
ABSENT:	0		
ABSTAINED:	0		

I, Judy Wilson, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. **Resolution No. 2025-02**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held January 14, 2025, and that same was approved and adopted.

ATTEST:

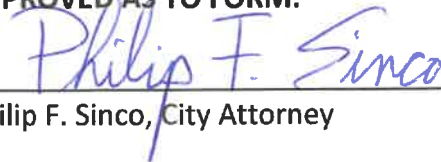


Judy Wilson, City Clerk



Ariston Julian, Mayor

APPROVED AS TO FORM:



Philip F. Sinco, City Attorney

**COMPENSATION AGREEMENT PURSUANT TO HEALTH AND
SAFETY CODE SECTION 34180(f) FOR TRANSFER OF
AL'S UNION PROPERTY FOR FUTURE DEVELOPMENT ACTIVITY**

This Agreement, dated for reference purposes only as of January 14, 2025, is entered into by and among the following public agencies (all of which are sometimes referred to individually as a **"Party"** and collectively as the **"Parties"**):

City of Guadalupe (**"City"**);
County of Santa Barbara (**"County"**);
Santa Maria Public Airport District (**"Airport District"**);
Guadalupe Cemetery District (**"Cemetery District"**);
Cachuma Resource Conservation District (**"Resource Conservation District"**);
Santa Maria Valley Water Conservation District (**"Water Conservation District"**);
Guadalupe Union School District (**"Guadalupe USD"**);
Santa Maria Joint Union High School District (**"Santa Maria JUHSD"**);
Allan Hancock Community College District (**"Allan Hancock CCD"**);
Santa Barbara County Education Office (**"Office of Education"**);
Santa Barbara County Flood Control and Water Conservation District
(**"Flood Control District"**);
Santa Barbara County Fire Protection District (**"SBCFPD"**); and
Santa Barbara County Water Agency (**"Water Agency"**).

The Parties to this Agreement (other than the City) are sometimes referred to individually as a **"Taxing Entity"** and collectively as the **"Taxing Entities."**

RECITALS

A. These Recitals refer to and utilize certain capitalized terms which are defined in Section 1 of this Agreement. The Parties intend to refer to those definitions in connection with the use thereof in this Agreement.

B. Pursuant to Assembly Bill xl 26, effective February 1, 2012, the Redevelopment Agency of the City of Guadalupe (**"Redevelopment Agency"**) was dissolved, and pursuant to Health and Safety Code Section 34173, the City serves as the successor agency to the dissolved Redevelopment Agency (the **"Successor Agency"**).

C. Pursuant to Health and Safety Code Section 34191.5, the Successor Agency prepared a Long-Range Property Management Plan (**"LRPMP"**) that addresses disposition of the real property formerly owned by the Redevelopment Agency.

D. On February 26, 2015, the LRPMP was approved by OB Resolution No. 2015-02 of the Oversight Board to the Successor Agency (the **"Oversight Board"**).

E. On September 4, 2015, the State Department of Finance (**"DOF"**) approved the LRPMP.

F. The Successor Agency owns a portion of the former AI's Union Site located at 995 Guadalupe Street, APN 115-071-001 (the "**Property**"). The LRPMP stated that the Property will be sold to a third party upon completion of remediation. The Successor Agency engaged in ongoing remediation of the Property, and after the remediation process was completed, received a letter dated June 30, 2022, from the Santa Barbara County Public Health Department providing a certification of completion of remedial action.

G. Because the Successor Agency desires to file a "**Last & Final ROPS**" (LFROPS) as soon as practicable, and the Successor Agency prefers to avoid the uncertain timing of locating a buyer to purchase the Property and negotiating a sale thereof, it sought and received approval from both the Successor Agency board and the Oversight Board to transfer the Property to the City for future development (a disposition not authorized for the Property by the LRPMP). The Successor Agency approved the transfer of the Property to the City for future development on November 28, 2023, and the Countywide Oversight Board approved the Successor Agency's action on January 17, 2024.

H. The Dissolution Law permits the Property to be conveyed by the Successor to the City for future redevelopment activities consistent with the Redevelopment Plan, and requires that such conveyance to the City shall occur upon the full execution of a compensation agreement (the "**Compensation Agreement**") between the City and the affected taxing entities (as listed in this Compensation Agreement, the "**Taxing Entities**") for the distribution of net funds received, if any, from the sale of the Property.

I. The City and the Taxing Entities desire to enter into this Agreement to provide for the distribution of net proceeds upon (i) the interim use of the Property, if any, and (ii) the sale of the Property to a third party developer for future development.

J. The Parties further desire to enter into this Agreement to provide for the execution of an appropriate compensation agreement in accordance with Health and Safety Code Section 34180(f).

NOW, THEREFORE, the Parties agree as follows:

Section 1. Definitions. The following definitions shall apply in this Agreement:

(a) "Agreement" means this Compensation Agreement Pursuant To Health and Safety Code Section 34180(f) for Transfer of AI's Union Property For Future Development Activity, as may be amended from time to time.

(b) "Applicable Fiscal Year" means each Fiscal Year of the City in which the City receives Interim Municipal Use Annual Operating Proceeds from an Interim Municipal Use of one or more of the Properties, as more fully described in Section 7.

(c) "Applicable Shares" has the meaning given in Section 6(a).

(d) "Auditor-Controller" means the Santa Barbara County Auditor-Controller.

(e) “City” means the City of Guadalupe.

(f) “DDA” means, with respect to the Property, the disposition and development agreement between the City and a Developer for that Property.

(g) “Developer” means, with respect to the Property, the developer to which the City disposes of that Property pursuant to a DDA.

(h) “Disposition Proceeds” means, with respect to each Property, the gross purchase price and other compensation, if any, actually received by the City from the Developer in consideration for the disposition of the Property pursuant to the DDA, less the sum of the City’s actual costs for the following items (but only to the extent paid from City funds and not from funds provided by the Successor Agency, a Developer, or another separate entity), each to be documented in reasonable detail in the Disposition Proceeds Statement for the Property:

(1) the City’s actual, reasonable costs for normal maintenance, management and insurance of the applicable Property from the date the Property was transferred by the Successor Agency to the City to the date the Property is disposed of by the City to the Developer pursuant to the DDA;

(2) the City’s actual costs of any rehabilitation, improvement to alleviate blight, and capital improvements or repairs to maintain the Property in a safe and lawful condition incurred from the date the Property is transferred by the Successor Agency to the City to the date the Property is disposed of by the City to the Developer pursuant to the DDA;

(3) the City’s actual costs of site preparation, including hazardous materials remediation and pollution legal liability insurance premiums, if any, required to be paid by the City under the DDA for the applicable Property to prepare the Property for disposition;

(4) the City’s actual, reasonable costs to pay third party vendors for appraisal, legal, real estate consultant and marketing, title company, title insurance and other costs related to Developer selection, DDA preparation and approval, and closing costs for disposition of the Property; plus

(5) any broker’s commissions payable by the City pursuant to the DDA for the Property.

(i) “Disposition Proceeds Receipt Date” means, with respect to each Property, the date on which the City receives the proceeds from the disposition of that Property to the Developer pursuant to the DDA.

(j) “Disposition Proceeds Statement” means, with respect to each Property, the statement prepared by the City and delivered to the Taxing Entities in accordance with Section 5(b).

(k) “DOF” means the California Department of Finance.

(l) “Effective Date” has the meaning given in Section 2.

(m) “ERAF” means the Educational Revenue Augmentation Fund maintained by the Auditor-Controller.

(n) “Fiscal Year” means the fiscal year of the City in effect from time to time. The current Fiscal Year period of the City commences on July 1 of each calendar year and ends on the following June 30.

(o) “Former RDA” means the Redevelopment Agency of the City of Guadalupe.

(p) “Interim Municipal Use” means an interim use by the City of the Property, such as for community space, landscape features, parking lots available for community events, and other similar uses.

(q) “Interim Municipal Use Annual Operating Proceeds” means, for each Applicable Fiscal Year, the gross revenue actually received by the City from Interim Municipal Use of the Property, as documented in reasonable detail in the Operating Proceeds Statement for the Applicable Fiscal Year.

(r) “LRPMP” means the Long-Range Property Management Plan of the Successor Agency.

(s) “Operating Proceeds Statement” means, with respect to each Applicable Fiscal Year, the statement prepared by the City and delivered to the Taxing Entities in accordance with Section 7(c).

(t) “Oversight Board” means the Successor Agency’s oversight board established and acting in accordance with the Redevelopment Dissolution Statutes.

(u) “Parties” means all of the parties to this Agreement as set forth in the opening paragraph of this Agreement. “Party” means one of the Parties individually.

(v) “Property” means a vacant 0.42-acre commercial parcel located at 995 Guadalupe Street at the corner of Guadalupe Street and 10th Street in the City of Guadalupe (APN 115-071-001), known as the “Al’s Union Site.”

(w) “Redevelopment Dissolution Statutes” means collectively ABx1 26 enacted in June 2011, as amended to date.

(x) “Redevelopment Plan” means the Redevelopment Plan for the Guadalupe Redevelopment Project adopted by the City Council of the City by Ordinance No. 85-263 on December 19, 1985.

(y) “Successor Agency” means the Successor Agency to the Guadalupe Redevelopment Agency.

(z) “Taxing Entities” means, collectively, the following entities that comprise affected taxing entities for purposes of the Redevelopment Dissolution Statutes:

City of Guadalupe (“**City**”);
County of Santa Barbara (“**County**”);
Santa Maria Public Airport District (“**Airport District**”);
Guadalupe Cemetery District (“**Cemetery District**”);
Cachuma Resource Conservation District (“**Resource Conservation District**”);
Santa Maria Valley Water Conservation District (“**Water Conservation District**”);
Guadalupe Union School District (“**Guadalupe USD**”);
Santa Maria Joint Union High School District (“**Santa Maria JUHSD**”);
Allan Hancock Community College District (“**Allan Hancock CCD**”);
Santa Barbara County Education Office (“**Office of Education**”);
Santa Barbara County Flood Control and Water Conservation District (“**Flood Control District**”);
Santa Barbara County Fire Protection District (“**SBCFPD**”); and
Santa Barbara County Water Agency (“**Water Agency**”).

Section 2. Effectiveness of Agreement. This Agreement shall become effective only upon satisfaction of the following conditions:

(a) Approval of this Agreement by the City and direction by the City Council to execute and implement this Agreement pursuant to Health and Safety Code Section 34180(f) (the “City Action”). This Agreement was approved by the City Council as required hereby on January 14, 2025.

(b) Approval by the Oversight Board of the LRPMP for transfer of the Properties to the City for future development. The LRPMP was approved by the Oversight Board on February 26, 2015.

(c) Notification to DOF of the Oversight Board action and approval by DOF of the Oversight Board action approving the LRPMP. DOF notified the Oversight Board and Successor Agency of its approval of the LRPMP by letter dated September 4, 2015.

(d) Approval by the Successor Agency and the Oversight Board of the transfer of the Property to the City for future development, notwithstanding the LRPMP. The Successor Agency approved the transfer on November 28, 2023, the Countywide Oversight Board approved the transfer on January 17, 2024, and the Department of Finance issued a letter dated February 21, 2024, acknowledging receipt of the Countywide Oversight Board action. In a subsequent phone conversation, DOF stated that its approval was not required provided the Countywide Oversight Board’s approval had been obtained.

(e) Signature of this Agreement by each of the parties hereto.

Promptly following the execution of this Agreement, the City and the Successor Agency shall transmit notice to all the other Parties that the Agreement is effective and specifying the date the Agreement became effective (the “Effective Date”).

Once effective, the terms and conditions of this Agreement shall apply to the date the Property is transferred to the City by the Successor Agency.

Section 3. Signatories With Respect To Certain Funds.

(a) **City.** The City of Guadalupe administers the following funds, and in addition to entering into this Agreement for the City itself, the City is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #0640 City of Guadalupe (12.8351938% of 22-23 Tax Base)
- Fund #0680 Guadalupe Lighting (3.8440946% of 22-23 Tax Base)

(b) **County.** The County administers the following fund, and in addition to entering into this Agreement for the County itself, the County is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #0001 General (15.9892704% of 22-23 Tax Base)

(c) **SBCFPD.** The SBCFPD administers the following special district and fund, and in addition to entering into this Agreement for the SBCFPD itself, the SBCFPD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #2280 Fire Protection District (0% of 22-23 Tax Base)

(d) **Flood Control District.** The Flood Control District administers the following special district, zones and funds, and in addition to entering into this Agreement for the Flood Control District itself, the Flood Control District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #2400 Flood Ctr/Water Conservation District (0.2155233% of 22-23 Tax Base)
- Fund #2460 Guadalupe Flood Zone Number 3 (0.8584783% of 22-23 Tax Base)
- Fund #2570 SM River Levee Maintenance Zone (0.1234373% of 22-23 Tax Base)

(e) **Water Agency.** The Water Agency administers the following special district and fund, and in addition to entering into this Agreement for the Water Agency itself, the Water Agency is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3050 Water Agency (0.2684557% of 22-23 Tax Base)

(f) **Airport District.** The Airport District administers the following special district and fund, and in addition to entering into this Agreement for the Airport District itself, the Airport District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3210 Santa Maria Public Airport Dst (0.9576147% of 22-23 Tax Base)

(g) **Cemetery District.** The Cemetery District administers the following special district and fund, and in addition to entering into this Agreement for the Cemetery District itself, the Cemetery District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3280 Guadalupe Cemetery District (1.9151936% of 22-23 Tax Base)

(h) **Resource Conservation District.** The Resource Conservation District administers the following special district and fund, and in addition to entering into this Agreement for the Resource Conservation District itself, the Resource Conservation District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #4500 Cachuma Resource Cons Dist (0.0022189% of 22-23 Tax Base)

(i) **Water Conservation District.** The Water Conservation District administers the following special district and fund, and in addition to entering into this Agreement for the Water Conservation District itself, the Water Conservation District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #5700 SM Vly Wtr Cons -General (0.3784720% of 22-23 Tax Base)

(j) **Guadalupe USD.** Guadalupe USD administers the following special district and fund, and in addition to entering into this Agreement for Guadalupe USD itself, Guadalupe USD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #6901 Guadalupe Union Sch Dist-Gen. (28.4494279% of 22-23 Tax Base)

(k) **Santa Maria JUHSD.** Santa Maria JUHSD administers the following special district and fund, and in addition to entering into this Agreement for Santa Maria JUHSD itself, Santa Maria JUHSD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #8301 SMJH District-General (15.3884393% of 22-23 Tax Base)

(l) **Allan Hancock CCD.** Allan Hancock CCD administers the following special district and fund, and in addition to entering into this Agreement for Allan Hancock CCD itself, Allan Hancock CCD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #9410 Allan Hancock CC District-Gen (4.0807335% of 22-23 Tax Base)

(m) **Office of Education.** The Office of Education (i.e., the office of the Santa Barbara County Superintendent of Schools) administers the following funds and in addition to entering into this Agreement for the Office of Education itself, the Office of Education is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #9801 County School Service (2.7683393% of 22-23 Tax Base)
- Fund #9802 Education Revenue Augmentation (ERAF) (11.9251073% of 22-23 Tax Base)

Section 4. **Conveyance of Property To City.** In consideration for the distributions to the Taxing Entities by the City through the Auditor-Controller set forth in Section 6 (updated as to percentages for the year in which the distribution occurs), the Successor Agency will convey, and the City will accept, all of the interest in and to the Property (subject to the special provisions regarding the conveyance of the Property, if any).

Section 5. **Disposition of Property By City.** Within a time frame determined by the City to yield a financially feasible and marketable development, the City shall use diligent good faith efforts to select a Developer for the Property or negotiate and obtain approval and execution of the DDA for the Property, and dispose of the Property to the Developer in accordance with the applicable DDA. City shall obtain the Disposition Proceeds for distribution through the Auditor-Controller to the Taxing Entities pursuant to Section 6 and to enable development of each Property in accordance with the Redevelopment Plan. As required by Government Code Section 52201, the purchase price payable to the City for the Property under the applicable DDA shall be an amount that is determined to be not less than the Property's fair market value at highest and best use, or the Property's fair reuse value at the use and with the covenants and conditions and development costs authorized by the applicable DDA.

By not later than the date of first published notice of the City Council public hearing for the applicable DDA (the "DDA Public Hearing Notice"), the City shall provide each Taxing Entity with a copy of the DDA Public Hearing Notice (including the date, time and location of the public hearing and the location at which the proposed DDA may be inspected and copied), and a statement setting forth the proposed purchase price to be paid to the City under the proposed DDA.

Upon the execution of the DDA for the Property, the City shall transmit a copy of the executed DDA to the other Parties.

Section 6. Compensation To Taxing Entities Related To Disposition Proceeds.

(a) Distribution of Disposition Proceeds. Within fifteen (15) days after the Disposition Proceeds Receipt Date with respect to the Property, the City shall remit the Disposition Proceeds for that Property to the Auditor-Controller for subsequent distribution by the Auditor-Controller among the Taxing Entities in proportion to their shares of the base property tax (the “Applicable Shares”), as determined by the Auditor- Controller pursuant to Health and Safety Code Section 34188. The attached Exhibit A shows, for illustrative purposes only, the Applicable Shares of the Taxing Entities that would have applied to a distribution under this Section 6 had the distribution been made for the fiscal 2022-23 year, as provided by the Auditor-Controller.

(b) Accounting Requirements. At the time of each distribution pursuant to subsection (a), the City shall provide to the Taxing Entities and the Auditor- Controller a statement prepared in accordance with sound accounting practice that provides the City’s calculation of the Disposition Proceeds (the “Disposition Proceeds Statement”). The City shall keep complete, accurate and appropriate books and records of its calculation of the Disposition Proceeds with respect to each distribution. The Auditor- Controller shall have the right, on behalf of the Taxing Entities and upon reasonable written notice to City, to audit and examine such books, records and documents and other relevant items in the possession of City, but only to the extent necessary for a proper determination of Disposition Proceeds.

Section 7. Compensation To Taxing Entities Related To Interim Municipal Use Annual Operating Proceeds.

(a) Applicability. The provisions of this Section 7 shall apply for each Fiscal Year in which the Property is used for an Interim Municipal Use and generates Interim Municipal Use Annual Operating Proceeds to the City (each, an “Applicable Fiscal Year”), if any. Nothing in this Agreement shall obligate the City to charge any fees or other amounts or to collect any revenues with respect to an Interim Municipal Use of any of the Property.

(b) Distribution of Interim Municipal Use Annual Operating Proceeds. Within ninety (90) days after the end of each Applicable Fiscal Year, the City shall remit the Interim Municipal Use Annual Operating Proceeds for that Applicable Fiscal Year to the Auditor-Controller for subsequent distribution by the Auditor-Controller among the Taxing Entities in proportion to their Applicable Shares, as determined by the Auditor- Controller pursuant to Health and Safety Code Section 34188. The attached Exhibit A shows, for illustrative purposes only, the Applicable Shares of the Taxing Entities that would have applied to a distribution under this Section 7 had the distribution been made for the fiscal 2022-23 year, as provided by the Auditor-Controller.

(c) Governmental, Public and Community Uses Permitted. The City may use the Property for any interim use permitted by applicable laws, and may permit the Taxing Entities to use the Property without charge. The City shall have no obligation to permit the Taxing Entities to use the Property for fee-generating uses, use by for-profit third parties, political or campaign-related uses, or any other use not related to the governmental purposes of the Taxing Entities. The City may permit fundraising uses supporting the governmental purposes of the Taxing Entities or the community in the City’s sole and absolute discretion.

(d) Accounting Requirements. At the time of each distribution pursuant to subsection (a), the City shall provide to the Taxing Entities and the Auditor-Controller a statement prepared in accordance with sound accounting practice that provides the City's calculation of the Interim Municipal Use Annual Operating Proceeds (the "Operating Proceeds Statement"). The City shall keep complete, accurate and appropriate books and records of its calculation of the Interim Municipal Use Annual Operating Proceeds with respect to each distribution. The Auditor-Controller shall have the right, on behalf of the Taxing Entities and upon reasonable written notice to City, to audit and examine such books, records and documents and other relevant items in the possession of City, but only to the extent necessary for a proper determination of the Interim Municipal Use Annual Operating Proceeds.

Section 8. Term of Agreement: Early Termination.

(a) Term. The term of this Agreement shall commence on the Effective Date and, unless sooner terminated as otherwise provided in this Agreement, shall expire upon (i) the earlier to occur of twenty-five (25) years from the date set forth above, or (ii) the distribution by the City of all amounts owed to the Taxing Entities under this Agreement.

(b) Early Termination. Notwithstanding any other provision of this Agreement, the City may terminate this Agreement upon written notice to the other Parties if a court order, legislation, or DOF policy reverses DOF's directive regarding the need for this Agreement and the payment of compensation by the City pursuant to Health and Safety Code Section 34180(f)(1) (an "Early Termination"). An Early Termination shall become effective five (5) days after the City delivers the required notice to the other Parties in accordance with Section 9(a). Upon effectiveness of an Early Termination, no Party shall have any further rights or obligations under this Agreement, and the City may retain the Disposition Proceeds from the disposition of any Property for which the City has not yet received the Disposition Proceeds as of the effective date of the Early Termination, and may retain any Interim Municipal Use Annual Operating Proceeds for which the City was not required to make the distribution to the Taxing Entities as of the effective date of the Early Termination; provided, however, that the City shall have no right to recover any Disposition Proceeds or any Interim Municipal Use Annual Operating Proceeds from any Taxing Entity that were distributed by the City prior to the effective date of the Early Termination.

Section 9. Miscellaneous Provisions.

(a) Rights of the City. The Parties acknowledge and agree that, pursuant to applicable law, the City is entitled to receive fee title to the Property from the Successor Agency at no cost, at any time (as determined by the City and the Successor Agency), subject only to this Agreement. Except for the right to receive Disposition Proceeds (if any) pursuant to Section 6 and the right to receive Interim Municipal Use Annual Operating Proceeds (if any) pursuant to Section 7, the Parties hereby expressly acknowledge and agree as follows:

(b) The Taxing Entities (other than the City) shall have no right, title or interest in or to the Property, and

(c) The Taxing Entities (other than the City), shall have no consent or approval rights with respect to the use of the Property or any part thereof, the development of

the Property, the sale, conveyance, or transfer of the Property or any part thereof, any encumbrance of any portion of the Property, or any other matters relating to the Property during or following the Term hereof, except to the extent such Taxing Entities have regulatory authority with respect to such matters pursuant to applicable laws, and

(d) The Taxing Entities shall have no right to receive any payment or other compensation in connection with a sale of the Property by the City, including any percentage or portion of the proceeds of such sale, except for such Taxing Entity's share of Disposition Proceeds as set forth in Section 6. In this regard, the Parties acknowledge and agree that the City may (but is not required to) spend money to improve the Property in connection with any Interim Municipal Use and that such improvements, or other circumstances or market conditions, may increase the value of the Property. Such improvement costs, if any, may be deducted by the City in calculating Disposition Proceeds or Interim Municipal Use Annual Operating Proceeds, as applicable.

(e) Notices. All notices, statements, or other communications made pursuant to this Agreement to another Party or Parties shall be in writing, and shall be sufficiently given and served upon the Party if sent by (1) United States certified mail, return receipt requested, postage prepaid, or (2) nationally recognized overnight courier, with charges prepaid or charged to sender's account, and addressed to the applicable Party at the address set forth on that Party's signature page. Any Party may change its address for notice purposes by written notice to the other Parties prepared and delivered in accordance with the provisions of this Section.

(f) No Third Party Beneficiaries. No person or entity other than the Parties and their permitted successors and assigns, shall have any right of action under this Agreement.

(g) Litigation Regarding Agreement. In the event litigation is initiated attacking the validity of this Agreement, each Party shall in good faith defend and seek to uphold the Agreement and shall be responsible for its own legal fees and costs.

(h) State Law; Venue. This Agreement, and the rights and obligations of the Parties hereto, shall be construed and enforced in accordance with the laws of the State of California. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Santa Barbara County, California or in the Federal District Court for the Central District of California.

(i) Attorneys' Fees. In any action which a Party brings to enforce its rights hereunder, the unsuccessful Party or Parties shall pay all costs incurred by the prevailing party, including reasonable attorneys' fees and costs.

(j) Entire Agreement; Amendment. This Agreement constitutes the entire and integrated agreement of the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be modified only in writing and only if signed by all of the Parties, except as otherwise provided below.

(k) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. The signature page of any counterpart may be detached therefrom without impairing

the legal effect of the signature(s) thereon, provided such signature page is attached to any other counterpart identical thereto having additional signature pages executed by the other Parties. Any executed counterpart of this Agreement may be delivered to the other Parties by facsimile and shall be deemed as binding as if an originally signed counterpart was delivered.

(l) Non-Waiver. No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement will be effective unless it is in writing and signed by the waiving Parties.

(m) No Partnership. Nothing contained in this Agreement shall be construed to constitute any Party as a partner, employee, joint venturer, or agent of any other Party.

(n) Ambiguities. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party does not apply in interpreting this Agreement.

(o) Exhibits. The following exhibits are incorporated in this Agreement by reference:

Exhibit A: Taxing Entities Applicable Shares of Property Taxes

(p) Severability. If any term, provision, or condition of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect unless an essential purpose of this Agreement is defeated by such invalidity or unenforceability.

(q) Action or Approval. Whenever action and/or approval by the City is required under this Agreement, the City Administrator or his or her designee may act on and/or approve such matter unless specifically provided otherwise, or unless the City Administrator determines in his or her discretion that such action or approval requires referral to the City Council for consideration.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth in the opening paragraph of this Agreement.

[signature pages S-1 through S-13 follow]

IN WITNESS WHEREOF, the City has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

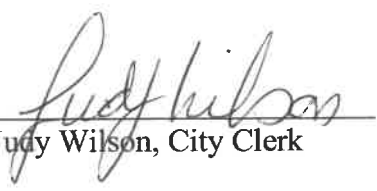
CITY OF GUADALUPE, a municipal corporation

By: 

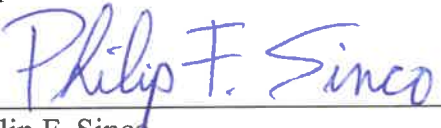
Name: Ariston Julian

Title: Mayor

Attest by:


Judy Wilson, City Clerk

Approved as to form:


Philip F. Sinco
City Attorney

Address for Notices:

City of Guadalupe
918 Obispo Street
PO Box 908
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

The County has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

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

ATTEST:

COUNTY OF SANTA BARBARA:

Mona Miyasato
County Executive Officer
Clerk of the Board

By: _____
Deputy Clerk

By: _____
Chair, Board of Supervisors
Date _____

APPROVED AS TO FORM:

**APPROVED AS TO ACCOUNTING
FORM:**

Rachel Van Mullem
County Counsel

Betsy M. Schaffer, CPA, CPFO,
Auditor-Controller

By: _____

By: _____
Deputy

APPROVED AS TO FORM:

Greg Milligan, ARM
Risk Manager

By: _____
Risk Management

Address for Notices:
105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Airport District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA PUBLIC AIRPORT
DISTRICT**

By: _____

Name: _____

Title: President

Attest by: _____
Secretary

Approved as to form:

District Counsel

Address for Notices:

Santa Maria Public Airport District
[insert address for notices]

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Cemetery District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

GUADALUPE CEMETERY DISTRICT

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Deputy District Counsel

Address for Notices:

Guadalupe Cemetery District
4655 West Main Street
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Resource Conservation District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**CACHUMA RESOURCE CONSERVATION
DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Cachuma Resource Conservation District
920 East Stowell Rd.
Santa Maria, CA 93454

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Water Conservation District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA VALLEY WATER
CONSERVATION DISTRICT**

By: _____

Name: _____

Title: _____

Attest by: _____

Approved as to form:

Address for Notices:

Santa Maria Valley Water Conservation District
P.O. Box 364
Santa Maria, CA 93458

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Guadalupe USD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

GUADALUPE UNION SCHOOL DISTRICT

By: _____

Name: _____

Title: Superintendent

Attest by: _____
Chief Business Official

Address for Notices:

Guadalupe Union School District
P.O. Box 788
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Santa Maria JUHSD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA JOINT UNION HIGH
SCHOOL DISTRICT**

By: _____

Name: _____

Title: _____

Address for Notices:

Santa Maria Joint Union High School District
2560 Skyway Drive
Santa Maria, CA 93455

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Allan Hancock CCD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**ALLAN HANCOCK COMMUNITY
COLLEGE DISTRICT**

By: _____

Name: _____

Title: _____

Address for Notices:

Allan Hancock Community College District
Attn: Associate Superintendent/Vice President, Finance
800 S. College Drive
Santa Maria, CA 93454

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Office of Education has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA BARBARA COUNTY EDUCATION
OFFICE**

By: _____

Name: _____

Title: County Superintendent of Schools

Address for Notices:

Santa Barbara Education Office
4400 Cathedral Oaks Rd.
P.O. Box 6307
Santa Barbara, CA 93160-6307

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Flood Control District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

**SANTA BARBARA COUNTY
FLOOD CONTROL AND WATER
CONSERVATION DISTRICT:**

By: _____
Deputy Clerk

By: _____
Chair, Board of Directors
Date _____

APPROVED AS TO FORM:

Rachel Van Mullem
County Counsel

**APPROVED AS TO ACCOUNTING
FORM:**

Betsy M. Schaffer, CPA, CPFO
Auditor-Controller

By: _____

By: _____
Deputy

APPROVED AS TO FORM:

Greg Milligan, ARM
Risk Manager

By: _____
Risk Management

Address for Notices:

105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

SIGNATURES CONTINUE ON FOLLOWING PAGES

The SBCFPD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

**SANTA BARBARA COUNTY FIRE
PROTECTION DISTRICT**

By: _____
Deputy Clerk

By: _____
Chair, Board of Directors
Date _____

APPROVED AS TO FORM:

Rachel Van Mullem
County Counsel

**APPROVED AS TO ACCOUNTING
FORM:**

Betsy M. Schaffer, CPA, CPFO,
Auditor-Controller

By: _____

By: _____
Deputy

APPROVED AS TO FORM:

Greg Milligan, ARM
Risk Manager

By: _____
Risk Management

Address for Notices:

105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Water Agency has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

**SANTA BARBARA COUNTY
WATER AGENCY:**

By: _____
Deputy Clerk

By: _____
Chair, Board of Directors
Date _____

APPROVED AS TO FORM:

Rachel Van Mullem
County Counsel

**APPROVED AS TO ACCOUNTING
FORM:**

Betsy M. Schaffer, CPA, CPFO,
Auditor-Controller

By: _____

By: _____
Deputy

APPROVED AS TO FORM:

Greg Milligan, ARM
Risk Manager

By: _____
Risk Management

Address for Notices:

105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

EXHIBIT A

ILLUSTRATIVE TAXING ENTITIES APPLICABLE SHARES OF PROPERTY TAXES

Below is the allocation percentages for FY 22-23 for proceeds of a sale of an asset:

		Calculate TRA Allocation Ratios 34188	
		A	B = A / Σ A
		Property Tax Increment Dollars from TRAs within RDA Boundaries FY 22-23	Ratio %
0			
1	Fund Taxing Agency		
2	0001 General	446,761	15.9892704%
3	0640 City of Guadalupe	358,632	12.8351938%
4	0680 Guadalupe Lighting	107,409	3.8440946%
5	0685 Guadalupe Redevelopment Agency		
6	2280 Fire Protection Dist	0	0.0000000%
7	2400 Flood Ctrl/Wtr Cons Dst Mt	6,022	0.2155233%
8	2460 Guadalupe Flood Zone Number 3	23,987	0.8584783%
9	2570 SM River Levee Maint Zone	3,449	0.1234373%
0	3050 Water Agency	7,501	0.2684557%
1	3210 Santa Maria Public Airport Dst	26,757	0.9576147%
2	3280 Guadalupe Cemetery District	53,513	1.9151936%
3	4500 Cachuma Resource Cons Dist	62	0.0022189%
4	5700 SM Vly Wtr Cons - General	10,575	0.3784720%
5	6901 Guadalupe Union Sch Dist-Gen	794,914	28.4494279%
6	8301 SMJH District-General	429,973	15.3884393%
7	9410 Allan Hancock CC Dist-Gen	114,021	4.0807335%
8	9801 County School Service	77,351	2.7683393%
9	9802 Education Revenue Augmentation	333,203	11.9251073%
0		2,794,130	1.0000000%

**COMPENSATION AGREEMENT PURSUANT TO HEALTH AND
SAFETY CODE SECTION 34180(f) FOR TRANSFER OF
AL'S UNION PROPERTY FOR FUTURE DEVELOPMENT ACTIVITY**

This Agreement, dated for reference purposes only as of January 14, 2025, is entered into by and among the following public agencies (all of which are sometimes referred to individually as a **“Party”** and collectively as the **“Parties”**):

City of Guadalupe (**“City”**);
County of Santa Barbara (**“County”**);
Santa Maria Public Airport District (**“Airport District”**);
Guadalupe Cemetery District (**“Cemetery District”**);
Cachuma Resource Conservation District (**“Resource Conservation District”**);
Santa Maria Valley Water Conservation District (**“Water Conservation District”**);
Guadalupe Union School District (**“Guadalupe USD”**);
Santa Maria Joint Union High School District (**“Santa Maria JUHSD”**);
Allan Hancock Community College District (**“Allan Hancock CCD”**);
Santa Barbara County Education Office (**“Office of Education”**);
Santa Barbara County Flood Control and Water Conservation District
(**“Flood Control District”**);
Santa Barbara County Fire Protection District (**“SBCFPD”**); and
Santa Barbara County Water Agency (**“Water Agency”**).

The Parties to this Agreement (other than the City) are sometimes referred to individually as a **“Taxing Entity”** and collectively as the **“Taxing Entities.”**

RECITALS

A. These Recitals refer to and utilize certain capitalized terms which are defined in Section 1 of this Agreement. The Parties intend to refer to those definitions in connection with the use thereof in this Agreement.

B. Pursuant to Assembly Bill xl 26, effective February 1, 2012, the Redevelopment Agency of the City of Guadalupe (**“Redevelopment Agency”**) was dissolved, and pursuant to Health and Safety Code Section 34173, the City serves as the successor agency to the dissolved Redevelopment Agency (the **“Successor Agency”**).

C. Pursuant to Health and Safety Code Section 34191.5, the Successor Agency prepared a Long-Range Property Management Plan (**“LRPMP”**) that addresses disposition of the real property formerly owned by the Redevelopment Agency.

D. On February 26, 2015, the LRPMP was approved by OB Resolution No. 2015-02 of the Oversight Board to the Successor Agency (the **“Oversight Board”**).

E. On September 4, 2015, the State Department of Finance (**“DOF”**) approved the LRPMP.

F. The Successor Agency owns a portion of the former Al's Union Site located at 995 Guadalupe Street, APN 115-071-001 (the "**Property**"). The LRPMP stated that the Property will be sold to a third party upon completion of remediation. The Successor Agency engaged in ongoing remediation of the Property, and after the remediation process was completed, received a letter dated June 30, 2022, from the Santa Barbara County Public Health Department providing a certification of completion of remedial action.

G. Because the Successor Agency desires to file a "**Last & Final ROPS**" (LFROPS) as soon as practicable, and the Successor Agency prefers to avoid the uncertain timing of locating a buyer to purchase the Property and negotiating a sale thereof, it sought and received approval from both the Successor Agency board and the Oversight Board to transfer the Property to the City for future development (a disposition not authorized for the Property by the LRPMP). The Successor Agency approved the transfer of the Property to the City for future development on November 28, 2023, and the Countywide Oversight Board approved the Successor Agency's action on January 17, 2024.

H. The Dissolution Law permits the Property to be conveyed by the Successor to the City for future redevelopment activities consistent with the Redevelopment Plan, and requires that such conveyance to the City shall occur upon the full execution of a compensation agreement (the "**Compensation Agreement**") between the City and the affected taxing entities (as listed in this Compensation Agreement, the "**Taxing Entities**") for the distribution of net funds received, if any, from the sale of the Property.

I. The City and the Taxing Entities desire to enter into this Agreement to provide for the distribution of net proceeds upon (i) the interim use of the Property, if any, and (ii) the sale of the Property to a third party developer for future development.

J. The Parties further desire to enter into this Agreement to provide for the execution of an appropriate compensation agreement in accordance with Health and Safety Code Section 34180(f).

NOW, THEREFORE, the Parties agree as follows:

Section 1. Definitions. The following definitions shall apply in this Agreement:

(a) "Agreement" means this Compensation Agreement Pursuant To Health and Safety Code Section 34180(f) for Transfer of Al's Union Property For Future Development Activity, as may be amended from time to time.

(b) "Applicable Fiscal Year" means each Fiscal Year of the City in which the City receives Interim Municipal Use Annual Operating Proceeds from an Interim Municipal Use of one or more of the Properties, as more fully described in Section 7.

(c) "Applicable Shares" has the meaning given in Section 6(a).

(d) "Auditor-Controller" means the Santa Barbara County Auditor-Controller.

(e) “City” means the City of Guadalupe.

(f) “DDA” means, with respect to the Property, the disposition and development agreement between the City and a Developer for that Property.

(g) “Developer” means, with respect to the Property, the developer to which the City disposes of that Property pursuant to a DDA.

(h) “Disposition Proceeds” means, with respect to each Property, the gross purchase price and other compensation, if any, actually received by the City from the Developer in consideration for the disposition of the Property pursuant to the DDA, less the sum of the City’s actual costs for the following items (but only to the extent paid from City funds and not from funds provided by the Successor Agency, a Developer, or another separate entity), each to be documented in reasonable detail in the Disposition Proceeds Statement for the Property:

(1) the City’s actual, reasonable costs for normal maintenance, management and insurance of the applicable Property from the date the Property was transferred by the Successor Agency to the City to the date the Property is disposed of by the City to the Developer pursuant to the DDA;

(2) the City’s actual costs of any rehabilitation, improvement to alleviate blight, and capital improvements or repairs to maintain the Property in a safe and lawful condition incurred from the date the Property is transferred by the Successor Agency to the City to the date the Property is disposed of by the City to the Developer pursuant to the DDA;

(3) the City’s actual costs of site preparation, including hazardous materials remediation and pollution legal liability insurance premiums, if any, required to be paid by the City under the DDA for the applicable Property to prepare the Property for disposition;

(4) the City’s actual, reasonable costs to pay third party vendors for appraisal, legal, real estate consultant and marketing, title company, title insurance and other costs related to Developer selection, DDA preparation and approval, and closing costs for disposition of the Property; plus

(5) any broker’s commissions payable by the City pursuant to the DDA for the Property.

(i) “Disposition Proceeds Receipt Date” means, with respect to each Property, the date on which the City receives the proceeds from the disposition of that Property to the Developer pursuant to the DDA.

(j) “Disposition Proceeds Statement” means, with respect to each Property, the statement prepared by the City and delivered to the Taxing Entities in accordance with Section 5(b).

(k) “DOF” means the California Department of Finance.

(l) “Effective Date” has the meaning given in Section 2.

(m) “ERAF” means the Educational Revenue Augmentation Fund maintained by the Auditor-Controller.

(n) “Fiscal Year” means the fiscal year of the City in effect from time to time. The current Fiscal Year period of the City commences on July 1 of each calendar year and ends on the following June 30.

(o) “Former RDA” means the Redevelopment Agency of the City of Guadalupe.

(p) “Interim Municipal Use” means an interim use by the City of the Property, such as for community space, landscape features, parking lots available for community events, and other similar uses.

(q) “Interim Municipal Use Annual Operating Proceeds” means, for each Applicable Fiscal Year, the gross revenue actually received by the City from Interim Municipal Use of the Property, as documented in reasonable detail in the Operating Proceeds Statement for the Applicable Fiscal Year.

(r) “LRPMP” means the Long-Range Property Management Plan of the Successor Agency.

(s) “Operating Proceeds Statement” means, with respect to each Applicable Fiscal Year, the statement prepared by the City and delivered to the Taxing Entities in accordance with Section 7(c).

(t) “Oversight Board” means the Successor Agency’s oversight board established and acting in accordance with the Redevelopment Dissolution Statutes.

(u) “Parties” means all of the parties to this Agreement as set forth in the opening paragraph of this Agreement. “Party” means one of the Parties individually.

(v) “Property” means a vacant 0.42-acre commercial parcel located at 995 Guadalupe Street at the corner of Guadalupe Street and 10th Street in the City of Guadalupe (APN 115-071-001), known as the “Al’s Union Site.”

(w) “Redevelopment Dissolution Statutes” means collectively ABx1 26 enacted in June 2011, as amended to date.

(x) “Redevelopment Plan” means the Redevelopment Plan for the Guadalupe Redevelopment Project adopted by the City Council of the City by Ordinance No. 85-263 on December 19, 1985.

(y) “Successor Agency” means the Successor Agency to the Guadalupe Redevelopment Agency.

(z) “Taxing Entities” means, collectively, the following entities that comprise affected taxing entities for purposes of the Redevelopment Dissolution Statutes:

City of Guadalupe (“**City**”);
County of Santa Barbara (“**County**”);
Santa Maria Public Airport District (“**Airport District**”);
Guadalupe Cemetery District (“**Cemetery District**”);
Cachuma Resource Conservation District (“**Resource Conservation District**”);
Santa Maria Valley Water Conservation District (“**Water Conservation District**”);
Guadalupe Union School District (“**Guadalupe USD**”);
Santa Maria Joint Union High School District (“**Santa Maria JUHSD**”);
Allan Hancock Community College District (“**Allan Hancock CCD**”);
Santa Barbara County Education Office (“**Office of Education**”);
Santa Barbara County Flood Control and Water Conservation District (“**Flood Control District**”);
Santa Barbara County Fire Protection District (“**SBCFPD**”); and
Santa Barbara County Water Agency (“**Water Agency**”).

Section 2. Effectiveness of Agreement. This Agreement shall become effective only upon satisfaction of the following conditions:

(a) Approval of this Agreement by the City and direction by the City Council to execute and implement this Agreement pursuant to Health and Safety Code Section 34180(f) (the “City Action”). This Agreement was approved by the City Council as required hereby on January 14, 2025.

(b) Approval by the Oversight Board of the LRPMP for transfer of the Properties to the City for future development. The LRPMP was approved by the Oversight Board on February 26, 2015.

(c) Notification to DOF of the Oversight Board action and approval by DOF of the Oversight Board action approving the LRPMP. DOF notified the Oversight Board and Successor Agency of its approval of the LRPMP by letter dated September 4, 2015.

(d) Approval by the Successor Agency and the Oversight Board of the transfer of the Property to the City for future development, notwithstanding the LRPMP. The Successor Agency approved the transfer on November 28, 2023, the Countywide Oversight Board approved the transfer on January 17, 2024, and the Department of Finance issued a letter dated February 21, 2024, acknowledging receipt of the Countywide Oversight Board action. In a subsequent phone conversation, DOF stated that its approval was not required provided the Countywide Oversight Board’s approval had been obtained.

(e) Signature of this Agreement by each of the parties hereto.

Promptly following the execution of this Agreement, the City and the Successor Agency shall transmit notice to all the other Parties that the Agreement is effective and specifying the date the Agreement became effective (the “Effective Date”).

Once effective, the terms and conditions of this Agreement shall apply to the date the Property is transferred to the City by the Successor Agency.

Section 3. Signatories With Respect To Certain Funds.

(a) **City.** The City of Guadalupe administers the following funds, and in addition to entering into this Agreement for the City itself, the City is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #0640 City of Guadalupe (12.8351938% of 22-23 Tax Base)
- Fund #0680 Guadalupe Lighting (3.8440946% of 22-23 Tax Base)

(b) **County.** The County administers the following fund, and in addition to entering into this Agreement for the County itself, the County is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #0001 General (15.9892704% of 22-23 Tax Base)

(c) **SBCFPD.** The SBCFPD administers the following special district and fund, and in addition to entering into this Agreement for the SBCFPD itself, the SBCFPD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #2280 Fire Protection District (0% of 22-23 Tax Base)

(d) **Flood Control District.** The Flood Control District administers the following special district, zones and funds, and in addition to entering into this Agreement for the Flood Control District itself, the Flood Control District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #2400 Flood Ctr/Water Conservation District (0.2155233% of 22-23 Tax Base)
- Fund #2460 Guadalupe Flood Zone Number 3 (0.8584783% of 22-23 Tax Base)
- Fund #2570 SM River Levee Maintenance Zone (0.1234373% of 22-23 Tax Base)

(e) **Water Agency.** The Water Agency administers the following special district and fund, and in addition to entering into this Agreement for the Water Agency itself, the Water Agency is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3050 Water Agency (0.2684557% of 22-23 Tax Base)

(f) **Airport District.** The Airport District administers the following special district and fund, and in addition to entering into this Agreement for the Airport District itself, the Airport District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3210 Santa Maria Public Airport Dst (0.9576147% of 22-23 Tax Base)

(g) **Cemetery District.** The Cemetery District administers the following special district and fund, and in addition to entering into this Agreement for the Cemetery District itself, the Cemetery District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #3280 Guadalupe Cemetery District (1.9151936% of 22-23 Tax Base)

(h) **Resource Conservation District.** The Resource Conservation District administers the following special district and fund, and in addition to entering into this Agreement for the Resource Conservation District itself, the Resource Conservation District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #4500 Cachuma Resource Cons Dist (0.0022189% of 22-23 Tax Base)

(i) **Water Conservation District.** The Water Conservation District administers the following special district and fund, and in addition to entering into this Agreement for the Water Conservation District itself, the Water Conservation District is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #5700 SM Vly Wtr Cons -General (0.3784720% of 22-23 Tax Base)

(j) **Guadalupe USD.** Guadalupe USD administers the following special district and fund, and in addition to entering into this Agreement for Guadalupe USD itself, Guadalupe USD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #6901 Guadalupe Union Sch Dist-Gen. (28.4494279% of 22-23 Tax Base)

(k) **Santa Maria JUHSD.** Santa Maria JUHSD administers the following special district and fund, and in addition to entering into this Agreement for Santa Maria JUHSD itself, Santa Maria JUHSD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #8301 SMJH District-General (15.3884393% of 22-23 Tax Base)

(l) **Allan Hancock CCD.** Allan Hancock CCD administers the following special district and fund, and in addition to entering into this Agreement for Allan Hancock CCD itself, Allan Hancock CCD is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #9410 Allan Hancock CC District-Gen (4.0807335% of 22-23 Tax Base)

(m) **Office of Education.** The Office of Education (i.e., the office of the Santa Barbara County Superintendent of Schools) administers the following funds and in addition to entering into this Agreement for the Office of Education itself, the Office of Education is authorized to, and has entered into and executed this Agreement on behalf of the following:

- Fund #9801 County School Service (2.7683393% of 22-23 Tax Base)
- Fund #9802 Education Revenue Augmentation (ERAF) (11.9251073% of 22-23 Tax Base)

Section 4. **Conveyance of Property To City.** In consideration for the distributions to the Taxing Entities by the City through the Auditor-Controller set forth in Section 6 (updated as to percentages for the year in which the distribution occurs), the Successor Agency will convey, and the City will accept, all of the interest in and to the Property (subject to the special provisions regarding the conveyance of the Property, if any).

Section 5. **Disposition of Property By City.** Within a time frame determined by the City to yield a financially feasible and marketable development, the City shall use diligent good faith efforts to select a Developer for the Property or negotiate and obtain approval and execution of the DDA for the Property, and dispose of the Property to the Developer in accordance with the applicable DDA. City shall obtain the Disposition Proceeds for distribution through the Auditor-Controller to the Taxing Entities pursuant to Section 6 and to enable development of each Property in accordance with the Redevelopment Plan. As required by Government Code Section 52201, the purchase price payable to the City for the Property under the applicable DDA shall be an amount that is determined to be not less than the Property's fair market value at highest and best use, or the Property's fair reuse value at the use and with the covenants and conditions and development costs authorized by the applicable DDA.

By not later than the date of first published notice of the City Council public hearing for the applicable DDA (the "DDA Public Hearing Notice"), the City shall provide each Taxing Entity with a copy of the DDA Public Hearing Notice (including the date, time and location of the public hearing and the location at which the proposed DDA may be inspected and copied), and a statement setting forth the proposed purchase price to be paid to the City under the proposed DDA.

Upon the execution of the DDA for the Property, the City shall transmit a copy of the executed DDA to the other Parties.

Section 6. Compensation To Taxing Entities Related To Disposition Proceeds.

(a) Distribution of Disposition Proceeds. Within fifteen (15) days after the Disposition Proceeds Receipt Date with respect to the Property, the City shall remit the Disposition Proceeds for that Property to the Auditor-Controller for subsequent distribution by the Auditor-Controller among the Taxing Entities in proportion to their shares of the base property tax (the “Applicable Shares”), as determined by the Auditor- Controller pursuant to Health and Safety Code Section 34188. The attached Exhibit A shows, for illustrative purposes only, the Applicable Shares of the Taxing Entities that would have applied to a distribution under this Section 6 had the distribution been made for the fiscal 2022-23 year, as provided by the Auditor-Controller.

(b) Accounting Requirements. At the time of each distribution pursuant to subsection (a), the City shall provide to the Taxing Entities and the Auditor- Controller a statement prepared in accordance with sound accounting practice that provides the City’s calculation of the Disposition Proceeds (the “Disposition Proceeds Statement”). The City shall keep complete, accurate and appropriate books and records of its calculation of the Disposition Proceeds with respect to each distribution. The Auditor- Controller shall have the right, on behalf of the Taxing Entities and upon reasonable written notice to City, to audit and examine such books, records and documents and other relevant items in the possession of City, but only to the extent necessary for a proper determination of Disposition Proceeds.

Section 7. Compensation To Taxing Entities Related To Interim Municipal Use Annual Operating Proceeds.

(a) Applicability. The provisions of this Section 7 shall apply for each Fiscal Year in which the Property is used for an Interim Municipal Use and generates Interim Municipal Use Annual Operating Proceeds to the City (each, an “Applicable Fiscal Year”), if any. Nothing in this Agreement shall obligate the City to charge any fees or other amounts or to collect any revenues with respect to an Interim Municipal Use of any of the Property.

(b) Distribution of Interim Municipal Use Annual Operating Proceeds. Within ninety (90) days after the end of each Applicable Fiscal Year, the City shall remit the Interim Municipal Use Annual Operating Proceeds for that Applicable Fiscal Year to the Auditor-Controller for subsequent distribution by the Auditor-Controller among the Taxing Entities in proportion to their Applicable Shares, as determined by the Auditor- Controller pursuant to Health and Safety Code Section 34188. The attached Exhibit A shows, for illustrative purposes only, the Applicable Shares of the Taxing Entities that would have applied to a distribution under this Section 7 had the distribution been made for the fiscal 2022-23 year, as provided by the Auditor-Controller.

(c) Governmental, Public and Community Uses Permitted. The City may use the Property for any interim use permitted by applicable laws, and may permit the Taxing Entities to use the Property without charge. The City shall have no obligation to permit the Taxing Entities to use the Property for fee-generating uses, use by for-profit third parties, political or campaign-related uses, or any other use not related to the governmental purposes of the Taxing Entities. The City may permit fundraising uses supporting the governmental purposes of the Taxing Entities or the community in the City’s sole and absolute discretion.

(d) Accounting Requirements. At the time of each distribution pursuant to subsection (a), the City shall provide to the Taxing Entities and the Auditor-Controller a statement prepared in accordance with sound accounting practice that provides the City's calculation of the Interim Municipal Use Annual Operating Proceeds (the "Operating Proceeds Statement"). The City shall keep complete, accurate and appropriate books and records of its calculation of the Interim Municipal Use Annual Operating Proceeds with respect to each distribution. The Auditor-Controller shall have the right, on behalf of the Taxing Entities and upon reasonable written notice to City, to audit and examine such books, records and documents and other relevant items in the possession of City, but only to the extent necessary for a proper determination of the Interim Municipal Use Annual Operating Proceeds.

Section 8. Term of Agreement: Early Termination.

(a) Term. The term of this Agreement shall commence on the Effective Date and, unless sooner terminated as otherwise provided in this Agreement, shall expire upon (i) the earlier to occur of twenty-five (25) years from the date set forth above, or (ii) the distribution by the City of all amounts owed to the Taxing Entities under this Agreement.

(b) Early Termination. Notwithstanding any other provision of this Agreement, the City may terminate this Agreement upon written notice to the other Parties if a court order, legislation, or DOF policy reverses DOF's directive regarding the need for this Agreement and the payment of compensation by the City pursuant to Health and Safety Code Section 34180(f)(1) (an "Early Termination"). An Early Termination shall become effective five (5) days after the City delivers the required notice to the other Parties in accordance with Section 9(a). Upon effectiveness of an Early Termination, no Party shall have any further rights or obligations under this Agreement, and the City may retain the Disposition Proceeds from the disposition of any Property for which the City has not yet received the Disposition Proceeds as of the effective date of the Early Termination, and may retain any Interim Municipal Use Annual Operating Proceeds for which the City was not required to make the distribution to the Taxing Entities as of the effective date of the Early Termination; provided, however, that the City shall have no right to recover any Disposition Proceeds or any Interim Municipal Use Annual Operating Proceeds from any Taxing Entity that were distributed by the City prior to the effective date of the Early Termination.

Section 9. Miscellaneous Provisions.

(a) Rights of the City. The Parties acknowledge and agree that, pursuant to applicable law, the City is entitled to receive fee title to the Property from the Successor Agency at no cost, at any time (as determined by the City and the Successor Agency), subject only to this Agreement. Except for the right to receive Disposition Proceeds (if any) pursuant to Section 6 and the right to receive Interim Municipal Use Annual Operating Proceeds (if any) pursuant to Section 7, the Parties hereby expressly acknowledge and agree as follows:

(b) The Taxing Entities (other than the City) shall have no right, title or interest in or to the Property, and

(c) The Taxing Entities (other than the City), shall have no consent or approval rights with respect to the use of the Property or any part thereof, the development of

the Property, the sale, conveyance, or transfer of the Property or any part thereof, any encumbrance of any portion of the Property, or any other matters relating to the Property during or following the Term hereof, except to the extent such Taxing Entities have regulatory authority with respect to such matters pursuant to applicable laws, and

(d) The Taxing Entities shall have no right to receive any payment or other compensation in connection with a sale of the Property by the City, including any percentage or portion of the proceeds of such sale, except for such Taxing Entity's share of Disposition Proceeds as set forth in Section 6. In this regard, the Parties acknowledge and agree that the City may (but is not required to) spend money to improve the Property in connection with any Interim Municipal Use and that such improvements, or other circumstances or market conditions, may increase the value of the Property. Such improvement costs, if any, may be deducted by the City in calculating Disposition Proceeds or Interim Municipal Use Annual Operating Proceeds, as applicable.

(e) Notices. All notices, statements, or other communications made pursuant to this Agreement to another Party or Parties shall be in writing, and shall be sufficiently given and served upon the Party if sent by (1) United States certified mail, return receipt requested, postage prepaid, or (2) nationally recognized overnight courier, with charges prepaid or charged to sender's account, and addressed to the applicable Party at the address set forth on that Party's signature page. Any Party may change its address for notice purposes by written notice to the other Parties prepared and delivered in accordance with the provisions of this Section.

(f) No Third Party Beneficiaries. No person or entity other than the Parties and their permitted successors and assigns, shall have any right of action under this Agreement.

(g) Litigation Regarding Agreement. In the event litigation is initiated attacking the validity of this Agreement, each Party shall in good faith defend and seek to uphold the Agreement and shall be responsible for its own legal fees and costs.

(h) State Law; Venue. This Agreement, and the rights and obligations of the Parties hereto, shall be construed and enforced in accordance with the laws of the State of California. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Santa Barbara County, California or in the Federal District Court for the Central District of California.

(i) Attorneys' Fees. In any action which a Party brings to enforce its rights hereunder, the unsuccessful Party or Parties shall pay all costs incurred by the prevailing party, including reasonable attorneys' fees and costs.

(j) Entire Agreement; Amendment. This Agreement constitutes the entire and integrated agreement of the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be modified only in writing and only if signed by all of the Parties, except as otherwise provided below.

(k) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. The signature page of any counterpart may be detached therefrom without impairing

the legal effect of the signature(s) thereon, provided such signature page is attached to any other counterpart identical thereto having additional signature pages executed by the other Parties. Any executed counterpart of this Agreement may be delivered to the other Parties by facsimile and shall be deemed as binding as if an originally signed counterpart was delivered.

(l) Non-Waiver. No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement will be effective unless it is in writing and signed by the waiving Parties.

(m) No Partnership. Nothing contained in this Agreement shall be construed to constitute any Party as a partner, employee, joint venturer, or agent of any other Party.

(n) Ambiguities. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party does not apply in interpreting this Agreement.

(o) Exhibits. The following exhibits are incorporated in this Agreement by reference:

Exhibit A: Taxing Entities Applicable Shares of Property Taxes

(p) Severability. If any term, provision, or condition of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect unless an essential purpose of this Agreement is defeated by such invalidity or unenforceability.

(q) Action or Approval. Whenever action and/or approval by the City is required under this Agreement, the City Administrator or his or her designee may act on and/or approve such matter unless specifically provided otherwise, or unless the City Administrator determines in his or her discretion that such action or approval requires referral to the City Council for consideration.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth in the opening paragraph of this Agreement.

[signature pages S-1 through S-13 follow]

IN WITNESS WHEREOF, the City has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

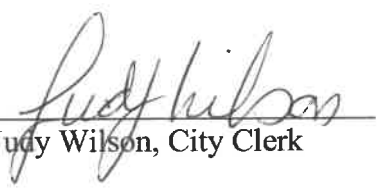
CITY OF GUADALUPE, a municipal corporation

By: 

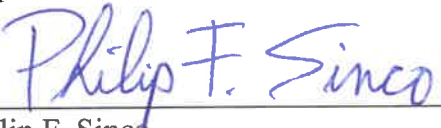
Name: Ariston Julian

Title: Mayor

Attest by:


Judy Wilson, City Clerk

Approved as to form:


Philip F. Sinco
City Attorney

Address for Notices:

City of Guadalupe
918 Obispo Street
PO Box 908
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

The County has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

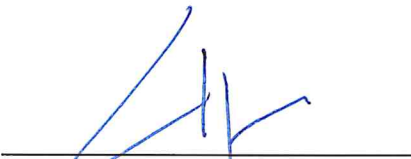
COUNTY OF SANTA BARBARA:

Mona Miyasato
County Executive Officer
Clerk of the Board

By:


Deputy Clerk

By:


Laura Capps, Chair
Board of Supervisors

Date

10-7-25

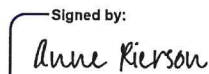
APPROVED AS TO FORM:

**APPROVED AS TO ACCOUNTING
FORM:**

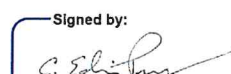
Rachel Van Mullem
County Counsel

Betsy M. Schaffer, CPA, CPFO,
Auditor-Controller

By:

Signed by:

A87566BC50FE4D0

By:

Signed by:

A90ED69D71D04FB...
Deputy

Address for Notices:
105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

SIGNATURES CONTINUE ON FOLLOWING PAGES

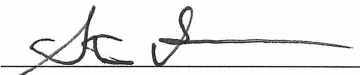
The Airport District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA PUBLIC AIRPORT
DISTRICT**

By: 

Name: Ignacio Moreno

Title: President

Attest by: 
Steve Brown, Secretary

Approved as to form:


District Counsel

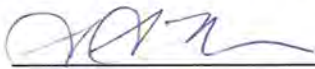
Address for Notices:

Santa Maria Public Airport District
3217 Terminal Drive
Santa Maria, CA 93455

SIGNATURES CONTINUE ON FOLLOWING PAGES

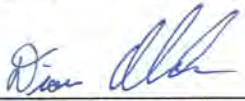
The Cemetery District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

GUADALUPE CEMETERY DISTRICT

By: 
Name: ALBERT Nunz
Title: President, BOARD of Trustees

Attest by: 

Approved as to form:

, Diana Alcala, Esq.
Deputy District Counsel

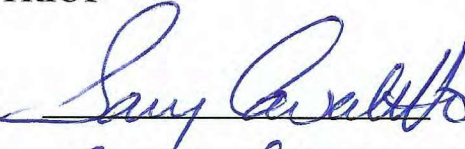
Address for Notices:

Guadalupe Cemetery District
4655 West Main Street
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

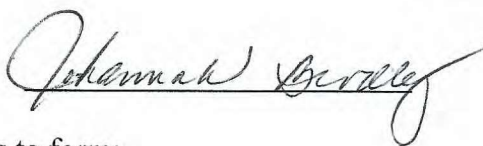
The Resource Conservation District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**CACHUMA RESOURCE CONSERVATION
DISTRICT**

By: 

Name: GARY CAVALETTO

Title: PRESIDENT

Attest by: 

Approved as to form:

Address for Notices:

Cachuma Resource Conservation District
920 East Stowell Rd.
Santa Maria, CA 93454

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Water Conservation District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA VALLEY WATER
CONSERVATION DISTRICT**

By: Keith Hudock

Name: Keith C. Hudock

Title: President

Attest by: _____

Approved as to form:



Address for Notices:

Santa Maria Valley Water Conservation District
P.O. Box 364
Santa Maria, CA 93458

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Guadalupe USD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

GUADALUPE UNION SCHOOL DISTRICT

By: 

Name: Emilio M. Handall

Title: Superintendent

Attest by: _____
Chief Business Official

Address for Notices:

Guadalupe Union School District
P.O. Box 788
Guadalupe, CA 93434

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Santa Maria JUHSD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA MARIA JOINT UNION HIGH
SCHOOL DISTRICT**

By: Yolanda Ortiz
Name: Yolanda Ortiz
Title: Assistant Superintendent, Business

Address for Notices: .

Santa Maria Joint Union High School District
2560 Skyway Drive
Santa Maria, CA 93455

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Allan Hancock CCD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**ALLAN HANCOCK COMMUNITY
COLLEGE DISTRICT**

By: 

Name: Dennis Curran

Title: Assoc Sup/VP, Finance and Administration

Address for Notices:

Allan Hancock Community College District
Attn: Associate Superintendent/Vice President, Finance
800 S. College Drive
Santa Maria, CA 93454

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Office of Education has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

**SANTA BARBARA COUNTY EDUCATION
OFFICE**

By: 

Name: Susan Salcido

Title: County Superintendent of Schools

Address for Notices:

Santa Barbara Education Office
4400 Cathedral Oaks Rd.
P.O. Box 6307
Santa Barbara, CA 93160-6307

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Flood Control District has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

**SANTA BARBARA COUNTY
FLOOD CONTROL AND WATER
CONSERVATION DISTRICT:**

By: Shirley de la Guerra
Deputy Clerk

By: [Signature]
Chair, Board of Directors

Date 10-7-25

APPROVED AS TO FORM:

Rachel Van Mullem
County Counsel

Signed by:
By: Anne Kierson
A67566BC50FF4D0...

**APPROVED AS TO ACCOUNTING
FORM:**

Betsy M. Schaffer, CPA, CPFO
Auditor-Controller

Signed by:
By: C. Schaffer
A99ED5BD71D04EB
Deputy

Address for Notices:

105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

SIGNATURES CONTINUE ON FOLLOWING PAGES

The SBCFPD has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

**SANTA BARBARA COUNTY FIRE
PROTECTION DISTRICT**

Mona Miyasato
County Executive Officer
Clerk of the Board

By: Shirley LaGuerra
Deputy Clerk

By: [Signature]
Chair, Board of Directors
Date 10-7-25

APPROVED AS TO FORM:

**APPROVED AS TO ACCOUNTING
FORM:**

Rachel Van Mullem
County Counsel

Betsy M. Schaffer, CPA, CPFO,
Auditor-Controller

Signed by:
By: Anne Kierson
A87566BC50FF4D0...

Signed by:
By: C. Schaffer
A99ED58D71D04FB...
Deputy

Address for Notices:

105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

SIGNATURES CONTINUE ON FOLLOWING PAGES

The Water Agency has executed this Compensation Agreement by its authorized representative, as indicated below, on behalf of the entities and funds set forth in Section 3 of this Agreement.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

**SANTA BARBARA COUNTY
WATER AGENCY:**

By:

Shirley de la Guerra
Deputy Clerk

By:

[Signature]
Chair, Board of Directors

Date

10-7-25

APPROVED AS TO FORM:

Rachel Van Mullem
County Counsel

By:

Signed by:
Anne Kierson
A87566B650FF4D0...

**APPROVED AS TO ACCOUNTING
FORM:**

Betsy M. Schaffer, CPA, CPFO,
Auditor-Controller

By:

Signed by:
C. Schaffer
A99ED6BD71D04FB...
Deputy

Address for Notices:

105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

EXHIBIT A

ILLUSTRATIVE TAXING ENTITIES APPLICABLE SHARES OF PROPERTY TAXES

Below is the allocation percentages for FY 22-23 for proceeds of a sale of an asset:

		Calculate TRA Allocation Ratios 34188	
		A	B = A / Σ A
1	Fund Taxing Agency	Property Tax Increment Dollars from TRAs within RDA Boundaries FY 22-23	Ratio %
2	0001 General	446,761	15.9892704%
3	0640 City of Guadalupe	358,632	12.8351938%
4	0680 Guadalupe Lighting	107,409	3.8440946%
5	0685 Guadalupe Redevelopment Agency		
6	2280 Fire Protection Dist	0	0.0000000%
7	2400 Flood Ctrl/Wtr Cons Dst Mt	6,022	0.2155233%
8	2460 Guadalupe Flood Zone Number 3	23,987	0.8584783%
9	2570 SM River Levee Maint Zone	3,449	0.1234373%
0	3050 Water Agency	7,501	0.2684557%
1	3210 Santa Maria Public Airport Dst	26,757	0.9576147%
2	3280 Guadalupe Cemetery District	53,513	1.9151936%
3	4500 Cachuma Resource Cons Dist	62	0.0022189%
4	5700 SM Vly Wtr Cons - General	10,575	0.3784720%
5	6901 Guadalupe Union Sch Dist-Gen	794,914	28.4494279%
6	8301 SMJH District-General	429,973	15.3884393%
7	9410 Allan Hancock CC Dist-Gen	114,021	4.0807335%
8	9801 County School Service	77,351	2.7683393%
9	9802 Education Revenue Augmentation	333,203	11.9251073%
0		2,794,130	1.0000000%

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City of Guadalupe
918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434

Assessor Parcel No. 115-071-001

Exempt from Recording Fees per Govt. Code §27383
Exempt from Documentary Transfer Tax per Calif.
Rev. & Tax. Code §11922

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE CITY OF GUADALUPE COMMUNITY REDEVELOPMENT AGENCY, a public agency (“Transferor”), hereby remises, releases and forever quitclaims to the CITY OF GUADALUPE, a municipal corporation (“Grantee”), the real property located in Guadalupe, California, Santa Barbara County, State of California, described as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT “A”

IN WITNESS WHEREOF, Transferor has caused this instrument to be executed this _____ day of _____, 2025.

**TRANSFEROR: Successor Agency to the
City of Guadalupe Community
Redevelopment Agency**

By: _____
(Signature)

Name: David Trujillo, Executive Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GUADALUPE, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWESTERLY CORNER OF GUADALUPE AND TENTH (FORMERLY THIRD) STREETS AND RUNNING WESTERLY ALONG THE SOUTHERLY LINE OF TENTH (FORMERLY THIRD) STREET THREE HUNDRED FORTY-FOUR (344) FEET; THENCE AT A RIGHT ANGLE SOUTHERLY FIFTY (50) FEET; THENCE AT A RIGHT ANGLE EASTERLY THREE HUNDRED FORTY-FOUR (344) FEET; THENCE A RIGHT ANGLE NORTHERLY FIFTY (50) FEET TO THE POINT OF BEGINNING, BEING A PIECE OF LAND IN BLOCK FOUR (4) IN THE TOWN OF GUADALUPE.

APN/Parcel ID(s): 115-071-001



PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

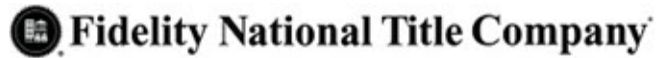
Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Authorized Officer or Agent





ISSUING OFFICE: 2222 S. Broadway, Suite G, Santa Maria, CA 93454

***Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Title Officer: David W. Long
Email: David.Long@fnf.com
Title No.: FSLC-532300231DWL

TO: City of Guadalupe
918 Obispo
Guadalupe, CA 93434
Attn: Todd Bodem

PROPERTY ADDRESS(ES): 4646 10th Street, Guadalupe, CA

EFFECTIVE DATE: October 2, 2023 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS [VESTED IN:](#)

Francis E. Campodonico, as to an undivided 1/7th interest; and

Redevelopment Agency of the City of Guadalupe Community Redevelopment Agency, a dissolved public body, subject to Section 34173 of the California Health and Safety Code
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 115-071-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GUADALUPE, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWESTERLY CORNER OF GUADALUPE AND TENTH (FORMERLY THIRD) STREETS AND RUNNING WESTERLY ALONG THE SOUTHERLY LINE OF TENTH (FORMERLY THIRD) STREET THREE HUNDRED FORTY-FOUR (344) FEET; THENCE AT A RIGHT ANGLE SOUTHERLY FIFTY (50) FEET; THENCE AT A RIGHT ANGLE EASTERLY THREE HUNDRED FORTY-FOUR (344) FEET; THENCE A RIGHT ANGLE NORTHERLY FIFTY (50) FEET TO THE POINT OF BEGINNING, BEING A PIECE OF LAND IN BLOCK FOUR (4) IN THE TOWN OF GUADALUPE.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. There were no taxes levied for the fiscal year 2023-2024 as the property was vested in a public entity.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. A notice that said Land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date: December 19, 1985
Recording No.: 85-68345, of Official Records
Redevelopment Agency: City of Guadalupe

4. Any claim that the transaction vesting the Title as shown in Schedule A or creating the lien of the Insured Mortgage, or any other transaction occurring on or prior to Date of Policy in which City of Guadalupe Community Redevelopment Agency or its successors transferred, acquired, or made any agreement affecting the title to or any interest in the Land, is void or voidable, or subject to termination, renegotiation, or judicial review, under California Assembly Bill 26 (Chapter 5, Statutes of 2011-12, First Extraordinary Session) and California Assembly Bill 1484 (Chapter 26, Statutes of 2011-12), as presently amended.
5. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
6. Water rights, claims or title to water, whether or not disclosed by the public records.
7. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
9. Any lien or right to a lien for services, labor or material not shown by the Public Records.
10. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

EXCEPTIONS

(continued)

11. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
13. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): Francis E. Campodonico and Redevelopment Agency of the City of Guadalupe Community Redevelopment Agency, a dissolved public body, subject to Section 34173 of the California Health and Safety Code

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

14. The Company requires a Statement of Information from the vestee(s) named below, as we are unable to determine of record the marital status of said vestee(s) at the time of acquisition of title.

Vestee(s): Francis E. Campodonico

If the above required Statement of Information discloses that said vestee was married at the time of acquisition of title, the interest of the spouse needs to be addressed. The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF EXCEPTIONS

NOTES

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

- Note 1.** Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
- Note 2.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 3.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 4.** Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 5.** Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
- Note 6.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 7.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

NOTES
(continued)

Note 8. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:

A. 2006 ALTA Owner's Policy (06-17-06).

6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

B. 2006 ALTA Loan Policy (06-17-06)

8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

E. CLTA Standard Coverage Policy 1990 (11-09-18).

7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.
8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

ATTACHMENT ONE (CONTINUED)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE OWNER'S POLICY (02-04-22)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

ATTACHMENT ONE (CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abuts the Land.

Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
CTIC - Chicago Title Insurance Company

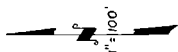
Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

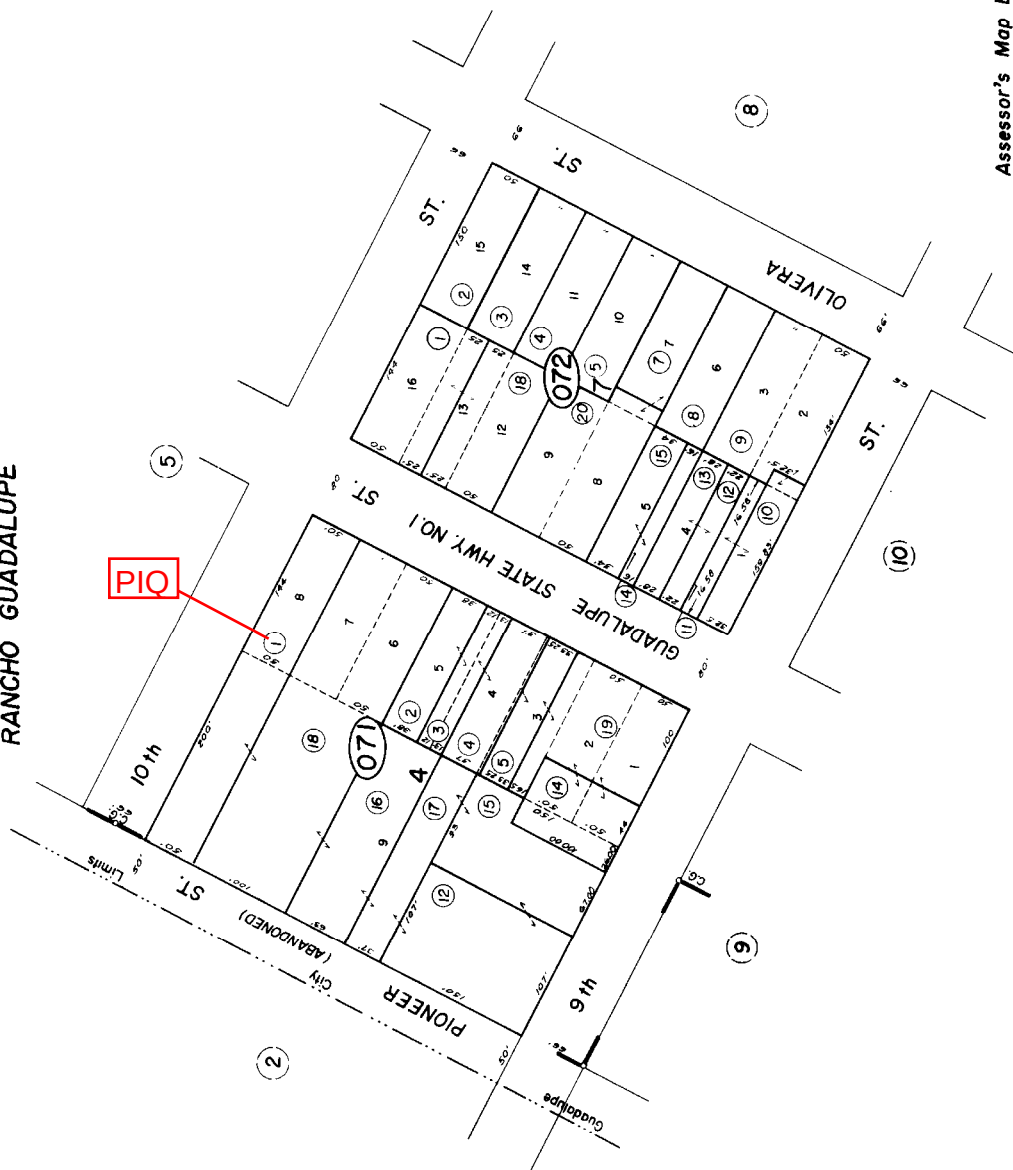
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.



RANCHO GUADALUPE



Assessor's Map Bk. 115 -Pg.07
County of Santa Barbara, Calif.

7/92

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Unrec.- Old City of Guadalupe

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

FORM OF AFFORDABLE HOUSING RESTRICTION

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

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

APN(s): 115-071-001

[SPACE ABOVE FOR RECORDER'S USE
ONLY]

*This document is exempt from Recording Fees pursuant
to California Government Code Section 6103 & 27383*

**AFFORDABLE HOUSING RESTRICTION REGARDING
FUTURE RESIDENTIAL DEVELOPMENT
(CALIFORNIA GOVERNMENT CODE SECTION 54233)**

If ten (10) or more residential units are developed on the real property described on Exhibit "A" attached hereto, then not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing or 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code.

These requirements shall be restrictions running with the land and shall be enforceable against any owner who violates such restrictions and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

CITY OF GUADALUPE, a municipal corporation

Date: _____

By: **EXHIBIT ONLY – DO NOT SIGN**
Todd Bodem, City Administrator

Exhibit A

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF GUADALUPE IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Commencing on the Southwesterly corner of Guadalupe and Tenth (formerly Third) Streets and running westerly along the southerly line of Tenth (formerly Third) Street three hundred forty-four (344) feet; thence at a right angle southerly fifty (50) feet; thence at a right angle easterly three hundred forty-four (344) feet; thence a right angle northerly fifty (50) feet to the point of beginning, being a piece of land in Block Four (4) in the Town of Guadalupe.

APN: 115-071-001

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, 2023 before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of January 13, 2025

David Trujillo

Prepared by:

David Trujillo, Interim City Administrator

SUBJECT: Establishing of the Royal Theatre Oversight Committee.

RECOMMENDATION:

Staff recommends that the City Council provide direction regarding the preferred structure for advisory oversight of the Royal Theatre project. While staff does not see a significant operational advantage to establishing an oversight committee, if the Council desires advisory support, staff recommends either:

1. Establishing the Oversight Committee discussed at the July 22, 2025, Council meeting, consisting of approximately five (5) members subject to the Brown Act by adopting Resolution No. 2026-04, and also, appoint the five (5) members to the committee by motion; or
2. Establishing, by motion, a temporary advisory committee composed solely of two City Council members, which would be exempt from the Brown Act, and also, appointing the two City Council members.

BACKGROUND:

The Royal Theatre project is a significant community investment intended to preserve a historic asset, revitalize downtown, and expand cultural and economic opportunities within the City of Guadalupe. Due to the project's visibility, complexity, and community interest, the City Council has expressed interest in establishing a formal oversight committee to provide advisory guidance and enhance transparency throughout the project lifecycle.

The Oversight Committee would serve in an advisory capacity only and would not have decision-making authority. Final authority for project decisions would remain with the City Council and City staff.

DISCUSSION:

Oversight Committee Purpose and Role

The Royal Theatre Oversight Committee would be established to:

- Provide community engagement efforts, and general project direction
- Serve as a forum for community perspectives and stakeholder feedback

- Support transparency and public awareness of the Royal Theatre project
- Act as a liaison between the community and City staff

The Committee would not be responsible for project management, contracting, procurement, or financial approvals.

Committee Composition

If the Council is inclined to establish a Brown Act–compliant advisory body to advise on the Royal Theatre project and capital campaign, the Council should review the interest letters from the applicants who have applied to serve on the Oversight Committee and appoint the five (5) persons it believes are most qualified to serve on it. (See **Attachment 2**).

Alternatively, as noted above, the Council could create a temporary advisory committee composed solely of two City Council members. Staff would be supportive of this option, as it would be exempt from the Brown Act and would not impose the additional administrative and staffing requirements associated with supporting a Brown Act body.

Staff Assessment of Need for an Oversight Committee

With respect to the proposed Oversight Committee, staff believes that the functions identified for such a committee are already within the responsibility of City staff. These functions include project coordination, consultant management, financial oversight, reporting to the City Council, and compliance with applicable laws and grant requirements. As such, staff sees limited operational advantage in creating an additional oversight body that would duplicate existing responsibilities. Staff believes that the Council’s oversight of these functions is sufficient, and that a separate, advisory body subject to the Brown Act is not necessary.

FISCAL IMPACT:

The establishment of an oversight committee—particularly one subject to the Brown Act—would result in indirect fiscal impacts related to the following:

Staff Time:

City staff would be required to coordinate meetings, prepare agendas and staff reports, attend meetings, respond to committee inquiries, and provide ongoing updates. This would increase workload demands on already limited staff resources.

Consultants:

Project consultants may be requested to attend committee meetings, prepare presentations, or respond to committee feedback, potentially increasing billable hours depending on meeting frequency and scope.

Architectural & Engineering (A&E):

Architectural and engineering consultants may need to provide additional design updates, technical explanations, or revisions based on committee input. Any services beyond the existing scope of work could result in increased A&E costs.

A committee exempt from the Brown Act, composed solely of two Council members, would substantially reduce these fiscal and administrative impacts.

CONCLUSION:

While staff does not believe an oversight committee is necessary to successfully manage the Royal Theatre project, staff recognizes the Council's interest in advisory input and transparency. Should the Council wish to proceed, staff recommends a temporary advisory committee composed of two Council members, which would be exempt from the Brown Act and minimize staff and fiscal impacts.

ATTACHMENTS:

1. Resolution No. 2026-04
2. Committee Interest Letters

RESOLUTION NO. 2026-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE
ESTABLISHING A ROYAL THEATRE OVERSIGHT COMMITTEE**

WHEREAS, the Royal Theatre project is a significant community investment intended to preserve a historic asset, revitalize downtown, and expand cultural and economic opportunities within the City of Guadalupe; and

WHEREAS, the City Council has expressed interest in establishing advisory oversight to enhance transparency and community engagement related to the Royal Theatre project and associated capital campaign; and

WHEREAS, the oversight committee established by the City Council would serve in an advisory capacity only and would not possess decision-making authority, with final authority remaining with the City Council and City staff; and

WHEREAS, the proposed Royal Theatre Oversight Committee would be considered a temporary advisory committee and would be disbanded upon completion of the Royal Theater Project as determined by the City Council; and

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

SECTION 1. The City Council hereby determines that the Royal Theatre Oversight Committee is hereby established and pursuant to this Resolution shall serve in an advisory capacity only and shall have no authority to direct City staff, approve expenditures, enter into contracts, or manage the project.

SECTION 2. The Oversight Committee is a temporary committee that shall be disbanded upon completion of the Royal Theater Project, as determined by the City Council.

SECTION 3. City staff is authorized and directed to provide administrative support to the committee, subject to available resources and consistent with the advisory nature of the committee.

SECTION 4. The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of January 2026 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAINED:

I, Judy Wilson, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2026-04**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held January 13, 2026, and that same was approved and adopted.

ATTEST:

Judy Wilson, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

11/04/2025

RE: Guadalupe Royal Theater Oversight Committee

To Whom it May Concern,

I would like to submit my application for a position on the oversight committee for the Guadalupe Royal Theater rehabilitation. I have been a resident of Guadalupe since 2020. I have found Guadalupe to be a wonderful town. There is a lot of history plainly seen on the architecture of the buildings, giving Guadalupe character not found in other towns. The residents have been friendly and welcoming, and my family and I have had a great 5 years.

For the last 15 years I've worked in the electrical wholesale industry for Consolidated Electrical Distributors; 8 of those years have been in management. I took over management of one of our Santa Maria branches, California Electrical Supply, in 2020. My work in the electrical wholesale industry has mainly been servicing the commercial construction market. I regularly review building plans and work with customers to select/specify lighting fixtures and controls as well as correctly size gear for various applications.

Throughout my adult life, I've had many opportunities to serve in the various communities in which I've lived, whether it be in a defined role, or through various one time service projects. I've coached youth football, organized and carried out youth triathlons, and held leadership roles in my church. I view service on this committee as an opportunity to give back to the Guadalupe community. I appreciate your consideration and look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Brown", with a stylized, flowing script.

Andrew Brown

From: [Todd Bodem](#)
To: [Juana Escobar](#)
Subject: FW: Royal Theater Oversight Committee - Letter of Interest
Date: Tuesday, November 4, 2025 12:36:59 PM

Todd Bodem
City Administrator
City of Guadalupe
805-356-3892

From: Todd Bodem
Sent: Wednesday, October 15, 2025 3:00 PM
To: Mira Beyeler <hmirab@gmail.com>
Subject: RE: Royal Theater Oversight Committee - Letter of Interest

Hi Mira,

Received, thank you!

Todd Bodem
City Administrator
City of Guadalupe
805-356-3892

From: [Mira Beyeler](#) <hmirab@gmail.com>
Sent: Wednesday, October 15, 2025 2:59 PM
To: Todd Bodem <tbodem@ci.guadalupe.ca.us>
Subject: Royal Theater Oversight Committee - Letter of Interest

Hello Todd,

I am writing to express my interest in serving on the Royal Theater Oversight Committee. I have been a long time supporter of the success of this project and the overall revitalization of Downtown Guadalupe and am excited to see this project come to fruition while believing strongly that an oversight committee will play a key role in seeing this project through successful completion.

Since early 2020 I have been involved in the various steps leading to this point in the project's timeline including direct involvement with the Architect, the project manager and have continued to stay informed and involved with the various parties. I feel as knowledgeable about

this project as has been allowed as a member of the public and look forward to gaining more insight into the project's specifics and needs should I sit on the Oversight Committee.

As a Board member of the Guadalupe Visual and Performing Arts, our organization has worked closely with other Guadalupe organizations and key community members involved in the Cultural and Arts sector of the City and larger Santa Maria Valley and Santa Barbara County communities. My experience in event planning, community organizing, strategic planning and financial oversight would allow me to contribute to the committee's role in providing the City with additional support to ensure the project's ultimate success and sustainability - as well as increasing direct communication and participation from local community members.

I feel confident that my commitment to this project and to Guadalupe as a whole will be a valuable asset to the Oversight Committee - It has been a real labor of love being committed to the renovation of the Royal Theater and seeing it become the lighthouse of Downtown Guadalupe is the ultimate goal. Thank you for the consideration and in the words of Mayor Julian - "Onwards and Upwards!"

Best Regards,

From: [Todd Bodem](#)
To: [Juana Escobar](#)
Subject: FW: Royal Theatre
Date: Tuesday, November 4, 2025 12:40:15 PM

Todd Bodem
City Administrator
City of Guadalupe
805-356-3892

From: Monica Ramos-Ramirez <monicaramosramirez@gmail.com>
Sent: Wednesday, October 15, 2025 5:17 PM
To: Todd Bodem <tbodem@ci.guadalupe.ca.us>
Subject: Royal Theatre

Hi Todd,

Please forgive the tardiness in this email. My husband and I are both interested in serving on this committee.

Monica Ramos-Ramírez [REDACTED]
Alonso Ramirez [REDACTED]

Thank you. We look forward to hearing from you.

In service and in gratitude,

Monica
Pasadera Resident
4th year transplants from LA
(San Fernando Valley and Echo Park)

From: [David Trujillo](#)
To: [Juana Escobar](#)
Subject: FW: Guadalupe Theatre Oversight Board
Date: Wednesday, November 26, 2025 10:56:03 AM

The last one

-----Original Message-----

From: Tish Harris <bluesky6640@yahoo.com>
Sent: Friday, November 14, 2025 3:02 PM
To: David Trujillo <dtrujillo@ci.guadalupe.ca.us>
Subject: Guadalupe Theatre Oversight Board

Good Afternoon Mr. Trujillo,

Deborah Sykes had mentioned that I might send a letter of interest regarding the Oversight Board for the Guadalupe Theatre Fundraising Effort.

While I might be able to contribute to the effort I'm at a bit of a loss to express interest with so little background.

I'm also cautious about overextending myself as I really do enjoy my retirement.

My professional experience involved some grant writing for Public Health Ventures and not for a Capital Campaign and was a decade ago.

I'm hoping to be transparent to support your effort in building a strong team.

Please feel free to telephone me if I can help.

Kind Regards,

Patricia "Tish" Harris



From: [Todd Bodem](#)
To: [Whitney Furness](#)
Cc: [Juana Escobar](#)
Subject: RE: Letter of Interest - Royal Theater Project Oversight Committee
Date: Tuesday, October 14, 2025 4:07:09 PM

Hi Whitney,

I acknowledge receipt of your letter of interest in the Royal Theater Oversight Committee.

Best regards,

Todd Bodem
City Administrator
City of Guadalupe
805-356-3892

From: Whitney Furness <wfurness@ci.guadalupe.ca.us>
Sent: Tuesday, October 14, 2025 3:56 PM
To: Todd Bodem <tbodem@ci.guadalupe.ca.us>
Subject: Letter of Interest - Royal Theater Project Oversight Committee

I am writing to express my intent to join the Royal Theater Project Oversight Committee. The revitalization of the Royal Theater is an important endeavor for our community, and I believe that with greater transparency, detailed financial oversight, and improved coordination, the project can achieve its full potential.

My goal in joining the committee is to help ensure that project communications are open and accessible, that financial information is presented clearly and responsibly, and that decision-making processes are well-documented and collaborative. I am eager to contribute my time and perspective toward helping the committee operate smoothly and efficiently as it moves forward.

Thank you for considering me. I would welcome the opportunity to discuss how my involvement could support the committee's objectives and the successful completion of this important project.

Whitney Furness
Council Member | City of Guadalupe



**REPORT TO THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE
Agenda of January 13, 2026**

Joy Otsuki

Prepared by:
Joy Otsuki, Special Counsel to the Successor Agency

David Trujillo

Approved by:
David Trujillo, City Administrator

SUBJECT: Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Last and Final Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2026 through June 30, 2037

RECOMMENDATION:

That the Successor Agency Board adopt Resolution No. 2026-01 entitled “Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe Approving the Last and Final Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026 through June 30, 2037 period.”

EXECUTIVE SUMMARY:

The Successor Agency to the Redevelopment Agency of the City of Guadalupe (the “Successor Agency”) was formed to administer the enforceable obligations and otherwise unwind the former affairs of the former Redevelopment Agency of the City of Guadalupe (the “Former Agency”), all currently subject to the review and approval by a seven-member Santa Barbara Countywide Oversight Board.

Pursuant to Health and Safety Code Section 34191.6(a), successor agencies that have received a Finding of Completion may file a Last and Final ROPS when the following conditions are met: (1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules; (2) all remaining obligations have been previously listed on the ROPS and approved for payment by the Department of Finance (“DOF”); and (3) the Successor Agency is not party to outstanding or unsolved litigation.

The Successor Agency now qualifies to file a Last and Final ROPS. Accordingly, Successor Agency staff has prepared the proposed Last and Final ROPS in the form shown in Attachment No. 1 to Resolution No. OB 2026-001, attached hereto and incorporated herein by this reference.

The Successor Agency must submit the Last and Final ROPS to the Oversight Board for its approval, and pursuant to Health and Safety Code Section 34177(o)(1), upon such approval, the Successor Agency is required to submit a copy of the approved Last and Final ROPS (Approved Last and Final ROPS) to the

Santa Barbara County Auditor-Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website.

DISCUSSION:

The Last and Final ROPS contains no new enforceable obligations not included in the previously adopted Recognized Obligation Payment Schedule ("ROPS"). All obligations on the Last and Final ROPS have been previously approved as enforceable obligations by both the Oversight Board and the Department of Finance.

The Successor Agency received a Finding of Completion on March 18, 2013. All of the conditions set forth above are now met. The remaining debt is limited to administrative costs and bond payments pursuant to enforceable obligations with defined payment schedules; the bonds and related obligations have been previously listed on the ROPS and approved for payment by the Department of Finance; the Successor Agency is not a party to outstanding or unsolved litigation.

Item 28 on the Last and Final ROPS requests Redevelopment Property Tax Trust Funds (RPTTF) in the amounts required for payment of debt service on the Successor Agency's outstanding bonds. Item 23 requests RPTTF to pay for administrative costs of the Successor Agency in an annual amount of \$12,890, escalated at 2% per year, except that funds requested for administrative costs are higher in the final 2036-37 fiscal year. The total administrative budget for the last year of \$25,350 is required as there are a number of close-out activities that will be necessary, such as submitting a request for dissolution to the Countywide Oversight Board, attending at least two Countywide Oversight Board meetings, and coordinating an audit of cash and other accounts with the County Auditor Controller. The Successor Agency's budget for administrative costs is attached as Attachment No. 2 to Resolution 2026-01.

Upon the Countywide Oversight Board's approval, the approved Last and Final ROPS will be submitted to DOF, the State Controller's Office, and the County Auditor-Controller, and posted on the Successor Agency's website.

Upon receipt of the Last and Final ROPS, the DOF has 100 days to make its determination. Until it is approved by the DOF, the Successor Agency must submit the standard ROPS annually to the DOF. As a result, concurrently herewith, staff has submitted a ROPS 26-27 for consideration by the Board.

If the Last and Final ROPS is approved less than 15 days before the date of the property tax distribution, it shall not be effective until the subsequent RPTTF distribution period. DOF may make amendments or changes to the Last and Final ROPS, provided that the changes are agreed to by the Successor Agency in writing.

Additional statutory terms applicable to the Last and Final ROPS are:

- If the Last and Final ROPS is approved by the DOF, the Successor Agency will no longer have to prepare and submit the ROPS nor the Prior Period Adjustment (PPA) schedule on an annual basis.
- The Last and Final ROPS establishes the maximum amount of RPTTF to be distributed to the Successor Agency for each remaining fiscal year until all obligations have been fully paid.

- Only two (2) amendments are allowed to the Last and Final ROPS after DOF approval. Such amendments must first be submitted to the Countywide Oversight Board for approval before submitting them to the DOF.
- DOF will have 100 days from the date of receipt to approve or deny the amendments to the approved Last and Final ROPS.

ALTERNATIVE:

Direct the Executive Director to make modifications to the form of Administrative Budget and/or Last and Final ROPS and adopt the Resolution submitted herewith subject to such modifications.

FISCAL IMPACT:

The Successor Agency is limited to making payments reflected on an approved ROPS; therefore, approval of the Last and Final ROPS by the Successor Agency, Oversight Board and DOF is necessary for the continued operation of the Successor Agency and wind-down of the affairs of the Former Agency.

CONCLUSION:

Staff recommends that the Successor Agency Board adopt Resolution No. 2026-01.

ATTACHMENTS:

1. Successor Agency Resolution No. 2026-01 entitled "Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe Approving the Last and Final Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2026 through June 30, 2037."

RESOLUTION NO. 2026-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE APPROVING A LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2026 TO JUNE 30, 2037 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.6

WHEREAS, on June 29, 2011, the Legislature of the State of California (the "State") adopted Assembly Bill x1 26 ("AB 26"), which amended provisions of the State's Community Redevelopment Law (Health & Safety Code sections 33000 et seq.); and

WHEREAS, pursuant to AB 26 and the State Supreme Court decision in *California Redevelopment Association, et al. v. Ana Matasantos, et al.*, which upheld AB 26 (together with AB 1484, as amended to date, the "Dissolution Law"), the former Guadalupe Redevelopment Agency was dissolved on February 1, 2012; and

WHEREAS, consistent with Health and Safety Code (HSC) section 34173 (d), the City of Guadalupe became the Successor Agency to the Guadalupe Redevelopment Agency ("Successor Agency") effective February 1, 2012; and

WHEREAS, Health and Safety Code Section 34191.6(a) of the Health and Safety Code permits a successor agency that has received a Finding of Completion to submit a Last and Final Recognized Obligation Payment Schedule ("Last and Final ROPS") when the following conditions are met: (1) the successor agency's remaining debt is limited to administrative costs and payments pursuant to enforceable obligations and defined payment schedules; (2) all remaining obligations have been previously listed on ROPS; and (3) the successor agency is not a party to outstanding or unresolved litigation; and

WHEREAS, the Successor Agency received a Finding of Completion on March 18, 2013, is not a party to any outstanding or unresolved litigation, and satisfies all other prerequisites for filing a Last and Final ROPS;

WHEREAS, Successor Agency staff has prepared a proposed Last and Final ROPS for the period July 1, 2026 to June 30, 2037 in accordance with the Dissolution Act and the format made available by the Department of Finance, a copy of which is attached as Attachment No. 1;

WHEREAS, Successor Agency staff has prepared a proposed Administrative Budget for the period July 1, 2026 to June 30, 2037 in accordance with the Dissolution Act and the format required by the Oversight Board, a copy of which is attached as Attachment No. 2; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated herein and made a part hereof.

SECTION 2. The Last and Final ROPS for the period July 1, 2026 to June 30, 2037, attached as “Attachment No. 1” to this Resolution, is hereby approved.

SECTION 2. The Administrative Budget for the period July 1, 2026 to June 30, 2037, attached as “Attachment No. 2” to this Resolution, is hereby approved.

SECTION 3. The Board authorizes and directs Successor Agency staff to submit the Last and Final ROPS to the Countywide Oversight Board and such other parties as required by applicable law, and take such further action as is necessary to obtain final approval of the Last and Final ROPS by all required parties of and to comply with all applicable laws.

SECTION 4. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption in accordance with, and subject to, all applicable requirements of the Dissolution Law.

[continued on next page]

THE FOREGOING RESOLUTION IS APPROVED AND ADOPTED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE THIS 13TH DAY OF JANUARY 2026 BY THE FOLLOWING ROLL CALL VOTE:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Judy Wilson, Secretary of the Successor Agency to the Redevelopment Agency of the City of Guadalupe, do hereby certify that the foregoing **Successor Agency Resolution No. 2026-01** was duly adopted by the Board of the Successor Agency to the Redevelopment Agency of the City of Guadalupe at a regular meeting held on January 13, 2026.

ATTEST:

Judy Wilson, Secretary
Successor Agency of the Redevelopment
Agency of the City of Guadalupe

Ariston Julian, Chair
Successor Agency of the Redevelopment
Agency of the City of Guadalupe

APPROVED AS TO FORM:

Philip F. Sinco, Successor Agency Counsel

**ATTACHMENT NO. 1
TO SA RESOLUTION NO. 2026-01**

(Attach ROPS)

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary
Filed for the July 1, 2026 through June 30, 2037 Period

Successor Agency: Guadalupe
County: Santa Barbara
Initial ROPS 26-27A
Period:
Final ROPS Period: 36-37B

Requested Funding for Enforceable Obligations		Total Outstanding Obligation
A	Enforceable Obligations Funded as Follows (B+C)	\$-
B	Bond Proceeds	-
C	Other Funds	-
D	Redevelopment Property Tax Trust Fund (RPTTF) (E+F)	\$3,453,414
E	RPTTF	3,291,663
F	Administrative RPTTF	161,751
G	Total Outstanding Obligations (A+D)	\$3,453,414

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Guadalupe

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary by ROPS Period

July 1, 2026 through June 30, 2037

A Period July - December					
ROPS Period	Fund Sources				Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	
	\$-	\$-	\$3,278,613	\$80,877	\$3,359,490
ROPS 26-27A	-	-	361,569	6,445	\$368,014
ROPS 27-28A	-	-	363,619	6,525	\$370,144
ROPS 28-29A	-	-	365,025	6,605	\$371,630
ROPS 29-30A	-	-	365,050	6,687	\$371,737
ROPS 30-31A	-	-	364,725	6,771	\$371,496
ROPS 31-32A	-	-	364,050	6,856	\$370,906
ROPS 32-33A	-	-	368,025	6,943	\$374,968
ROPS 33-34A	-	-	366,475	7,032	\$373,507
ROPS 34-35A	-	-	359,575	7,123	\$366,698
ROPS 35-36A	-	-	500	7,215	\$7,715
ROPS 36-37A	-	-	-	12,675	\$12,675

B Period January - June						Twelve-Month Total
ROPS Period	Fund Sources				Six-Month Total	
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
	\$-	\$-	\$13,050	\$80,874	\$93,924	\$3,453,414
ROPS 26-27B	-	-	1,450	6,445	\$7,895	\$375,909
ROPS 27-28B	-	-	1,450	6,524	\$7,974	\$378,118
ROPS 28-29B	-	-	1,450	6,605	\$8,055	\$379,685
ROPS 29-30B	-	-	1,450	6,687	\$8,137	\$379,874
ROPS 30-31B	-	-	1,450	6,770	\$8,220	\$379,716
ROPS 31-32B	-	-	1,450	6,856	\$8,306	\$379,212
ROPS 32-33B	-	-	1,450	6,943	\$8,393	\$383,361
ROPS 33-34B	-	-	1,450	7,032	\$8,482	\$381,989
ROPS 34-35B	-	-	1,450	7,122	\$8,572	\$375,270
ROPS 35-36B	-	-	-	7,215	\$7,215	\$14,930
ROPS 36-37B	-	-	-	12,675	\$12,675	\$25,350

Guadalupe
Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail
July 1, 2026 through June 30, 2037
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstaning Obligation
								\$3,453,414
2	Property Investment	Third-Party Loans	06/01/2010	08/06/2020	Garcia, Henry	Note Payable/amended - Royal Theatre - Henry Garcia	Guadalupe	-
5	Al's Union Site Remediation (Polanco Act)	Professional Services	06/01/2008	06/30/2013	City of Guadalupe	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	-
6	Al's Union Environmental Consulting (Polanco Act)	Professional Services	06/01/2008	06/30/2015	DMI EMK	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	-
7	Due to other funds	SERAF/ERAF	07/01/2009	06/30/2019	LMIHF	Repayment for SERAF (2010)	Guadalupe	-
8	Due to other funds	SERAF/ERAF	07/01/2010	06/30/2019	LMIHF	Repayment for SERAF (2011)	Guadalupe	-
9	Due to other funds	City/County Loan (Prior 06/28/11), Other	07/01/1992	06/30/2019	LMIHF	Housing deferral Payment	Guadalupe	-
10	Property Management & Mtce	Property Dispositions	07/01/2022	06/30/2024	City of Guadalupe	Disposition of Agency Property	Guadalupe	-
14	Lantern Hotel	Property Dispositions	06/30/2012	06/30/2012	LMIHF	Disposition of Agency Property	Guadalupe	-
16	Due to other funds	City/County Loan (Prior 06/28/11), Other	04/01/2009	06/30/2019	LMIHF	Repayment for Lantern Loan Capital Project	Guadalupe	-
23	Admin Cost Allowance	Admin Costs	07/01/2016	06/30/2035	Successor Agency	ADMIN	Guadalupe	161,751
25	Property - Lantern Hotel	Property Dispositions	06/30/2012	06/30/2012	City of Guadalupe	Disposition of Agency Property	Guadalupe	-
26	Property Maint-Lantern & Royal	Property Maintenance	06/30/2012	06/30/2012	City of Guadalupe	Management & Maintenance		-
27	Remaining Property	Property Dispositions	10/01/2006	06/01/2015	City of Guadalupe	Disposition of Agency Property		-
28	2017 Tax Allocation Ref. Bonds	Refunding Bonds Issued After 6/27/12	11/29/2017	08/01/2035	U.S. Bank	Tax Allocation Bonds to refund 2003 Bonds		3,255,613
30	Continuing Disclosure Services	Refunding Bonds Issued After 6/27/12	01/31/2018	08/01/2035	HDL Coren & Cone	Continuing disclosure, dissemination agent		13,550
31	Annual Trustee Costs	Refunding Bonds Issued After 6/27/12	11/29/2017	08/01/1935	U.S. Bank	Annual Trustee Costs		22,500
33	Reconveyance Costs	Property Dispositions	07/01/2022	06/30/2026	Various Contractors	Marketing Cost, Title Insurance, Escrow, Attorney and Closing Cost	Guadalupe Project Area	-
34	Al's Union Site Remediation Project	Property Dispositions	06/01/2008	06/30/2023	DMI EMK	Disposition of Agency Property (995 Guadalupe Street)	Guadalupe	-

[illegible]

[illegible]

A	CF	CG	CK	CO	CS
	35-36A (Jul-Dec)		35-36B (Jan-Jun)	36-37A (Jul-Dec)	36-37B (Jan-Jun)
Item #	RPTTF	Admin RPTTF	Admin RPTTF	Admin RPTTF	Admin RPTTF
	\$500	\$7,215	\$7,215	\$12,675	\$12,675
2	-	-	-	-	-
5	-	-	-	-	-
6	-	-	-	-	-
7	-	-	-	-	-
8	-	-	-	-	-
9	-	-	-	-	-
10	-	-	-	-	-
14	-	-	-	-	-
16	-	-	-	-	-
23	-	-	-	-	-
25	-	-	-	-	-
26	-	-	-	-	-
27	-	-	-	-	-
28	-	-	-	-	-
30	500	-	-	-	-
31	-	-	-	-	-
33	-	-	-	-	-
34	-	-	-	-	-

**ATTACHMENT NO. 2
TO SA RESOLUTION NO. 2026-01**

(Attach administrative budget)

Guadalupe Successor Agency Administrative Expenses ROPS FY 26-27 July 1, 2026 - June 30, 2027																										
Position:		Accounts Payable		Finance Director		City Clerk		Office Administrator		Total Payroll		Estimated Time Frame														
FY 26/27 Fully Burdened Rate**:		42.06		81.71		105.63		118.183						2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36				
Task	Notes	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Total Hours	Total Amount	July-December	January - June													
Accounts Payable	Invoice Coding, Review, Approvals	1	\$ 42	2	\$ 163	0	\$ -	0	\$ -	3	\$ 205	\$ 103	\$ 103	\$ 210	\$ 214	\$ 218	\$ 222	\$ 227	\$ 231	\$ 236	\$ 241	\$ 246				
General Accounting	Journal Entries of staff time, deferred revenue, interest, Fund Balance, Reconciliation, Cashiering, reporting compliance, financial statements, audit	0	\$ -	29	\$ 2,370	0	\$ -	0	\$ -	29	\$ 2,370	\$ 1,185	\$ 1,185	\$ 2,417	\$ 2,465	\$ 2,515	\$ 2,565	\$ 2,616	\$ 2,669	\$ 2,722	\$ 2,776	\$ 2,832				
Bond Related Activities	Review annual Continuing Disclosure Report	0	\$ -	2.5	\$ 204	0	\$ -	0	\$ -	2.5	\$ 204	\$ 102	\$ 102	\$ 208	\$ 213	\$ 217	\$ 221	\$ 226	\$ 230	\$ 235	\$ 239	\$ 244				
		1	\$ 42	33.5	\$ 2,737	0	\$ -	0	\$ -	34.5	\$ 2,779	\$ 1,390	\$ 1,390	\$ 2,835	\$ 2,892	\$ 2,949	\$ 3,008	\$ 3,069	\$ 3,130	\$ 3,193	\$ 3,256	\$ 3,322				
City Overhead Rate **											35%	\$ 973	\$ 486	\$ 486	\$ 992	\$ 1,012	\$ 1,032	\$ 1,053	\$ 1,074	\$ 1,095	\$ 1,117	\$ 1,140	\$ 1,163			
Subtotal												\$ 3,752	\$ 1,876	\$ 1,876	\$ 3,827	\$ 3,904	\$ 3,982	\$ 4,061	\$ 4,143	\$ 4,225	\$ 4,310	\$ 4,396	\$ 4,484			
Audit											\$ 2,000	\$ 1,000	\$ 1,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208	\$ 2,252	\$ 2,297	\$ 2,343	\$ 2,390				
Allocated Costs											\$ 2,139	\$ 1,069	\$ 1,069	\$ 2,181	\$ 2,225	\$ 2,270	\$ 2,315	\$ 2,361	\$ 2,409	\$ 2,457	\$ 2,506	\$ 2,556				
Contingency											\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				
Total Projected Admin Fees for full year											\$ 12,891	\$ 6,445	\$ 6,445	\$ 13,049	\$ 13,210	\$ 13,374	\$ 13,541	\$ 13,712	\$ 13,886	\$ 14,064	\$ 14,245	\$ 14,430				

*Fully Burdened Rates are derived by calculating the budgeted Salaries and Benefits, devisable by the workable hours in a calendar year. Workable hours are calculated as 1,800, which is 2,080 less holidays, accruable vacation, and sick time.

*The Fully Burdened Rate does not include overhead, such as lease, insurance, support services, etc.

**City's Indirect Cost rate is the overhead rate as defined in the City's Allocated Cost Schedule.

Guadalupe Successor Agency Administrative Expenses ROPS FY 36-37 July 1, 2036 - June 30, 2037														
Position:		Accounts Payable		Finance Director		Asst. City Clerk		Office Administrator		Total Payroll		Estimated Time Frame		
FY 26/27 Fully Burdened Rate*:		51.27		99.60		69.71		144.06						
Task	Notes	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Total Hours	Total Amount	July-December	January - June	
Prior Period Adjustment - Due Oct. 1	Provide Financial Reports, Information and review PPA prepared by Consultant	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -	\$ -	
Accounts Payable	Invoice Coding, Review, Approvals	1	\$ 51	2	\$ 199	0	\$ -	0	\$ -	3	\$ 250	\$ 125	\$ 125	
General Accounting	Journal Entries of staff time, deferred revenue, interest. Fund Balance, Reconciliation, Cashiering, reporting compliance, financial statements, audit	0	\$ -	30	\$ 2,988	0	\$ -	0	\$ -	30	\$ 2,988	\$ 1,494	\$ 1,494	
City of Guadalupe Budget	Staff Report, meetings, including monthly Budget to Actuals Review	0	\$ -	0	\$ -	0	\$ -	1.5	\$ 216	1.5	\$ 216	\$ 108	\$ 108	
ROPS _Redevelopment Agency Dissolution Application	Review Dissolution documents prepared by Consultant	0	\$ -	2	\$ 199	0	\$ -	1.5	\$ 216	3.5	\$ 415	\$ 208	\$ 208	
City of Guadalupe Council Meetings	Staff Report, Attachments, Review, Attendance	0	\$ -	4	\$ 398	3	\$ 209	4	\$ 576	11	\$ 1,184	\$ 592	\$ 592	
Santa Barbara County Oversight Board Meetings	Review Staff Report and Attachments, Attendance, travel time	0	\$ -	8	\$ 797	0	\$ -	8	\$ 1,153	16	\$ 1,949	\$ 975	\$ 975	
DOF Followup	Question regarding RAD submission	0	\$ -	2	\$ 199	0	\$ -	2.5	\$ 360	4.5	\$ 559	\$ 280	\$ 280	
		1	\$ 51	48	\$ 4,781	3	\$ 209	17.5	\$ 2,521	69.5	\$ 7,563	\$ 3,781	\$ 3,781	
City Overhead Rate **											35%	\$ 2,647	\$ 1,323	\$ 1,323
Subtotal												\$ 10,209	\$ 5,105	\$ 5,105
Successor Agency Counsel											5	\$ 1,675	\$ 838	\$ 838
City Attorney											3	\$ 1,850	\$ 925	\$ 925
Professional Services											5	\$ 1,000	\$ 500	\$ 500
Allocated Costs												\$ 5,615	\$ 2,808	\$ 2,808
Contingency												\$ 5,000	\$ 2,500	\$ 2,500
Total Projected Admin Fees for full year												\$ 25,350	\$ 12,675	\$ 12,675

*Fully Burdened Rates are derived by calculating the budgeted Salaries and Benefits, devisable by the workable hours in a calendar year. Workable hours are calculated as 1,800, which is 2,080 less holidays, accruable vacation, and sick time.

*The Fully Burdened Rate does not include overhead, such as lease, insurance, support services, etc.

**City's Indirect Cost rate is the overhead rate as defined in the City's User Fee Schedule.



**REPORT TO THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE
Agenda of January 13, 2026**

Joy Otsuki

Prepared by:
Joy Otsuki, Special Counsel to the Successor Agency

David Trujillo

Approved by:
David Trujillo, City Administrator

SUBJECT: Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026 through June 30, 2027 Period

RECOMMENDATION:

That the Successor Agency Board adopt Successor Agency Resolution No. 2026-02 entitled “Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe Approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026 through June 30, 2027 period.”

EXECUTIVE SUMMARY:

The Successor Agency to the Redevelopment Agency of the City of Guadalupe (the “Successor Agency”) was formed to administer the enforceable obligations and otherwise unwind the former affairs of the former Redevelopment Agency of the City of Guadalupe (the “Former Agency”), all currently subject to the review and approval by a seven-member Santa Barbara Countywide Oversight Board.

Notwithstanding that the Board has considered a Last and Final Recognized Obligation Payment Schedule (ROPS) concurrently herewith, the Successor Agency must submit a ROPS 26-27 in order to ensure that its enforceable obligations will be funded in the event the Last and Final ROPS is not approved prior the County Auditor-Controller’s deadline for the disbursement of Redevelopment Property Tax Trust Funds (RPTTF) for the 2026-27 fiscal year.

Pursuant to the Health and Safety Code Sections 34177(l) and (o), all Successor Agencies are required to prepare a ROPS, forward looking to the next fiscal period. The Successor Agency has adopted the ROPS and Administrative Budgets for all prior periods as required by law.

Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Oversight Board for its approval, and pursuant to Health and Safety Code Section 34177(o)(1), upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (Approved ROPS) to the Santa Barbara County Auditor-Controller, and the State of California Department of Finance (DOF), and post the Approved ROPS on the Successor Agency’s website.

DISCUSSION:

Health and Safety Code Sections 34177(m) and (o) require that the Approved ROPS for the period July 1, 2026 to June 30, 2027 (ROPS 26-27) is to be submitted to the Department of Finance and the County Auditor-Controller by February 1, 2026. Under Section 34171(h), a Recognized Obligation Payment Schedule (a "ROPS") is "the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each fiscal year as provided in subdivision (o) of Section 34177."

The ROPS 26-27 set forth in Attachment No. 1 to Resolution No. 2026-02 contains the enforceable obligations related to the outstanding bonds as listed and approved on the ROPS for fiscal year 2025-26.

The proposed Administrative Budget for the ROPS 26-27 period is set forth in Attachment No. 2 to Resolution No. 2026-02. The Successor Agency is requesting \$39,599 to pay administrative expenses during the ROPS 26-27 period, which is a decrease from the prior year of \$25,785, or approximately 60%. This amount falls within the statutorily calculated maximum permitted.

The administrative budget requested for the ROPS 26-27 period is higher than the administrative budget requested for the same period on the Last and Final ROPS in order to accommodate additional costs due to preparation of a Prior Period Adjustment Schedule (PPA), attendance at meetings and follow up with DOF in the event the Last and Final ROPS is not timely approved. If the Last and Final ROPS is timely approved, the Successor Agency will not have those additional costs.

The Successor Agency will submit its ROPS 26-27 and administrative budget for consideration by the Oversight Board at its January 14, 2026 meeting. After obtaining the Oversight Board's approval, Successor Agency staff will transmit the ROPS 26-27 to the DOF, with copies to the CAO, CAC, and SCO.

Upon receipt of the Oversight Board-approved ROPS, DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of DOF's determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. DOF has until 15 days prior to the date for property tax distribution to make its final decision after the meet and confer. The RPTTF distribution dates for the ROPS 26-27 A period and 26-27 B period are on or about June 1, 2026 and January 2, 2027, respectively.

ALTERNATIVE:

Direct the Executive Director to make modifications to the form of Administrative Budget and/or ROPS 26-27 and adopt the Resolution submitted herewith subject to such modifications.

FISCAL IMPACT:

The Successor Agency is limited to making payments reflected on an approved ROPS; therefore, approval of the ROPS by the Successor Agency, Oversight Board and DOF is essential to the continued operation of the Successor Agency and wind-down of the affairs of the Former Agency.

CONCLUSION:

Staff recommends that the Successor Agency Board adopt Resolution No. 2026-02.

ATTACHMENTS:

1. Successor Agency Resolution No. 2026-02 entitled “Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe Approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2026 through June 30, 2027 period.”

SUCCESSOR AGENCY RESOLUTION NO. 2026-02

RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE JULY 1, 2026 THROUGH JUNE 30, 2027 PERIOD

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Guadalupe (“Successor Agency”) has been established to take certain actions to wind down the affairs of the Redevelopment Agency of the City of Guadalupe in accordance with Section 34173 of the Health and Safety Code; and

WHEREAS, prior to July 1, 2018 under the Dissolution Law, in particular Sections 34179 and 34180, certain actions of the Successor Agency were subject to the review and approval by a local seven member oversight board, which oversaw and administered the Successor Agency’s activities during the period from dissolution until June 30, 2018; and

WHEREAS, as of, on and after July 1, 2018 under the Dissolution Law, in particular Section 34179(j), in every California county there shall be only one oversight board that is staffed by the county auditor-controller, with certain exceptions that do not apply in the County of Santa Barbara; and

WHEREAS, as of, on and after July 1, 2018 the County of Santa Barbara through the Santa Barbara County Auditor Controller established the single Santa Barbara Countywide Oversight Board (the “Oversight Board”) in compliance with Section 34179(j), which serves as the oversight board to the six successor agencies existing and operating in Santa Barbara County, including the Successor Agency; and

WHEREAS, pursuant to Section 34171(h) of the Dissolution Act, a “Recognized Obligation Payment Schedule” means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each annual fiscal period as provided in Section 34177(o) of the Dissolution Act; and

WHEREAS, pursuant to Section 34177(j) of the Dissolution Act, the Successor Agency is required to prepare and submit to the Oversight Board an “Administrative Budget” for each annual fiscal period corresponding to each Recognized Obligation Payment Schedule; and

WHEREAS, pursuant to Section 34177(o) of the Dissolution Act, the Successor Agency must prepare, approve, and submit to the Oversight Board for approval its Recognized Obligation Payment Schedule (“ROPS”) for the period covering July 1, 2026 through June 30, 2027 (also referred to as “ROPS 26-27”); and

WHEREAS, the ROPS 26-27 sets forth and includes the Administrative Budget prepared by the Successor Agency for the period covering July 1, 2026 through June 30, 2027; and

WHEREAS, the Successor Agency will present the ROPS 26-27 and Administrative Budget to the Oversight Board on January 14, 2026; and

WHEREAS, the Successor Agency desires to approve the form of ROPS 26-27 in the form attached to this Resolution as Attachment No. 1 and incorporated herein by this reference; and

WHEREAS, the Successor Agency desires to approve the form of Administrative Budget in the form attached to this Resolution as Attachment No. 2 and incorporated herein by this reference; and

WHEREAS, following approval of ROPS 26-27 by the Successor Agency Board, pursuant to Section 34177, subdivisions (j) and (o), and Section 34180(g) of the Dissolution Act, Successor Agency staff shall submit ROPS 26-27 to the Oversight Board and DOF for approval.

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency to the Redevelopment Agency of the City of Guadalupe, as follows:

SECTION 1. The foregoing recitals are incorporated into this resolution by this reference, and constitute a material part hereof.

SECTION 2. The Successor Agency Board hereby approves the ROPS 26-27 in the form attached to this Resolution as Attachment No. 1, and the Administrative Budget attached to this Resolution as Attachment No. 2, and authorizes the Successor Agency Executive Director to make such augmentation, modification, additions or revisions as he may deem appropriate.

SECTION 3. The Executive Director is further authorized and directed to transmit ROPS 26-27 to the Oversight Board, and upon approval thereof by the Oversight Board, the Executive Director is directed to transmit the approved ROPS 26-27 to the County Auditor-Controller, the State Controller's Office, and the State Department of Finance, and to post the ROPS 26-27 on the City's website.

SECTION 4. The Secretary on behalf of the Successor Agency Board shall certify to the adoption of this Resolution.

SECTION 5. This Resolution shall take effect upon the date of adoption.

THE FOREGOING RESOLUTION IS APPROVED AND ADOPTED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE THIS 13TH DAY OF JANUARY 2026 BY THE FOLLOWING ROLL CALL VOTE:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Judy Wilson, Secretary of the Successor Agency to the Redevelopment Agency of the City of Guadalupe, do hereby certify that the foregoing **Successor Agency Resolution No. 2026-02** was duly adopted by the Board of the Successor Agency to the Redevelopment Agency of the City of Guadalupe at a regular meeting held on January 13, 2026.

ATTEST:

Judy Wilson, Secretary
Successor Agency of the Redevelopment
Agency of the City of Guadalupe

Ariston Julian, Chair
Successor Agency of the Redevelopment
Agency of the City of Guadalupe

APPROVED AS TO FORM:

Philip F. Sinco, Successor Agency Counsel

**ATTACHMENT NO. 1
TO SA RESOLUTION NO. 2026-02**

(Attach ROPS)

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Guadalupe

County: Santa Barbara

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 381,479	\$ 21,139	\$ 402,618
F RPTTF	361,569	1,450	363,019
G Administrative RPTTF	19,910	19,689	39,599
H Current Period Enforceable Obligations (A+E)	\$ 381,479	\$ 21,139	\$ 402,618

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Guadalupe
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item □	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$3,642,196		\$402,618	\$-	\$-	\$-	\$361,569	\$19,910	\$381,479	\$-	\$-	\$-	\$1,450	\$19,689	\$21,139
2	Property Investment	Third-Party Loans	06/01/2010	08/06/2020	Garcia, Henry	Note Payable/ amended - Royal Theatre - Henry Garcia	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
5	Al's Union Site Remediation (Polanco Act)	Professional Services	06/01/2008	06/30/2013	City of Guadalupe	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
6	Al's Union Environmental Consulting (Polanco Act)	Professional Services	06/01/2008	06/30/2015	DMI EMK	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
7	Due to other funds	SERAF/ ERAF	07/01/2009	06/30/2019	LMIHF	Repayment for SERAF (2010)	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
8	Due to other funds	SERAF/ ERAF	07/01/2010	06/30/2019	LMIHF	Repayment for SERAF (2011)	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Due to other funds	City/County Loan (Prior 06/28/11), Other	07/01/1992	06/30/2019	LMIHF	Housing deferral Payment	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	Property Management & Mtce	Property Dispositions	07/01/2022	06/30/2024	City of Guadalupe	Disposition of Agency Property	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Lantern Hotel	Property Dispositions	06/30/2012	06/30/2012	LMIHF	Disposition of Agency Property	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
16	Due to other funds	City/County Loan (Prior 06/28/11), Other	04/01/2009	06/30/2019	LMIHF	Repayment for Lantern Loan Capital Project	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
23	Admin Cost Allowance	Admin Costs	07/01/2016	06/30/2035	Successor Agency	ADMIN	Guadalupe	39,599	N	\$39,599	-	-	-	-	19,910	\$19,910	-	-	-	-	19,689	\$19,689

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item □	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
25	Property - Lantern Hotel	Property Dispositions	06/30/2012	06/30/2012	City of Guadalupe	Disposition of Agency Property	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
26	Property Maint-Lantern & Royal	Property Maintenance	06/30/2012	06/30/2012	City of Guadalupe	Management & Maintenance		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
27	Remaining Property	Property Dispositions	10/01/2006	06/01/2015	City of Guadalupe	Disposition of Agency Property		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
28	2017 Tax Allocation Ref. Bonds	Refunding Bonds Issued After 6/27/12	11/29/2017	08/01/2035	U.S. Bank	Tax Allocation Bonds to refund 2003 Bonds		3,566,547	N	\$359,069	-	-	-	359,069	-	\$359,069	-	-	-	-	-	\$-
30	Continuing Disclosure Services	Refunding Bonds Issued After 6/27/12	01/31/2018	08/01/2035	HDL Coren & Cone	Continuing disclosure, dissemination agent		13,550	N	\$1,450	-	-	-	-	-	\$-	-	-	-	1,450	-	\$1,450
31	Annual Trustee Costs	Refunding Bonds Issued After 6/27/12	11/29/2017	08/01/1935	U.S. Bank	Annual Trustee Costs		22,500	N	\$2,500	-	-	-	2,500	-	\$2,500	-	-	-	-	-	\$-
33	Reconveyance Costs	Property Dispositions	07/01/2022	06/30/2026	Various Contractors	Marketing Cost, Title Insurance, Escrow, Attorney and Closing Cost	Guadalupe Project Area	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
34	Al's Union Site Remediation Project	Property Dispositions	06/01/2008	06/30/2023	DMI EMK	Disposition of Agency Property (995 Guadalupe Street)	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Guadalupe
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes Comments
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**ATTACHMENT NO. 2
TO SA RESOLUTION NO. 2026-02**

(Attach administrative budget)

Guadalupe Successor Agency Administrative Expenses ROPS FY 26-27 July 1, 2026 - June 30, 2027														
Position:		Accounts Payable		Finance Director		Asst. City Clerk		Office Administrator		Total Payroll		Estimated Time Frame		
FY 26/27 Fully Burdened Rate*:		42.06		81.71		57.19		118.183						
Task	Notes	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Estimated hours	Estimated Cost	Total Hours	Total Amount	July-December	January - June	
Prior Period Adjustment - Due Oct. 1	Provide Financial Reports, Information and review PPA prepared by Consultant	0	\$ -	2	\$ 163	0	\$ -	0	\$ -	2	\$ 163	\$ 163	\$ -	
Accounts Payable	Invoice Coding, Review, Approvals	3	\$ 126	6	\$ 490	0	\$ -	0	\$ -	9	\$ 616	\$ 308	\$ 308	
General Accounting	Journal Entries of staff time, deferred revenue, interest. Fund Balance, Reconciliation, Cashiering, reporting compliance, financial statements, audit	0	\$ -	35	\$ 2,860	0	\$ -	0	\$ -	35	\$ 2,860	\$ 1,430	\$ 1,430	
City of Guadalupe Budget	Staff Report, meetings, including monthly Budget to Actuals Review	0	\$ -	10	\$ 817	0	\$ -	1.5	\$ 177	11.5	\$ 994	\$ 497	\$ 497	
ROPS_Redevelopment Agency Dissolution Application	Review ROPS & Amended ROPS prepared by Consultant	0	\$ -	2	\$ 163	0	\$ -	1.5	\$ 177	3.5	\$ 341	\$ 170	\$ 170	
City of Guadalupe Council Meetings	Staff Report, Attachments, Review, Attendance	0	\$ -	4	\$ 327	3	\$ 172	4	\$ 473	11	\$ 971	\$ 486	\$ 486	
Santa Barbara County Oversight Board Meetings	Review Staff Report and Attachments, Attendance, travel time	0	\$ -	8	\$ 654	0	\$ -	8	\$ 945	16	\$ 1,599	\$ 800	\$ 800	
DOF Followup	Question regarding RAD submission	0	\$ -	10	\$ 817	0	\$ -	2.5	\$ 295	12.5	\$ 1,113	\$ 556	\$ 556	
Consultant Meetings/Emails	ROPS, Amended ROPS, Last and Final ROPS, Staff Report	0	\$ -	10	\$ 817	0	\$ -	5	\$ 591	15	\$ 1,408	\$ 704	\$ 704	
		3	\$ 126	87	\$ 7,109	3	\$ 172	22.5	\$ 2,659	115.5	\$ 10,066	\$ 5,115	\$ 4,951	
City Overhead Rate **											35%	\$ 3,523	\$ 1,790	\$ 1,733
Subtotal												\$ 13,589	\$ 6,905	\$ 6,684
Successor Agency Counsel										20	\$ 6,700	\$ 3,350	\$ 3,350	
City Attorney										10	\$ 1,850	\$ 925	\$ 925	
Professional Services										25	\$ 5,000	\$ 2,500	\$ 2,500	
Allocated Costs											\$ 7,460	\$ 3,730	\$ 3,730	
Contingency											\$ 5,000	\$ 2,500	\$ 2,500	
Total Projected Admin Fees for full year												\$ 39,599	\$ 19,910	\$ 19,689

*Fully Burdened Rates are derived by calculating the budgeted Salaries and Benefits, devisable by the workable hours in a calendar year. Workable hours are calculated as 1,800, which is 2,080 less holidays, accruable vacation, and sick time.

*The Fully Burdened Rate does not include overhead, such as lease, insurance, support services, etc.

**City's Indirect Cost rate is the overhead rate as defined in the City's User Fee Schedule.