

# City of Santa Paula

## *City Council*

MAYOR JENNY CROSSWHITE  
VICE MAYOR ANDY SOBEL  
COUNCILMEMBER RICHARD ARAIZA  
COUNCILMEMBER CARLOS JUAREZ  
COUNCILMEMBER LESLIE CORNEJO



### CITY COUNCIL REGULAR MEETING OF THE SANTA PAULA CITY COUNCIL

WEDNESDAY, MAY 18, 2022

6:30 PM - City Council Regular Meeting

SANTA PAULA CITY HALL  
970 VENTURA STREET  
SANTA PAULA, CA 93060

JULIE LATSHAW, CITY CLERK  
DAN SINGER, CITY MANAGER  
JOHN C. COTTI, CITY ATTORNEY

Spare Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Office of the City Clerk and are available for public inspection. If you have any questions regarding any agenda item, contact the City Clerk at (805) 933-4208.

## BRINGING ITEMS BEFORE THE CITY COUNCIL

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

**HOW TO PARTICIPATE IN PERSON DURING THE MEETING:** If you wish to speak at a City Council meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate. **Public comments are limited to 3 minutes.**

1. **Items Not on the Agenda:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment will be referred to staff or considered on a future agenda.
2. **Agenda Items:** Items being considered by the City Council may appear on the Consent Calendar, as an Action Item, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
  - a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
  - b. For items appearing as an Action Item, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
  - c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

**HOW TO PARTICIPATE BEFORE THE MEETING:** Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to [cityclerk@spcity.org](mailto:cityclerk@spcity.org). All public correspondence received by 3:00 p.m. (PT) on the meeting date will be provided to the legislative body before the meeting. Public Comments received after 3:00 p.m. will be provided to the legislative body the next day.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

***PLEASE NOTE:*** *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting.*

*Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

*In compliance with the **Americans with Disabilities Act**, if you need special assistance to*

*participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.*

## **REGULAR MATTERS - COUNCIL CHAMBERS**

### **1. CALL TO ORDER**

**REMINDER:** in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

### **2. INVOCATION**

### **3. FLAG SALUTE**

### **4. ROLL CALL**

### **5. PRESENTATIONS**

5.A OLDER AMERICANS MONTH PROCLAMATION

5.B VENTURA COUNTY FIRE DEPARTMENT REPORT AND INTRODUCTION OF NEW DISTRICT CHIEF WILLIAMS

5.C **CITY MANAGER'S DEPARTMENT QUARTERLY REPORT  
RECOMMENDATION:**

Staff recommends that the City Council:

1. Receive and file Quarterly Report for City Manager's Department.

**Presented by:** Dan Singer, City Manager

### **6. PUBLIC COMMENT**

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the City Council. A Public Comment Form must be submitted to the City Clerk prior to the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Mayor at the conclusion of the meeting. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. The City Council may direct staff to report to the City Council on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for City Council consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Council, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

7. **CITY COUNCIL REPORTS**

8. **CITY MANAGER REPORTS**

9. **CONSENT CALENDAR**

Background information has been provided to the City Council on all matters listed under the Consent Calendar and these items are considered to be routine by the City Council and are normally approved by one motion. If discussion is requested by a Councilmember on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

9.A **APPROVAL OF MINUTES**

**RECOMMENDATION:**

Staff recommends Council approve the following minutes:

1. City Council Special Meeting Minutes May 4, 2022
2. City Council Regular Meeting Minutes May 4, 2022

9.B **APRIL 2022 WARRANTS AND CERTIFICATIONS**

**RECOMMENDATION:**

Staff recommends that the City Council:

Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for April 2022, starting check 330595 and ending check number 330883.

Review and accept the "Certification of Salaries" for the pay period ending dates March 25th, 2022, April 8th, 2022 and April 22nd, 2022.

9.C **AGREEMENT WITH INTERNATIONAL ENVIRONMENTAL CORPORATION FOR EUCALYPTUS TREE PROJECT AT FAGAN BARRANCA PARK AND TEAGUE PARK**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Authorize the City Manager to execute an agreement in the amount up to \$280,054 with International Environmental Corporation for tree removal and tree pruning services as part of the Eucalyptus Tree Project at Fagan Barranca Park and Teague Park.

9.D **SECOND READING OF ORDINANCE NO. 1317 INCREASING CITY COUNCIL COMPENSATION**

**RECOMMENDATION:**

It is recommended that the Council:

Adopt on second reading Ordinance No. 1317 to increase City Council compensation to \$600 per month, per member of the City Council.

9.E **SECOND READING TO ADOPT ORDINANCE NO. 1316 AMENDING CHAPTER 16.58 OF THE SANTA PAULA MUNICIPAL CODE TO**

**EXCLUDE ESTABLISHMENTS WITHIN THE CENTRAL BUSINESS DISTRICT FROM THE SEPARATION REQUIREMENT FOR ON-SITE SALE OF ALCOHOL**

**RECOMMENDATION:**

Staff recommends City Council:

Conduct second reading and Adopt Ordinance No. 1316 amending Chapter 16.58 of the Santa Paula Municipal Code to exclude establishments within the Central Business District from the separation requirement for on-site sale of alcohol.

9.F **THIRD QUARTER FISCAL REPORT FY 21/22**

**RECOMMENDATION:**

Staff recommends that the City Council approve Resolution No. 7400 Amending the City's Operating and CIP Budget for FY 2021/22.

**10. PUBLIC HEARING**

- Verification of posting notice by City Clerk
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation
- Discussion and action
- Close public hearing

10.A **REVISED DRAFT HOUSING ELEMENT REVIEW & REQUEST FOR ADOPTION / RESUBMITTAL TO CALIFORNIA HCD**

**RECOMMENDATION:**

Staff recommend that the City Council:

- Open the public hearing; receive testimonial and documentary evidence, and;
- Adopt Resolution No. 7401, adopting the 2021-2029 Housing Element, and;
- Direct Staff to incorporate any additional feedback and submit the adopted 2021-2029 Housing Element to the California Department of Housing and Community Development ("HCD") for review, pursuant to State law.

**11. ACTION ITEMS**

11.A **FIFTH AMENDMENT TO FRANCHISE AGREEMENT WITH ATHENS FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL SOLID WASTE COLLECTION**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution No. 7397 Approving a Fifth Amendment to the Solid Waste Franchise Agreement with Athens Services for Residential, Commercial, Industrial, and Multi-Family Residential Solid Waste Collection, in a form approved by the City Attorney.

**Presented by:** Clete J. Saunier, Public Works Director

11.B **AMENDMENTS TO VENTURA REGIONAL SANITATION DISTRICT OPERATION AND MAINTENANCE CONTRACTS**  
**RECOMMENDATION:**

Staff recommends that the City Council:

1. Authorize the City Manager to execute Amendment No. 1 to VRSD Contract No. 21-004, Agreement for Wastewater Facility Operation, Management and Maintenance Between the City of Santa Paula and VRSD in a form approved by the City Attorney.
2. Authorize the City Manager to execute Amendment No. 2 to VRSD Contract No. 19-005, Wastewater Collection System and Stormwater Sewer Collection System Maintenance Agreement between the City of Santa Paula and VRSD in a form approved by the City Attorney.

**Presented by:** Clete J. Saunier, Public Works Director

11.C **DISCUSS OPTIONS RELATED TO ADDING TWO YOUTH MEMBERS TO THE RECREATION COMMISSION**  
**RECOMMENDATION:**

Staff Recommends the City Council:

1. Provide staff with direction related to adding two youth members to the Recreation Commission.
2. Take such other action the Council deems appropriate.

**Presented by:** Greg Barnes, Parks & Recreation Director

**12. ITEMS FOR FUTURE AGENDAS**

12.A FUTURE AGENDA ITEMS

**RECOMMENDATION:**

Staff recommends City Council review Future Agenda Items.

**13. CLOSED SESSION**

13.A **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION -**

Pursuant to Government Code § 54956.9(d)(1), *Ventura County Fire Protection District, et al, v. Santa Clara Waste Water Company, et al*, Ventura County Superior Court Case No. 56-2016-00484523-CU-PO-VTA

13.B **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -**

Pursuant to Government Code § 54956.9(d)(2), August 12, 2020, Letter from

the Ventura County Air Pollution Control District relative to Notices of Violation for hydrogen sulfide emission exceedances at the Water Recycling Facility

13.C **PUBLIC EMPLOYEE PERFORMANCE EVALUATION** - Pursuant to Government Code §54957, Title: City Manager

**14. CLOSED SESSION REPORT**

**15. ADJOURNMENT**

State of California )-

County of Ventura )- ss

City of Santa Paula )-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On \_\_\_\_\_, at \_\_\_\_\_ Signed: \_\_\_\_\_

Julie Latshaw

City Clerk

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council  
From: Dan Singer, City Manager  
Subject: CITY MANAGER'S DEPARTMENT QUARTERLY REPORT  
Date: May 18, 2022  
Agenda Item: 5.C

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**RECOMMENDATION:**

Staff recommends that the City Council:

1. Receive and file Quarterly Report for City Manager's Department.

**Presented by:** Dan Singer, City Manager

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**BACKGROUND:**

The City Manager's Department has developed and fulfilled these tasks for the months of November and December 2021, and January 2022.

**City Manager**

- Conducted the first Diversity, Equity & Inclusion (DEI) Bilingual Community Conversation in November with residents and the Council's sub-committee.

**Management Analyst**

Administrative

- Oversight, tracking and execution of objectives in Council's 2-Year Strategic Plan.
- Continued support of the Property Business Improvement District (PBID) Board to effectuate beautification of the downtown corridor.
- Held meetings in partnership with Community/Economic Development and community based partners to work towards creation of a Cultural Arts Council.
- Continued to work with the Chamber of Commerce and Enriched Farms to come up with programs and events to drive attendance to the Certified Farmer's Market.
- Collaboration with Santa Paula Police Department and Ventura Regional Fire Safe Council on developing a Community Wildfire Protection Plan (CWPP).

Management Fellow

- Performed research and analysis on moving Council's Strategic Plan objectives forward.



- Facilitated ad-hoc Broadband Committee meetings with local service provider, Geo-Links and performed a community outreach survey on internet access for the Ventura County Broadband Consortium.
- Implemented Phase II of the Citywide Banner Program in partnership with the Property Business Improvement District (PBID) to increase marketing for the downtown and the City.
- Continued work on the Welcome Guide/Kit for Santa Paula residents which will roll out this Summer.
- Created social media content for the holidays such as #ShopLocal and #SmallBusinessSaturday to support local businesses. Increased TikTok followership to over 172 followers.
- Researched and analyzed a variety of programs and processes such as flag policies and low-income water options for residents.
- Worked with Community and Economic Development Department to create Sidewalk Vendor Ordinance forms.
- Enhanced several sections of the City website including the “Community Events” calendar section to make it easier to find information and navigate.

## Grants

- Collaborated with Parks & Recreation Department for administrative support related to CalOES Community Power Resiliency Allocation Grant to purchase generators for the Community Center, City Hall, Police Department and critical radio infrastructure.
- Collaborated with Parks & Recreation Department for administrative support related to CAL FIRE California Investments Fire Prevention Grant for Eucalyptus Fuel Removal.
- Supported collaboration and weekly calls with County Grant Award recipients and our Community Based Organizations (CBOs) such as the Boys & Girls Club, Poder Popular, Chamber of Commerce, Our Lady of Guadalupe Church and Vista Real Charter High School to promote COVID-19 testing and vaccination outreach.
- Applied for CA Parks & Recreation Outdoor Equity Grant Program for \$67,978, Firehouse Subs Public Safety Foundation for \$42,610 and the Office of Traffic Safety for \$100,846.

## Legislative Affairs

- In partnership with the Finance Department, continued to provide oversight and assistance related to the American Rescue Plan Act (ARPA) funding including project and program funding related to the first tranche of \$3.55 million dollars.

## Public Information

- Continued growth of City’s Social Media presence and provided continued public information outreach through multiple channels.
- Continued City of Santa Paula’s monthly video newsletter in collaboration with the Chamber of Commerce.
- Continued communications through City Internal Newsletter “The SP Insider”, Monthly City Videos, Channel 10 content, Take 5 Newsletter, social media and press releases.
- Assisted with the Sports Park Groundbreaking Event
- Created a special “Happy Holidays” video for residents
- Assisted the Public Works Department with public outreach campaign for ADA study.

## **City Clerk's Office**

- Began City Council meetings in Granicus Agenda Management software and continue to work toward Planning Commission meetings built into the new software in May before phasing out the old system
- Processed 6 City Council agendas and minutes
- Attended 2 Bid Openings
- Processed applications, interviews, and oaths for 2 Mobile Home Rent Review Commission; 2 Planning Commission; and 1 Parks and Recreation Commission
- Continue to advertise and accept applications for Commissions, Committees, and Boards
- Brought current all Officer Oaths
- Processed 46 Public Records Requests
- Processed and Posted 2 Notice of Publications

## **Human Resources Department**

- Completed Biannual report for the Equal Employment Opportunity Commission
- Completed CJPIA 2020 Underwriting Report
- Hosted Holiday Employee Appreciation Luncheon through the Quality Improvement Committee
- Launched first "Employee Service Recognition" breakfast at "All-Hands" meeting
- Recognized and celebrated the 2021 Employee of the Year through the Quality Improvement Committee
- Successfully recruited and hired:

## **Police Department**

Police Recruits (3)

## **Public Works**

Engineering Technician (1)

## **Community and Economic Development Department**

## **Information and Technology Department**

- 75% completion of PD encryption radio upgrade
- Completed cabling of all City buildings for new telephone system
- 90% completion of Channel 10 control room rebuild
- Completed solar power installation at Limoneira water tank
- Added two monitor screens and projector to Council Chambers
- Completed repairs to firewall and internet circuit which caused internet outage to City facilities

## **ANALYSIS:**

None.

## **STRATEGIC PLAN:**

None.

**FISCAL IMPACTS:**

None.

**OPTIONS:**

None.

**ATTACHMENTS:**



**CITY OF SANTA PAULA  
City Council Special  
May 4, 2022, 5:00 PM  
MINUTES**

**SPECIAL MEETING - COUNCIL CHAMBERS**

**1) CALL TO ORDER**

Mayor Crosswhite called the meeting to order at 5:00 p.m.

**2) ROLL CALL**

Members Present: Jenny Crosswhite, Andy Sobel, Carlos Juarez, and Richard Araiza

Members Absent: Leslie Cornejo

**3) PUBLIC COMMENT**

None.

**4) ACTION ITEMS**

**4.A) SENIOR ADVISORY COMMITTEE INTERVIEW**

Council interviewed Bruce Archer.

**5) CLOSED SESSION**

**The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code § 54950, et seq.) for the following purpose:**

**5.A) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**  
Pursuant to Government Code § 54956.9(d)(1) - Ventura County Fire Protection District, et al, v. Santa Clara Waste Water Company, et al, Ventura County Superior Court Case No. 56-2016-00484523-CU-PO-VTA

**5.B) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**  
Pursuant to Government Code § 54956.9(d)(2) - February 11, 2022, Letter from attorney Jason Dominguez concerning the California Voting Rights Act

5.C) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code § 54956.9(d)(1) Schladetzky v. City of  
Santa Paula, et al., Ventura County Superior Court Case No. 56-2022-  
00563854-CU-OE-VTA

Council adjourned to Closed Session.

**6) ADJOURNMENT**

Mayor Crosswhite adjourned the Special City Council meeting.

ATTEST:

\_\_\_\_\_  
Julie Latshaw  
City Clerk



**CITY OF SANTA PAULA  
City Council Regular  
May 4, 2022, 6:30 PM  
MINUTES**

**REGULAR MATTERS - COUNCIL CHAMBERS**

**1) CALL TO ORDER**

Mayor Crosswhite called the meeting to order at 6:30 p.m.

**2) INVOCATION**

Rev. Audrey Vincent provided the Invocation.

**3) FLAG SALUTE**

Councilmember Araiza led the flag salute.

**4) ROLL CALL**

Members Present: Jenny Crosswhite, Andy Sobel, Carlos Juarez, and Richard Araiza

Members Absent: Leslie Cornejo

**5) CLOSED SESSION REPORT**

City Attorney John Cotti reported that City Council met in closed session on the three items below. Items B. and C., Council took no reportable actions. Item A., Council decided to dismiss the case against Santa Clara Waste Water Company for the following reasons: Case was filed in 2016 as a result of a fire occurred at the Santa Clara Waste Water Facility. The County has been representing all of the public entity plaintiffs up until this date. The County has now decided to transition that out to outside counsel. The Council has been advised the cost of that representation would be between \$250,000 and \$400,000. Council has also been advised the collectability of any money from the Santa Clara Waste Water defendants is daubiest at best. Given those facts, the Council has decided to file a request for dismissal of the lawsuit against Santa Clara Waste Water at this time. The City will have more information and will issue a release shortly on that item.

**A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION -**

Pursuant to Government Code § 54956.9(d)(1) - Ventura County Fire Protection District, et al, v. Santa Clara Waste Water Company, et al, Ventura County Superior Court Case No. 56-2016-00484523-CU-PO-VTA

**B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -**  
Pursuant to Government Code § 54956.9(d)(2) - February 11, 2022, Letter from attorney Jason Dominguez concerning the California Voting Rights Act

**C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION -**  
Pursuant to Government Code § 54956.9(d)(1) Schladetzky v. City of Santa Paula, et al., Ventura County Superior Court Case No. 56-2022-00563854-CU-OE-VTA

**6) PRESENTATIONS**

6.A) MENTAL HEALTH AWARENESS MONTH - PROCLAMATION

Mayor Crosswhite presented a Proclamation on Mental Health Awareness Month to Officer Daniel Gosselin.

6.B) MEASURE T COMMITTEE RECOMMENDATION OF SURPLUS FUNDS.

Andrew Seeley, Measure T Committee Member, presented a presentation on the Measure T Committee Recommendation of Surplus Funds.

6.C) INTRODUCTION OF NEW HOUSING AUTHORITY EXECUTIVE DIRECTOR, ELENORE VAUGHN

City Manager Dan Singer introduced new Housing Authority Executive Director, Elenore Vaughn. Ms. Vaughn provided information on her background and is looking forward to working with the Santa Paula Housing Authority.

6.D) HOMELESS UPDATE

James Mason, Economic Development Director, presented a presentation on the homeless activity and outreach.

**7) PUBLIC COMMENT**

None.

**8) CITY COUNCIL REPORTS**

Councilmember Araiza:  
Attended the Homeless Housing Committee meeting; and Fire Station No. 20 ribbon cutting.

Councilmember Juarez:  
Attended the Parks & Recreation meeting; Fire Station ribbon cutting; Farmers Market and announced Cruise Night will be in conjunction with Farmers Market; attended the Citizens Core meeting; and Senior Health Fair and

Luncheon.

Vice Mayor Sobel:

Participated in the Senior Health Fair and Luncheon; Economic Development Collaborative - Ventura County Board meeting; Broadband meeting; All Children Thrive; Social Justice Ad Hoc; and Business Roundtable.

Mayor Crosswhite:

Participated in Ventura Regional Sanitation District meeting; Social Justice Ad Hoc; Business Roundtable; All Children Thrive; Fire Station No. 20 ribbon cutting, and Cinco de Mayo event.

**9) CITY MANAGER REPORTS**

City Manager Dan Singer:

Participated in Cinco de Mayo event; Measure T Oversight meeting, announcing openings on the Committee; Ventura Community College East Campus Taskforce meeting; Business Roundtable; and announced the Police Chief started a community panel working with the community.

**10) CONSENT CALENDAR**

10.A) EXTEND APPROVAL TO HOLD VIRTUAL CITY COUNCIL, COMMISSION, COMMITTEE, BOARD AND OTHER CITY BODIES, MEETINGS PURSUANT TO AB 361

10.B) APPROVAL OF MINUTES

10.C) BIOSOLIDS HAULING SERVICES CONTRACT

10.D) PLANS AND SPECIFICATIONS FOR WATER RECYCLING FACILITY ANOXIC AND AEROBIC TANKS REHABILITATION PROJECT

Motion: Approve as amended 10) CONSENT CALENDAR with clerical changes on item 10.B Minutes.

Moved by Carlos Juarez, seconded by Richard Araiza

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Andy Sobel, Carlos Juarez, Richard Araiza

**11) PUBLIC HEARING**

11.A) VENTURA COUNTY WATERSHED PROTECTION DISTRICT BENEFIT ASSESSMENT PROGRAM FOR FY 2022-23

Mayor Crosswhite opened the public hearing.

Clete J. Saunier, Public Works Director, presented this item.

With no public comments, Mayor Crosswhite closed the public hearing.

Motion: Approve Adopting Resolution No. 7395 authorizing the City Manager to allow City participation in the Ventura County Watershed Protection District's Benefit Assessment Program for FY 2022-23 and continue the City's assessment of \$6.65 per Benefit Assessment Unit



(BAU) per year to fund a portion of the City's Stormwater Management Program.

Moved by Andy Sobel, seconded by Richard Araiza

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Andy Sobel, Carlos Juarez, Richard Araiza

## 12) **ACTION ITEMS**

### 12.A) APPOINTMENT - SENIOR ADVISORY COMMITTEE

Motion: Approve Appointment of Bruce Archer as member to the Senior Advisory Committee.

Moved by Richard Araiza, seconded by Carlos Juarez

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Andy Sobel, Carlos Juarez, Richard Araiza

### 12.B) ADVANCED WATER TREATMENT FACILITY PROJECT STATE REVOLVING FUND FINANCING - SANTA PAULA UTILITY AUTHORITY

This item was presented by Clete J. Saunier, Public Works Director.

Council is sitting as the City Council of the City and the Board of Directors of the Santa Paula Utility Authority.

Motion: Approve Adopt Resolution 7398 authorizing the Executive Director or his designee to apply for a Clean Water State Revolving Fund (CWSRF) loan for design and construction of the Advanced Water Treatment Facility (AWTF) project; and Adopt Reimbursement Resolution 7399 authorizing reimbursing expenditures and indicating a reasonably expected maximum principal amount of \$23 million for the AWTF project.

Moved by Andy Sobel, seconded by Carlos Juarez

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Andy Sobel, Carlos Juarez, Richard Araiza

### 12.C) INITIATING THE PROCESS OF CHANGING TO DISTRICT COUNCIL ELECTIONS

City Manager Dan Singer presented this item providing an update on initiating the process of changing to District Council Elections.

Lucia Marquez was called to speak wanting to strengthen district elections, indicating CAUSE would like to be a collaborative partner on the districting process.

Council provided direction to staff to follow the second option by using Best Best & Krieger (BB&K), vetted list for a demographer and public relations firm to begin the public engagement over the summer.

### 12.D) THIRD QUARTER FISCAL REPORT FY 21/22

City Manager Dan Singer presented this item. Staff will make corrections to the line items and bring back at the next meeting for final approval on the consent calendar.

12.E) ORDINANCE INCREASING CITY COUNCIL COMPENSATION

City Attorney John Cotti presented this item.

Motion: Approve Waive reading and introduce on first reading Ordinance No. 1317 increasing City Council compensation to \$600 per month, per member of the City Council.

Moved by Richard Araiza, seconded by Andy Sobel

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Andy Sobel, Carlos Juarez, Richard Araiza

13) ITEMS FOR FUTURE AGENDAS

13.A) FUTURE AGENDA ITEMS

14) ADJOURNMENT

Mayor Crosswhite adjourned the meeting at 8:45 p.m.

ATTEST:

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Julie Latshaw  
City Clerk

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council  
From: Christy Ramirez, Finance Director  
Subject: APRIL 2022 WARRANTS AND CERTIFICATIONS  
Date: May 18, 2022  
Agenda Item: 9.B

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**RECOMMENDATION:**

Staff recommends that the City Council:

Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for April 2022, starting check 330595 and ending check number 330883.

Review and accept the "Certification of Salaries" for the pay period ending dates March 25th, 2022, April 8th, 2022 and April 22nd, 2022.

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**BACKGROUND:**

This is the certification (separation of duties between the "preparer from the reviewer") Presented in the attached documents:

- a) CERTIFICATION OF ACCOUNTS PAYABLE CHECKS by check number range and dates. It also discloses any voided checks.
- b) EXPENSE REPORTS showing the amounts and funds accounts payable came from.

The "Check Report" depicts the following columns:

- c) AP-ACCOUNTS PAYABLE for vendors (non-City staff) by the vendor number, vendor name, payment date, payment amount and check numbers (entitled 'number')
- d) PY-PAYROLL for benefit payments, insurance, retirement, etc. Benefits payable on behalf of City staff.
- e) Bank Code Summary by payment type
- f) Fund Summary by fund the accounts payables utilized

CERTIFICATION OF SALARIES

This is the certification (separation of duties between "preparer" and the "reviewer") of salaries and benefits (payroll checks) by fund. It lists salary (payroll) issued checks by beginning and ending check number, payroll ending dates March 25th, 2022, April 8th, 2022 and April 22nd, 2022.

**ANALYSIS:**

See the attachments for expense breakdown by respective fund.

**STRATEGIC PLAN:**

**FISCAL IMPACTS:**

**OPTIONS:**

1. Receive and file April 2022 Certifications of Accounts Payable Checks and Certifications of Salaries.

**ATTACHMENTS:**

[APRIL 2022 WARRANTS AND CERTIFICATIONS.pdf](#)

**EXHIBIT A:  
CERTIFICATION OF SALARIES**

# CERTIFICATION OF SALARIES

BEG. CHK #: 147619  
 ENDING CHK #: 147628

PAYROLL ENDING: 3/25/22  
 PAY DATE: 04/01/22

100	GENERAL FUND	\$	320,479.77
104	GENERAL FUND-MEASURE T	\$	68,794.23
115	GENERAL RECREATION PRO	\$	431.19
206	STORMWATER PROGRAM	\$	761.79
280	STATE GAS TAX FUND	\$	15,765.22
314	OFFICE OF TRAFFIC SAFETY		\$2,442.36
405	AAA-AREA AGCY ON AG	\$	3,968.43
450	HUD-CDBG	\$	166.22
610	SEWER ENTERPRISE FUND	\$	15,691.84
620	WATER ENTERPRISE FUND	\$	61,671.16
702	EQUIP. MAINT. FUND	\$	18,713.79
		\$	508,886.00

CERTIFICATION  
 ALLOWED BY THE CITY COUNCIL



Julie Latshaw 5/2/2022  
 JULIE LATSHAW - CITY CLERK DATED

PREPARED BY:  
Maria Renteria 5/2/22  
 MARIA RENTERIA - PAYROLL SPECIALIST DATED

C. Ramirez 5/2/22  
 CHRISTY RAMIREZ - FINANCE DIRECTOR DATED

# CERTIFICATION OF SALARIES

BEG. CHK #: 147629  
 ENDING CHK #: 147635

PAYROLL ENDING: 4/08/2022  
 PAY DATE: 04/15/22

100	GENERAL FUND	\$	312,608.56
104	GENERAL FUND-MEASURE T	\$	68,074.72
115	GENERAL RECREATION PRO	\$	475.03
206	STORMWATER PROGRAM	\$	761.79
280	STATE GAS TAX FUND	\$	16,467.35
312	CA USED OIL BLOCK GRANT		\$845.80
314	OFFICE OF TRAFFIC SAFETY		\$1,529.19
405	AAA-AREA AGCY ON AG	\$	4,235.91
450	HUD-CDBG	\$	199.46
610	SEWER ENTERPRISE FUND	\$	16,088.23
620	WATER ENTERPRISE FUND	\$	62,915.53
702	EQUIP. MAINT. FUND	\$	8,047.65
		\$	492,249.22

CERTIFICATION  
 ALLOWED BY THE CITY COUNCIL



Julie Latshaw 5/2/2022  
 JULIE LATSHAW - CITY CLERK DATED

PREPARED BY:  
Maria Renteria 5/2/22  
 MARIA RENTERIA - PAYROLL SPECIALIST DATED

C. Ramirez 5/2/22  
 CHRISTY RAMIREZ - FINANCE DIRECTOR DATED

# CERTIFICATION OF SALARIES

BEG. CHK #: 147636  
 ENDING CHK #: 147645

PAYROLL ENDING: 4/22/2022  
 PAY DATE: 04/29/22

100	GENERAL FUND	\$	274,629.46
104	GENERAL FUND-MEASURE T	\$	60,777.66
115	GENERAL RECREATION PRO	\$	423.86
206	STORMWATER PROGRAM	\$	656.47
280	STATE GAS TAX FUND	\$	13,161.10
314	OFFICE OF TRAFFIC SAFETY		\$565.26
405	AAA-AREA AGCY ON AG	\$	5,046.02
610	SEWER ENTERPRISE FUND	\$	13,842.75
620	WATER ENTERPRISE FUND	\$	53,914.84
702	EQUIP. MAINT. FUND	\$	6,685.25
		\$	429,702.67

CERTIFICATION  
 ALLOWED BY THE CITY COUNCIL



*Julie Latshaw* 5/2/2022  
 JULIE LATSHAW - CITY CLERK DATED

PREPARED BY:  
*Maria Renteria* 5/2/22  
 MARIA RENTERIA - PAYROLL SPECIALIST DATED

*C. Ramirez* 5/2/22  
 CHRISTY RAMIREZ - FINANCE DIRECTOR DATED



**EXHIBIT B:  
CERTIFICATION OF ACCOUNTS  
PAYABLES**

**CERTIFICATION OF ACCOUNTS PAYABLE CHECKS**

CHECK NO.:	330595	THRU:	330600	DATED:	April 4, 2022
CHECK NO.:	330601	THRU:	330611	DATED:	April 5, 2022
CHECK NO.:	330612	THRU:	330743	DATED:	April 7, 2022
CHECK NO.:	330744	THRU:	330753	DATED:	April 14, 2022
CHECK NO.:	330755	THRU:	330883	DATED:	April 21, 2022
DRAFT:	991792	THRU:	991794	DATED:	April 4, 2022
DRAFT:	991798	THRU:	991800	DATED:	April 6, 2022
DRAFT:	991801	THRU:	991801	DATED:	April 5, 2022
DRAFT:	991802	THRU:	991804	DATED:	April 20, 2022
DRAFT:	991805	THRU:	991805	DATED:	April 20, 2022
DRAFT:	991806	THRU:	991806	DATED:	April 27, 2022
VOIDED CHECK NO.:	991797	THRU:	991797	DATED:	April 4, 2022
VOIDED CHECK NO.:	329764	THRU:	329764	DATED:	April 28, 2022
VOIDED CHECK NO.:	330046	THRU:	330046	DATED:	April 27, 2022

COUNCIL MEETING DATE: May 18, 2022

AMOUNT OF CERTIFICATION: \$ 1,407,951.12

DISTRIBUTION BY FUND

100 GENERAL FUND	\$505,368.58
103 CABLE TELEVISION FUND	\$4,154.52
104 PROF/CONTR SVCS-OTHER	\$85,096.64
115 RECREATION PROGRAM	\$7,079.56
205 NPDES STORMWATER QUALITY	\$2,195.96
206 STORMWATER PROGRAM	\$486.48
280 STATE GAS TAX	\$60,811.19
311 SLESF-COPS (AB1913)	\$243.59
312 CA USED OIL BLOCK GRANT	\$1,031.05
314 OFFICE OF TRAFFIC SAFETY	\$1,469.22
405 AAA (AREA AGENCY ON AGING)	\$3,619.95
412 AMERICAN RESCUE PLAN	\$72,227.56
450 HUD - CDBG	\$61.66
503 GHAD-GEO HAZ ABATEMENT	\$456.50
504 HARVEST CFD EA1	\$1,500.00
600 REFUSE ENTERPRISE	\$5,384.75
610 SEWER ENTERPRISE	\$286,730.45
620 WATER ENTERPRISE	\$261,259.31
702 EQUIPMENT MAINTENANCE FUND	\$23,502.20
800 CASH DEPOSIT TRUST FUND	\$370,125.23
803 HARDING PARK TRUST	\$8,783.92
TOTAL FUND DISTRIBUTION	\$1,701,588.32

PREPARED BY: *Wendy Morris*  
 WENDY MORRIS  
 ACCOUNTING TECHNICIAN

REVIEWED BY: *C. Ramirez*  
 CHRISTY RAMIREZ  
 FINANCE DIRECTOR

ALLOWED BY CITY COUNCIL

DATE: May 18, 2022

EXCEPT: \_\_\_\_\_

CITY CLERK: *Julie Latshaw*  
 JULIE LATSHAW, CITY CLERK

Variance of \$293,637.20 due to voiding checks/drafts in April that were created prior





City of Santa Paula, CA

# Check Report

By Check Number

Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<b>Bank Code: AP-ACCOUNTS PAYABLE</b>						
012801	VENTURA COUNTY	04/28/2022	Regular	0.00	-1,110.00	329764
011571	AUDITOR-CONTROLLER	04/27/2022	Regular	0.00	-1,150.50	330046
015633	M6 CONSULTING, INC.	04/04/2022	Regular	0.00	249,915.79	330600
<a href="#">1808</a>	Invoice	04/04/2022	SEPTEMBER 2021	0.00	14,194.70	
<a href="#">1855</a>	Invoice	04/04/2022	OCTOBER 2021	0.00	20,117.60	
<a href="#">1908</a>	Invoice	04/04/2022	NOVEMBER 2021	0.00	61,048.80	
<a href="#">1945</a>	Invoice	04/04/2022	DECEMBER 2021	0.00	100,559.80	
<a href="#">1975</a>	Invoice	04/04/2022	JANUARY 2022	0.00	45,054.05	
<a href="#">2023</a>	Invoice	04/04/2022	FEBRUARY 2022	0.00	8,940.84	
015244	ACCURATE FIRST AID SERVICES	04/07/2022	Regular	0.00	560.73	330612
<a href="#">B-42657</a>	Invoice	04/07/2022	REPLENISH FIRST AID AT WATER DEPT	0.00	72.69	
<a href="#">B-42658</a>	Invoice	04/07/2022	REPLENISH FIRST AID PRKS/REC	0.00	174.01	
<a href="#">B-42659</a>	Invoice	04/07/2022	REPLENISH FIRST AID AT PD	0.00	178.23	
<a href="#">B-42660</a>	Invoice	04/07/2022	REPLENISH FIRST AID AT COMM DEV.	0.00	66.47	
<a href="#">B-42661</a>	Invoice	04/07/2022	REPLENISH FIRST AID AT FINANCE DEPT	0.00	69.33	
010774	ADAMSON POLICE PRODUCTS	04/07/2022	Regular	0.00	934.13	330613
<a href="#">INV365098</a>	Invoice	04/07/2022	LINZ V SERIES LIGHT AMBER, LED LIGHT	0.00	551.65	
<a href="#">INV366136</a>	Invoice	04/07/2022	LINZ-V-SERIES LIGHT AMBER	0.00	382.48	
015778	ADVANCED TURF SOLUTIONS, INC.	04/07/2022	Regular	0.00	3,287.50	330614
<a href="#">SO986122</a>	Invoice	04/07/2022	IMPACT RP - WHITE 1.32, FLUSH THRU DE	0.00	3,287.50	
010378	ALBERTSON'S/SAFEWAY	04/07/2022	Regular	0.00	1,035.29	330615
<a href="#">3/1/22 - 3/22/22</a>	Invoice	04/07/2022	GROCERY PURCHASES	0.00	1,035.29	
015448	ALL CITY MANAGEMENT SERVICES, INC.	04/07/2022	Regular	0.00	3,715.20	330616
<a href="#">76005</a>	Invoice	04/07/2022	SCHOOL CROSSING GUARD SERVICES	0.00	3,715.20	
015428	ALL STAR ELITE SPORTS	04/07/2022	Regular	0.00	1,409.33	330617
<a href="#">2772</a>	Invoice	04/07/2022	HOODIES BLACK - VARIOUS SIZES	0.00	357.28	
<a href="#">2789</a>	Invoice	04/07/2022	PORT & COMPANY CORE COTTON TEES	0.00	1,052.05	
014242	ALTEC INDUSTRIES, INC.	04/07/2022	Regular	0.00	1,114.42	330618
<a href="#">50958128</a>	Invoice	04/07/2022	BATTERY 9V, HYDRAULIC RETURN FILTER,	0.00	1,114.42	
015498	AMAZON CAPITAL SERVICES	04/07/2022	Regular	0.00	1,333.69	330619
<a href="#">11KR-KFGX-117V</a>	Invoice	04/07/2022	3M SCOTCH SUPER 88 VINYL ELECTRICAL	0.00	151.52	
<a href="#">13L4-9V36-LF9H</a>	Credit Memo	04/07/2022	WD GREEN 6TB 3.5" SATA 6.0 GB/S INTELL	0.00	-269.20	
<a href="#">13LV-9X9H-6WC9</a>	Invoice	04/07/2022	WD GREEN 6TB 3.5INCH SATA 6.0 GB/S	0.00	269.20	
<a href="#">1GGH-H7YP-JL9Y</a>	Invoice	04/07/2022	SOLID HEAVY DUTY STEEL LARGE SHELF B	0.00	144.94	
<a href="#">1GGH-H7YP-V76</a>	Invoice	04/07/2022	SAMSUNG 55-INCH CLASS CRYSTAL UHD A	0.00	533.68	
<a href="#">1GKW-LQ4W-M</a>	Invoice	04/07/2022	HOUSOLUTION PEAT POTS FOR SEEDLING	0.00	79.15	
<a href="#">1GLC-PVHL-M7HJ</a>	Invoice	04/07/2022	DEWALT DW8005 10X7/64 X 5/8 GENERA	0.00	38.42	
<a href="#">1HX4-PH7X-NRDY</a>	Invoice	04/07/2022	RENOGY 20' 12AWG SOLAR ADAPTOR WI	0.00	106.50	
<a href="#">1LXM-MJLP-RXK3</a>	Invoice	04/07/2022	SONGYUNG 83 KEYS CABINET WALL SAFE	0.00	108.22	
<a href="#">1QDW-CYMY-CG9</a>	Invoice	04/07/2022	CAMCO 40161/40168 WHITE UNBREAKA	0.00	126.34	
<a href="#">1X66-MCXT-H4C7</a>	Invoice	04/07/2022	RENOGY 20' 12AWG SOLAR ADAPTOR WI	0.00	44.92	
015044	ARACO ENTERPRISES LLC DBA ATHENS ENVIRO	04/07/2022	Regular	0.00	1,667.34	330620
<a href="#">10265394</a>	Invoice	04/07/2022	25YD TRASH R/O DEL	0.00	169.94	
<a href="#">10304631</a>	Invoice	04/07/2022	25YD TRASH R/O-BI, DISPOSAL FEE, 40YD	0.00	630.95	
<a href="#">10391213</a>	Invoice	04/07/2022	DISPOSAL FEE C&D R/TKT #0906148, 40Y	0.00	866.45	
011080	ARAMARK UNIFORM SERVICES INC	04/07/2022	Regular	0.00	1,025.53	330621

Check Report

Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">502000273584</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000280061</a>	Invoice	04/07/2022	182 S. PALM AVE. - MATS	0.00	28.38	
<a href="#">502000280103</a>	Invoice	04/07/2022	970 VENTURA ST. - MATS	0.00	56.63	
<a href="#">502000285646</a>	Invoice	04/07/2022	182 S PALM AVE. - MATS	0.00	28.38	
<a href="#">502000285682</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000302332</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000318726</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000349917</a>	Invoice	04/07/2022	970 VENTURA ST. -MATS	0.00	56.63	
<a href="#">502000370650</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000410143</a>	Invoice	04/07/2022	182 S PALM AVE. - MAT	0.00	28.38	
<a href="#">502000410156</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000410252</a>	Invoice	04/07/2022	903 CORPORATION ST. - MATS	0.00	58.08	
<a href="#">502000415054</a>	Invoice	04/07/2022	182 S PALM AVE. - MATS	0.00	28.38	
<a href="#">502000415106</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000415167</a>	Invoice	04/07/2022	903 CORPORATION ST - MATS	0.00	58.08	
<a href="#">502000419910</a>	Invoice	04/07/2022	182 S PALM AVE. - MATS	0.00	28.38	
<a href="#">502000419970</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000420050</a>	Invoice	04/07/2022	903 CORPORATION ST - MATS	0.00	58.08	
<a href="#">502000424817</a>	Invoice	04/07/2022	182 S. PALM AVE. - MATS	0.00	28.38	
<a href="#">502000424887</a>	Invoice	04/07/2022	970 VENTURA ST - MATS	0.00	56.63	
<a href="#">502000424965</a>	Invoice	04/07/2022	903 CORPORATION ST - MATS	0.00	58.08	
013737	ARIN	04/07/2022	Regular	0.00	250.00	330622
<a href="#">S1410045</a>	Invoice	04/07/2022	ANNUAL FEE FOR REGISTRATION SERVICE	0.00	250.00	
013955	ARROYO, ADRIAN	04/07/2022	Regular	0.00	812.50	330623
<a href="#">03/24/2022</a>	Invoice	04/07/2022	DEC&FEB NEWSLETTER, BLOOPERS, ARBO	0.00	812.50	
014461	ASHMORE, LINDA	04/07/2022	Regular	0.00	144.00	330624
<a href="#">3/24, 4/1/2022</a>	Invoice	04/07/2022	HDM COOK & DRIVER	0.00	144.00	
011368	ASWELL TROPHY	04/07/2022	Regular	0.00	86.31	330625
<a href="#">159938</a>	Invoice	04/07/2022	BLACK MARBLE PLAQUE, SILVER FULL COL	0.00	86.31	
011738	AT&T CALNET 3	04/07/2022	Regular	0.00	509.43	330626
<a href="#">000017941348</a>	Invoice	04/07/2022	2/20/22 - 03/19/2022 PHONE SERVICES	0.00	509.43	
014494	AXON ENTERPRISES	04/07/2022	Regular	0.00	750.00	330627
<a href="#">INUS058996</a>	Invoice	04/07/2022	TASER INSTRUCTOR	0.00	750.00	
014993	BADER, KATE	04/07/2022	Regular	0.00	251.60	330628
<a href="#">PERDIEM 4/25-29</a>	Invoice	04/07/2022	CAPE 31 ANNUAL TRAINING SEMINAR, SA	0.00	251.60	
015318	BADGER METER	04/07/2022	Regular	0.00	20,989.54	330629
<a href="#">1485009</a>	Invoice	04/07/2022	QUOTATION NO. 3301405	0.00	5,986.09	
<a href="#">1492534</a>	Invoice	04/07/2022	Badger Meter Quote No. 3305970	0.00	15,003.45	
015284	BEE SPECIALIST	04/07/2022	Regular	0.00	250.00	330630
<a href="#">#68704</a>	Invoice	04/07/2022	BEE SWARM REMOVAL-PLANTER, MAIN &	0.00	250.00	
011211	BNY MELLON	04/07/2022	Regular	0.00	1,500.00	330631
<a href="#">252-2456775</a>	Invoice	04/07/2022	FISCAL AGENT FEE - 3/17/22 - 3/16/23	0.00	1,500.00	
012620	BSN SPORTS, LLC	04/07/2022	Regular	0.00	325.64	330632
<a href="#">916483385</a>	Invoice	04/07/2022	STRIPE MACHINE ALL TERRAIN WHEELS	0.00	325.64	
011464	BUSINESS CARD	04/07/2022	Regular	0.00	13,442.54	330633
<a href="#">2/22/22 - 3/21/2</a>	Invoice	04/07/2022	CREDIT CARD CHARGES	0.00	13,442.54	
015978	CALIFORNIA GOVERNOR'S OFFICE OF EMERGEN	04/07/2022	Regular	0.00	2,000.00	330634
<a href="#">3/21-25/2022</a>	Invoice	04/07/2022	TUITION FOR Y. SOLIS AND A. VALENCIA	0.00	2,000.00	
012679	CAL-STATE AUTO PARTS	04/07/2022	Regular	0.00	1,175.02	330635
<a href="#">418365</a>	Credit Memo	04/07/2022	#240-BOOSTER ASY BRAKE	0.00	-368.05	

Check Report

Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">680830</a>	Invoice	04/07/2022	#134-BATTERY ASM.	0.00	129.07	
<a href="#">683868</a>	Invoice	04/07/2022	#460-SENSOR	0.00	74.09	
<a href="#">684062</a>	Invoice	04/07/2022	#240- MERCON FLUID - TRANSMISSION	0.00	88.07	
<a href="#">687951</a>	Invoice	04/07/2022	#421-MODULE KIT	0.00	280.62	
<a href="#">688708</a>	Invoice	04/07/2022	#422-BATTERY ASM, BATT FEE	0.00	269.37	
<a href="#">688714</a>	Invoice	04/07/2022	#423-BATTERY ASM	0.00	129.07	
<a href="#">688717</a>	Invoice	04/07/2022	#286-BATTERY ASM	0.00	114.09	
<a href="#">688719</a>	Invoice	04/07/2022	#423-BATTERY ASM	0.00	140.30	
<a href="#">688736</a>	Invoice	04/07/2022	#289-STARTER MOTOR ASY	0.00	221.31	
<a href="#">690295</a>	Invoice	04/07/2022	#460-THERMOSTAT	0.00	97.08	
015593	CANNON CORPORATION	04/07/2022	Regular	0.00	14,411.94	330636
<a href="#">79715</a>	Invoice	04/07/2022	PSA FOR SCADA PROGRAMMING & MAIN	0.00	14,411.94	
011290	CARQUEST AUTO PARTS	04/07/2022	Regular	0.00	62.06	330637
<a href="#">7294-708177</a>	Invoice	04/07/2022	#464-OIL FILTERS	0.00	62.06	
011336	CDCE INC.	04/07/2022	Regular	0.00	1,020.00	330638
<a href="#">135962-30</a>	Invoice	04/07/2022	LEASE#135962	0.00	175.00	
<a href="#">135963-30</a>	Invoice	04/07/2022	LEASE#135963	0.00	175.00	
<a href="#">136887-23</a>	Invoice	04/07/2022	LEASE#136887	0.00	200.00	
<a href="#">138445-11</a>	Invoice	04/07/2022	FY 21/22 LEASE#138445	0.00	290.00	
<a href="#">139414-3</a>	Invoice	04/07/2022	LEASE# 118207	0.00	180.00	
015914	CITY ELECTRIC SUPPLY	04/07/2022	Regular	0.00	3,813.81	330639
<a href="#">WLK/102493</a>	Invoice	04/07/2022	RFM94 LED P4 35K MVOLT	0.00	3,813.81	
011073	CLARK II CORPORATION, J. E.	04/07/2022	Regular	0.00	10,135.36	330640
<a href="#">CFSI-28088</a>	Invoice	04/07/2022	3/15/2022 - 3/30/2022 FUEL CHARGES	0.00	10,135.36	
015986	COMMUNITY MEMORIAL HEALTH SYSTEM	04/07/2022	Regular	0.00	60.00	330641
<a href="#">105740</a>	Invoice	04/07/2022	64113570, PRE EMPLOYMENT PHYS	0.00	60.00	
011306	CONSOLIDATED ELECTRICAL DISTRIBUTOR	04/07/2022	Regular	0.00	353.54	330642
<a href="#">9009-1017164</a>	Invoice	04/07/2022	4FT VAPORTITE 5000LM MVOILT 50K 80	0.00	240.21	
<a href="#">9009-1018493</a>	Invoice	04/07/2022	3/4 .375/.750 NMCRCCONN	0.00	29.64	
<a href="#">9009-1018494</a>	Invoice	04/07/2022	STD SNSR SW 120/277	0.00	83.69	
011149	COSTCO WHOLESALE	04/07/2022	Regular	0.00	1,195.03	330643
<a href="#">07034</a>	Invoice	04/07/2022	SUPPLIES FOR YOUTH CTR EASTER EVENT	0.00	757.51	
<a href="#">07035</a>	Invoice	04/07/2022	SUPPLIES FOR SKATE EVENT BBQ	0.00	437.52	
011148	COUNTY OF VENTURA	04/07/2022	Regular	0.00	167.67	330644
<a href="#">R108 APR-22</a>	Invoice	04/07/2022	SO. MTN. EAST, ROAD ACCESS FEE	0.00	167.67	
010932	COUNTY OF VENTURA IT SERVICES	04/07/2022	Regular	0.00	1,660.80	330645
<a href="#">INV0233969</a>	Invoice	04/07/2022	3/1-31/2022 RADIO COMMUNICATIONS I	0.00	821.34	
<a href="#">INV0233975</a>	Invoice	04/07/2022	GIS #2203	0.00	839.46	
011164	CRANE PRINTING	04/07/2022	Regular	0.00	337.20	330646
<a href="#">23275</a>	Invoice	04/07/2022	METER INSTALLATION FORM	0.00	323.56	
<a href="#">23279</a>	Invoice	04/07/2022	11X17 100# INDEX - OFFICE SUPPLIES	0.00	13.64	
011811	DE LAGE LANDEN	04/07/2022	Regular	0.00	942.00	330647
<a href="#">75773978</a>	Invoice	04/07/2022	530 W MAIN 4/1-30/22	0.00	188.40	
<a href="#">75773988</a>	Invoice	04/07/2022	866 E MAIN ST 4/1-30/2022	0.00	188.40	
<a href="#">75773990</a>	Invoice	04/07/2022	214 S 10TH 4/1 - 30/2022	0.00	188.40	
<a href="#">75773995</a>	Invoice	04/07/2022	970 E VENTURA ST.	0.00	188.40	
<a href="#">75774003</a>	Invoice	04/07/2022	970 E VENTURA ST - 04/01-30/2022	0.00	188.40	
011210	DEPARTMENT OF JUSTICE	04/07/2022	Regular	0.00	192.00	330648
<a href="#">567675</a>	Invoice	04/07/2022	FEB 2022 FINGERPRINT APPS	0.00	192.00	
015899	DIAMANTE ELECTRIC, INC.	04/07/2022	Regular	0.00	6,375.00	330649

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">1200</a>	Invoice	04/07/2022	ELECTRICAL WORK ON FLOOR RE:JUNCTI	0.00	1,965.00	
<a href="#">1208</a>	Invoice	04/07/2022	ELECTRICAL WORK AT HARDING PARK	0.00	1,500.00	
<a href="#">1209</a>	Invoice	04/07/2022	ELECTRICAL WORK AT SNACK BAR	0.00	1,550.00	
<a href="#">1227</a>	Invoice	04/07/2022	TROUBLE SHOOT FLOOR UPLIGHTS FOR T	0.00	1,360.00	
010073	DJ'S CALIFORNIA CATERING INC	04/07/2022	Regular	0.00	1,736.29	330650
<a href="#">82335</a>	Invoice	04/07/2022	HOMESTYLE BREAKFAST, STAFF TIME, TIP	0.00	1,736.29	
015739	EWING IRRIGATION PRODUCTS INC.	04/07/2022	Regular	0.00	73.72	330651
<a href="#">16264715</a>	Invoice	04/07/2022	BENDABOARD REDWOOD, STAKE REDWO	0.00	73.72	
010187	F M PEARCE Company	04/07/2022	Regular	0.00	4,626.17	330652
<a href="#">SO#3782</a>	Invoice	04/07/2022	CHECKED THE YORK, HEAT PUMP ON THE	0.00	2,709.21	
<a href="#">SO#3783</a>	Invoice	04/07/2022	CHECKED ALL SIX PACKAGE UNITS ON THE	0.00	1,916.96	
010395	FAMCON PIPE & SUPPLY, INC.	04/07/2022	Regular	0.00	3,332.27	330653
<a href="#">S100074445.001</a>	Invoice	04/07/2022	3" FORD FS1-370 X 7-1/2", STAINLESS STE	0.00	315.32	
<a href="#">S100075515.001</a>	Invoice	04/07/2022	HYD CLOW #850 6H C.I. 4"X	0.00	2,118.19	
<a href="#">S100075516.001</a>	Invoice	04/07/2022	NARGO60 GASKET, NON ASB RING, FLG H	0.00	491.21	
<a href="#">S100075516.002</a>	Invoice	04/07/2022	NS600000SF 6" 6-HOLE BREAK OFF B&N	0.00	407.55	
010405	FERGUSON ENTERPRISES INC #1350	04/07/2022	Regular	0.00	289.16	330654
<a href="#">O149223</a>	Invoice	11/07/2019	WTR LEAK SURVEY TOOL	0.00	1,970.15	
<a href="#">1171107</a>	Invoice	04/07/2022	TNK SLOAN GILPIN	0.00	289.16	
<a href="#">CMC149223</a>	Credit Memo	11/07/2019	WTR LEAK SURVEY TOOL	0.00	-1,970.15	
014348	FERRIS, SABRINA ZAN	04/07/2022	Regular	0.00	497.25	330655
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	YOGA INSTRUCTOR	0.00	497.25	
010440	FGL ENVIRONMENTAL, INC	04/07/2022	Regular	0.00	13,634.00	330656
<a href="#">111757A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE, ENTEROLERT, WET C	0.00	183.00	
<a href="#">111837A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">111899A</a>	Invoice	04/07/2022	FIELD TEST FIELD CL TOTAL	0.00	28.00	
<a href="#">111911A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">112075A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE, ENTEROLERT	0.00	183.00	
<a href="#">112076A</a>	Invoice	04/07/2022	METALS, TOTAL - SAR	0.00	90.00	
<a href="#">112666A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">112675A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">112703A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">112776A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">112985A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">112998A</a>	Invoice	04/07/2022	FIELD TEST FIELD CL TOTAL	0.00	28.00	
<a href="#">116072A</a>	Invoice	04/07/2022	COLIFORM LTB SERIES 35 TUBE	0.00	2,082.00	
<a href="#">117117A</a>	Invoice	04/07/2022	COLIFORM - COLILERT P/A	0.00	240.00	
<a href="#">117389A</a>	Invoice	04/07/2022	SUB ORGANIC EPA STLC 8081, 8151	0.00	463.00	
<a href="#">117486A</a>	Invoice	04/07/2022	COLIFORM - COLILERT - P/A	0.00	240.00	
<a href="#">117878A</a>	Invoice	04/07/2022	COLIFORM - COLILERT P/A	0.00	240.00	
<a href="#">118218A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	183.00	
<a href="#">118220A</a>	Invoice	04/07/2022	METALS, TOTAL SAR, WET CHEMISTRY	0.00	90.00	
<a href="#">200079A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE, ENTEROLERT, WET C	0.00	5,011.00	
<a href="#">200655A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	184.00	
<a href="#">201232A</a>	Invoice	04/07/2022	CCR2021-CITY5 SOURCE SYSTMEN MARC	0.00	647.00	
<a href="#">201508A</a>	Invoice	04/07/2022	METALS, TOTAL SAR	0.00	95.00	
<a href="#">202115A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE, ENTEROLERT	0.00	176.00	
<a href="#">202620A</a>	Invoice	04/07/2022	SRL 524M-TCP	0.00	500.00	
<a href="#">202628A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE, ENTEROLERT	0.00	614.00	
<a href="#">202795A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">202856A</a>	Invoice	04/07/2022	COLIFORM - COLILERT P/A	0.00	240.00	
<a href="#">202857A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">202935A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203002A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203119A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">203128A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203129A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203144A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203172A</a>	Invoice	04/07/2022	COLIFORM - COLILERT -P/A	0.00	240.00	
<a href="#">203246A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203359A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	614.00	
<a href="#">203430A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203485A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203486A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203509A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203623A</a>	Invoice	04/07/2022	COLIFORM - COLILERT P/A	0.00	240.00	
<a href="#">203698A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203826A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203922A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203977A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203978A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">203997A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204083A</a>	Invoice	04/07/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204103A</a>	Invoice	04/07/2022	COLIFORM - COLILERT P/A	0.00	240.00	
	**Void**	04/07/2022	Regular	0.00	0.00	330657
015835	FLORES, ELIXEO	04/07/2022	Regular	0.00	198.25	330658
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	ZUMBA INSTRUCTOR PAYMENT	0.00	198.25	
012437	FMP UNIFORM CO.	04/07/2022	Regular	0.00	1,113.24	330659
<a href="#">15456</a>	Invoice	04/07/2022	J. BOBADILLA-PANTS.SHIRT,ZIPPER	0.00	300.00	
<a href="#">15463</a>	Invoice	04/07/2022	CAMPAIGN HAT 3 PC STRAP BLK, RAYON A	0.00	813.24	
010432	FRANK'S PAINT & HARDWARE	04/07/2022	Regular	0.00	2,027.67	330660
<a href="#">362613</a>	Invoice	04/07/2022	8" FLOOR SCRAPER W/TELE HANDLE,3 PA	0.00	99.07	
<a href="#">362632</a>	Invoice	04/07/2022	46-310UVB BLACK CABLE TIE	0.00	17.31	
<a href="#">362660</a>	Invoice	04/07/2022	1337 GRAD STAKE 1X2X36, NAIL & SCREW	0.00	32.35	
<a href="#">362693</a>	Invoice	04/07/2022	2"X60YD 3M HD POLY STUCCO TAPER	0.00	12.98	
<a href="#">362694</a>	Invoice	04/07/2022	GRADE STAKE 1X2X24 AND 36	0.00	67.62	
<a href="#">362695</a>	Invoice	04/07/2022	ABS BLACK, ECONO TEST PLUG,9V BATTER	0.00	45.97	
<a href="#">362698</a>	Invoice	04/07/2022	2"X60YD 3M HD POLY STUCCO TAPE R	0.00	12.98	
<a href="#">362705</a>	Invoice	04/07/2022	KEYS	0.00	12.99	
<a href="#">362714</a>	Invoice	04/07/2022	PVC PIPE REPAIR CPLG, COUPLING SXS, EL	0.00	59.25	
<a href="#">362726</a>	Invoice	04/07/2022	WORK GLOVES L/XL S4BB-91-540	0.00	12.98	
<a href="#">362764</a>	Invoice	04/07/2022	1 1/4 PVC SLIP CAP, MIP X SLIP, GLUE	0.00	24.41	
<a href="#">362830</a>	Invoice	04/07/2022	WONDER PRO ACRYLIC LATEX FLAT GL	0.00	105.35	
<a href="#">362831</a>	Invoice	04/07/2022	175D MASTER PADLOCK COMB	0.00	21.02	
<a href="#">362843</a>	Invoice	04/07/2022	5689 TIE WIRE 300FT #16	0.00	27.54	
<a href="#">362845</a>	Invoice	04/07/2022	UTILITY KNIFE BLD 2NOTCH 5PK	0.00	1.83	
<a href="#">362850</a>	Invoice	04/07/2022	58673 MAGNUM FIREHOZE NOZZEL, S-BI	0.00	36.68	
<a href="#">362887</a>	Invoice	04/07/2022	46-308UVB TIES-CABLE 8" PK100	0.00	11.90	
<a href="#">362890</a>	Invoice	04/07/2022	CORNERBEAD METAL 8' 6938617, DOUGL	0.00	138.28	
<a href="#">362891</a>	Invoice	04/07/2022	H-34 3"-4" DRAIN KING, 501 DRAIN KING	0.00	48.91	
<a href="#">362893</a>	Invoice	04/07/2022	GRAY 44GAL BRUTE TRASH CAN, ALL PUP	0.00	324.63	
<a href="#">362914</a>	Invoice	04/07/2022	3/4X1/2 PVC BUSHING MXF, PROMO ADJ	0.00	64.80	
<a href="#">362933</a>	Invoice	04/07/2022	GORILLA DUCT TAPE 12YD BLACK, GORILL	0.00	26.45	
<a href="#">362935</a>	Invoice	04/07/2022	206 GRAFFITI REMOVER 17OZ	0.00	56.25	
<a href="#">362953</a>	Invoice	04/07/2022	2" SCH 40 PVC PIPE, 2" PVC COUPLING SX	0.00	68.53	
<a href="#">362966</a>	Invoice	04/07/2022	KEYS	0.00	4.33	
<a href="#">362982</a>	Invoice	04/07/2022	FLUOR LAMP T8 32W 48" 2PK	0.00	23.25	
<a href="#">362991</a>	Invoice	04/07/2022	2" PRO BRUSHES CHIP BRUSH X THIC	0.00	4.72	
<a href="#">362996</a>	Invoice	04/07/2022	EMERY CLOTH	0.00	11.03	
<a href="#">363003</a>	Invoice	04/07/2022	2090/E2 MASKING TAPE 2"X60YD, 4" PRE	0.00	19.24	
<a href="#">363024</a>	Invoice	04/07/2022	5638-5 PHOTOCELL 300/2000W, PHOTO C	0.00	42.27	
<a href="#">363040</a>	Invoice	04/07/2022	SQUARE STEEL	0.00	23.80	
<a href="#">363052</a>	Invoice	04/07/2022	520 IN BULK TEFLON TAPE, 1 1/2 PVC PIPE	0.00	45.74	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">363070</a>	Invoice	04/07/2022	NUTS & BOLTS	0.00	3.55	
<a href="#">363081</a>	Invoice	04/07/2022	NAILS & SCREWS	0.00	8.21	
<a href="#">363153</a>	Invoice	04/07/2022	GORILLA MOUNTING TAPE	0.00	10.81	
<a href="#">363158</a>	Invoice	04/07/2022	SURESPRAY SELECT 1 GAL	0.00	35.75	
<a href="#">363177</a>	Invoice	04/07/2022	1/2 GALV LOCK NUT, GAL BUSH, SILICONE	0.00	10.47	
<a href="#">363248</a>	Invoice	04/07/2022	KEYS	0.00	17.32	
<a href="#">363264</a>	Invoice	04/07/2022	1/2 IN ARCO BALL VALVE FULL POR	0.00	26.82	
<a href="#">363287</a>	Invoice	04/07/2022	WHITE MARKING 17OZ, ID CHOICE INV M	0.00	181.60	
<a href="#">363381</a>	Invoice	04/07/2022	A-180 GRIT CLOTH, MEGALOC SEAL, TEFL	0.00	67.49	
<a href="#">363388</a>	Invoice	04/07/2022	TOPPING JOINT SYSTEM	0.00	51.93	
<a href="#">363390</a>	Invoice	04/07/2022	2"X300' FIBATAPE MESH JOINT TAPE	0.00	21.63	
<a href="#">363405</a>	Invoice	04/07/2022	GAL RUSTO PRO OIL 100 VOC SFTY	0.00	87.63	
	**Void**	04/07/2022	Regular	0.00	0.00	330661
010441	FRUIT GROWERS SUPPLY CO	04/07/2022	Regular	0.00	516.72	330662
<a href="#">92289606</a>	Invoice	04/07/2022	GASKET QUICK COUPLER 1.5"	0.00	6.37	
<a href="#">92289889</a>	Invoice	04/07/2022	COUPLER PVC SLIP REPAIR 0.50"	0.00	24.84	
<a href="#">92289916</a>	Invoice	04/07/2022	SPRAYER POLY HAND STIHL SG 10/11	0.00	27.05	
<a href="#">92290207</a>	Invoice	04/07/2022	PRIMER CEMENT PVC P-70, CEMENT	0.00	47.82	
<a href="#">92290525</a>	Invoice	04/07/2022	ELBOW 90D SWIV QUICK COUP 1.00, COU	0.00	56.54	
<a href="#">92291254</a>	Invoice	04/07/2022	COVERALL TYVEK X-LRG	0.00	183.76	
<a href="#">92291256</a>	Invoice	04/07/2022	BROOM PUSH HARPER MEDIUM 24", HA	0.00	52.22	
<a href="#">92291816</a>	Invoice	04/07/2022	JACK TRAILER 10" SWIVEL MOUNT	0.00	88.93	
<a href="#">92292835</a>	Invoice	04/07/2022	GLOVE LATEX CANNER 12ML SZ8,9	0.00	29.19	
013975	GARCIA, DAVID	04/07/2022	Regular	0.00	2,108.71	330663
<a href="#">6333</a>	Invoice	04/07/2022	SILK SCREENING T-SHIRTS	0.00	2,108.71	
015222	GOODSUIITE	04/07/2022	Regular	0.00	1,528.99	330664
<a href="#">INV148270</a>	Invoice	04/07/2022	BILLING PERIOD 2/18/22 - 3/17/22	0.00	1,528.99	
010481	GRAINGER	04/07/2022	Regular	0.00	692.75	330665
<a href="#">9230448582</a>	Invoice	04/07/2022	#208-PISTON CHECK VALVE BRASS	0.00	31.87	
<a href="#">9230852916</a>	Invoice	04/07/2022	#208-SPRING CHECK VALVE	0.00	43.52	
<a href="#">9244275898</a>	Invoice	04/07/2022	WELDING HELMET - SAFETY SUPPLY	0.00	617.36	
012800	GRANITE CONSTRUCTION COMPANY	04/07/2022	Regular	0.00	712.67	330666
<a href="#">2191368</a>	Invoice	04/07/2022	3584 - 1/2" FINEPG64-10	0.00	120.61	
<a href="#">2191894</a>	Invoice	04/07/2022	3584 - 1/2" FINEPG64-10	0.00	122.74	
<a href="#">2194681</a>	Invoice	04/07/2022	3584-1/2" FINEPG64-10	0.00	99.87	
<a href="#">2195908</a>	Invoice	04/07/2022	3584 - 1/2" FINEPG64-10	0.00	143.52	
<a href="#">2196401</a>	Invoice	04/07/2022	3584 1/2" FINEPG64-10	0.00	128.44	
<a href="#">2198736</a>	Invoice	04/07/2022	3584-1/2" FINEPG64-10	0.00	97.49	
014369	GSI WATER SOLUTIONS, INC.	04/07/2022	Regular	0.00	6,991.70	330667
<a href="#">00694.003 - 30</a>	Invoice	04/07/2022	FY 21-22 GROUND WATER MONITORING	0.00	6,816.70	
<a href="#">00694.008 - 3</a>	Invoice	04/07/2022	PSA- LIMONEIRA WELL #6	0.00	175.00	
015528	GUTIERREZ, SERGIO	04/07/2022	Regular	0.00	297.00	330668
<a href="#">PERDIEM 4/10-15</a>	Invoice	04/07/2022	BASIC SRO - ORANGE, CA	0.00	297.00	
013199	H & H AUTO PARTS WHOLESALE	04/07/2022	Regular	0.00	257.79	330669
<a href="#">1IN0484162</a>	Invoice	04/07/2022	#456 - COOLANT ANTIFREEZE	0.00	257.79	
014427	HARRINGTON INDUSTRIAL PLASTICS	04/07/2022	Regular	0.00	11,316.06	330670
<a href="#">013C1246</a>	Invoice	04/07/2022	QUOTE#01346139	0.00	10,442.82	
<a href="#">013C1610</a>	Invoice	04/07/2022	QUOTE#01347052	0.00	873.24	
014686	HASA, INC.	04/07/2022	Regular	0.00	3,064.26	330671
<a href="#">803388</a>	Invoice	04/07/2022	MULTI-CHLOR, 1 GAL BULK, MINI	0.00	2,043.52	
<a href="#">803389</a>	Invoice	04/07/2022	MULTI CHLOR, 1 GAL BULK, MINI	0.00	1,020.74	
014826	HERNANDEZ, LIZ	04/07/2022	Regular	0.00	81.25	330672



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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	DANCE INSTRUCTOR	0.00	81.25	
010537	HOUSE SANITARY SUPPLY	04/07/2022	04/07/2022 Regular	0.00	611.96	330673
<a href="#">262665</a>	Invoice	04/07/2022	TOILET SEATCOVER PREMIUM, URINAL SC	0.00	611.96	
014988	INFRASCALE INC.	04/07/2022	04/07/2022 Regular	0.00	1,506.40	330674
<a href="#">INV00718711</a>	Invoice	04/07/2022	SERVICE PERIOD 3/31/22 - 4/29/22	0.00	1,506.40	
015717	INTERNATIONAL ENVIRONMENTAL CORPORAT	04/07/2022	04/07/2022 Regular	0.00	55,650.00	330675
<a href="#">7663</a>	Invoice	04/07/2022	EUCALYPTUS TREE REMOVAL PROJECT	0.00	49,950.00	
<a href="#">7684</a>	Invoice	04/07/2022	CUT DOWN WEEDS TO REGULATIONS AS	0.00	2,500.00	
<a href="#">7685</a>	Invoice	04/07/2022	PLANT 15GAL TREES	0.00	3,200.00	
010595	J & H ENGINEERING GENERAL CONTRACTOR, IN	04/07/2022	04/07/2022 Regular	0.00	24,272.73	330676
<a href="#">3842</a>	Invoice	04/07/2022	MAINTENANCE WORK ORDER#7	0.00	24,272.73	
015610	JOHNSON CONTROLS FIRE PROTECTION LP	04/07/2022	04/07/2022 Regular	0.00	653.39	330677
<a href="#">37127530</a>	Invoice	04/07/2022	4/1/22 - 6/30/22 530 W MAIN ST.	0.00	653.39	
012750	JORDANO'S	04/07/2022	04/07/2022 Regular	0.00	776.20	330678
<a href="#">6552165 CM</a>	Credit Memo	04/07/2022	CONTAINER PLASTIC 6X5 8X3	0.00	-620.28	
<a href="#">6567637</a>	Invoice	04/07/2022	CONTAINER FOIL 3 COMP OBLONG	0.00	523.50	
<a href="#">6587273</a>	Invoice	04/07/2022	CONTAINER FOIL, PLASTIC	0.00	872.98	
012989	JR'S HYDRAULICS	04/07/2022	04/07/2022 Regular	0.00	513.00	330679
<a href="#">6694</a>	Invoice	04/07/2022	#281-DISASSEMBLE & ASSEMBLE CYLINDE	0.00	513.00	
010629	KIMBALL MIDWEST	04/07/2022	04/07/2022 Regular	0.00	32.69	330680
<a href="#">9739035</a>	Invoice	04/07/2022	SHOP SUPPLIES-HEAVY DUTY HOSES	0.00	32.69	
011796	LANDS' END BUSINESS OUTFITTERS	04/07/2022	04/07/2022 Regular	0.00	65.98	330681
<a href="#">SIN9972242</a>	Invoice	04/07/2022	UR CS ATR ZIP STORM SHIRT, LOGO	0.00	65.98	
013544	LARRY WALKER ASSOCIATES, INC.	04/07/2022	04/07/2022 Regular	0.00	4,501.00	330682
<a href="#">00506.11-15</a>	Invoice	04/07/2022	FY 21/22 -YEAR 3	0.00	4,501.00	
015971	LEXISNEXIS COPLOGIC SOLUTIONS, INC	04/07/2022	04/07/2022 Regular	0.00	2,880.00	330683
<a href="#">808569-2021123</a>	Invoice	04/07/2022	DORS 12/1-31/2021	0.00	960.00	
<a href="#">808569-2022013</a>	Invoice	04/07/2022	DORS 1/1-31/2022	0.00	960.00	
<a href="#">808569-2022022</a>	Invoice	04/07/2022	DORS 2/1-28/2022	0.00	960.00	
015983	LOPEZ, LUCERO	04/07/2022	04/07/2022 Regular	0.00	200.00	330684
<a href="#">FEB 19, 2022 REF</a>	Invoice	04/07/2022	REFUND FOR RECREATION PARK RENTAL	0.00	200.00	
015386	M & B SERVICES, INC.	04/07/2022	04/07/2022 Regular	0.00	1,791.89	330685
<a href="#">18269</a>	Invoice	04/07/2022	SERVICE URINAL AT PD	0.00	90.00	
<a href="#">18444</a>	Invoice	04/07/2022	REPLACE 3 ROTARY DRAINS	0.00	1,701.89	
013574	MAGNUM FENCE AND SECURITY INC.	04/07/2022	04/07/2022 Regular	0.00	989.00	330686
<a href="#">14215</a>	Invoice	04/07/2022	COMMERCIAL INSTALLATION OF BOLLARD	0.00	989.00	
012109	MANAGED HEALTH NETWORK	04/07/2022	04/07/2022 Regular	0.00	125.28	330687
<a href="#">PRM-070620</a>	Invoice	04/07/2022	FY 21/22 FEES	0.00	125.28	
010129	MASAHISA, OTAGIRI	04/07/2022	04/07/2022 Regular	0.00	31.50	330688
<a href="#">3-10-22</a>	Invoice	04/07/2022	RECOIL LABOR, GRIP	0.00	31.50	
015602	MATA, IVAN	04/07/2022	04/07/2022 Regular	0.00	6,965.00	330689
<a href="#">1251</a>	Invoice	04/07/2022	COVID-19 DISINFECTING	0.00	45.00	
<a href="#">1268</a>	Invoice	04/07/2022	FY 21/22 JANITORIAL SVCS	0.00	6,920.00	
014436	MINER'S ACE HARDWARE	04/07/2022	04/07/2022 Regular	0.00	1,819.58	330690
<a href="#">23296</a>	Invoice	04/07/2022	SUMP PUMP 1/3HP ACE	0.00	119.06	
<a href="#">23297</a>	Invoice	04/07/2022	BUSHING 40 PVC	0.00	4.32	
<a href="#">23307</a>	Invoice	04/07/2022	PVC CUTTER RATCHETING	0.00	16.23	
<a href="#">23313</a>	Invoice	04/07/2022	PRY BAR BLACK/YELLOW 21"	0.00	15.14	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">23320</a>	Invoice	04/07/2022	SPRAYER HOUSEHOLD 16OZ ACE, DAWN	0.00	10.44	
<a href="#">23327</a>	Invoice	04/07/2022	CLAMPS	0.00	25.23	
<a href="#">23471</a>	Invoice	04/07/2022	PAINTBRSH CHIP 2" WT BRSL	0.00	10.77	
<a href="#">24308</a>	Invoice	04/07/2022	SAW BLADES, PVR PIPE CEMNT WD BL 40	0.00	76.52	
<a href="#">24312</a>	Invoice	04/07/2022	3/4 CDX PLY	0.00	172.59	
<a href="#">24314</a>	Invoice	04/07/2022	3/4 CDX PLY	0.00	172.59	
<a href="#">24316</a>	Invoice	04/07/2022	KEYS - 2 SIDED	0.00	5.40	
<a href="#">24317</a>	Invoice	04/07/2022	TRASH CAN 32 GAL RED ACE	0.00	30.30	
<a href="#">24319</a>	Invoice	04/07/2022	LOCKING PLIER 5WR FASTRE, BATTERY AL	0.00	80.06	
<a href="#">24334</a>	Invoice	04/07/2022	JAB SAW FOLDING 6", REPAIR COUPLING	0.00	59.47	
<a href="#">24335</a>	Invoice	04/07/2022	TOGGLE SWITHC WALPLT2GIV	0.00	3.88	
<a href="#">24338</a>	Invoice	04/07/2022	HSE WSHR RBR 10CT, WALLPLATE OVERSI	0.00	7.98	
<a href="#">24339</a>	Invoice	04/07/2022	GARDEN HOSE 5/8"X50' BLK	0.00	43.29	
<a href="#">24341</a>	Invoice	04/07/2022	DUCT TAPE T-REX 35YD,	0.00	9.81	
<a href="#">24342</a>	Invoice	04/07/2022	KEYS- 2 SIDED	0.00	5.40	
<a href="#">24353</a>	Invoice	04/07/2022	TAPE BARCDE CAUTION 1000'	0.00	28.12	
<a href="#">24365</a>	Invoice	04/07/2022	ROOF NAIL EG 1 11GA 1LB, ENGINEER SLD	0.00	188.96	
<a href="#">24378</a>	Invoice	04/07/2022	RAMBLER JR RFBUE12OZ, HOE POLY HAN	0.00	107.30	
<a href="#">24407</a>	Invoice	04/07/2022	SCREWDRIVER SET PH/SL 6P, XL-PPH SELF	0.00	34.94	
<a href="#">24410</a>	Invoice	04/07/2022	SOLDER PLUMBERS KIT 6 OZ	0.00	35.71	
<a href="#">24411</a>	Invoice	04/07/2022	FLEX TAPE WHITE 4"X5'	0.00	14.06	
<a href="#">24413</a>	Invoice	04/07/2022	CONNECTOR COMP EMT 1/2"	0.00	5.16	
<a href="#">24416</a>	Invoice	04/07/2022	CLOSER DOOR ADJCOMM ALUM	0.00	97.41	
<a href="#">24417</a>	Invoice	04/07/2022	GRASS SEED SUN&SHADE	0.00	49.77	
<a href="#">24420</a>	Invoice	04/07/2022	PLSTC BUCKET 5G WHT ACE, BIT DRILL AIR	0.00	19.21	
<a href="#">24423</a>	Invoice	04/07/2022	COTTER PIN ALUM 3/32X1	0.00	8.06	
<a href="#">24428</a>	Invoice	04/07/2022	FASTENERS	0.00	6.47	
<a href="#">24436</a>	Invoice	04/07/2022	NIPPLE GALV 1/2"X3", TOILT SUPPLY LINE	0.00	28.76	
<a href="#">24440</a>	Invoice	04/07/2022	NOZZLE FIRE HOSE, MARKING PAINT PL W	0.00	28.11	
<a href="#">24450</a>	Invoice	04/07/2022	NIPPLE GALV 1/2X1-1/2, COUPLNG GLV	0.00	8.41	
<a href="#">24464</a>	Invoice	04/07/2022	COUPLE 3/4" SXS SCH40, ELBOW 90 PVC4	0.00	47.47	
<a href="#">24472</a>	Invoice	04/07/2022	COM TRIM LINE 165FT .105	0.00	17.31	
<a href="#">24512</a>	Invoice	04/07/2022	KEYS	0.00	21.60	
<a href="#">24521</a>	Invoice	04/07/2022	HSE CLMP 11/16"1-1/12"SS	0.00	16.82	
<a href="#">24532</a>	Invoice	04/07/2022	SHEET 9X11 FINE HEX KEY L11PC LNG AR	0.00	15.12	
<a href="#">24536</a>	Invoice	04/07/2022	FASTENERS	0.00	3.90	
<a href="#">24542</a>	Invoice	04/07/2022	KEYS	0.00	8.64	
<a href="#">24561</a>	Invoice	04/07/2022	LINZER CHIP BRUSH 2.5"	0.00	2.80	
<a href="#">24567</a>	Invoice	04/07/2022	WD40 SMART STRAW 12OZ, 1LB FH ONE	0.00	42.72	
<a href="#">24616</a>	Invoice	04/07/2022	STRAINR PAINT GAL 2PK, PLASTIC PAIL, BU	0.00	114.27	
	**Void**	04/07/2022	Regular	0.00	0.00	330691
015527	MIWALL CORPORATION	04/07/2022	Regular	0.00	6,230.31	330692
<a href="#">1010846</a>	Invoice	04/07/2022	QUOTE#370	0.00	6,230.31	
013911	MKN ASSOCIATES INC	04/07/2022	Regular	0.00	34,533.60	330693
<a href="#">10336</a>	Invoice	04/07/2022	3 Year PSA for Water,waste water, recycle	0.00	34,533.60	
015126	MORALES, JOSEPH	04/07/2022	Regular	0.00	297.00	330694
<a href="#">PERDIEM 4/10-15</a>	Invoice	04/07/2022	BASIC SRO, ORANGE, CA	0.00	297.00	
015979	MORRISSETTE, NEAL	04/07/2022	Regular	0.00	846.49	330695
<a href="#">FY21/22 TUITION</a>	Invoice	04/07/2022	TUITION REIMB. INTRO TO GIS, DATA & F	0.00	846.49	
015723	MULHOLLAND CONSULTING GROUP, LLC	04/07/2022	Regular	0.00	2,000.00	330696
<a href="#">1128</a>	Invoice	04/07/2022	STRENGTHS FINDER TRAINING 3/23/2022	0.00	2,000.00	
015973	NATIONAL ASSOCIATION OF SCHOOL RESOURC	04/07/2022	Regular	0.00	940.00	330697
<a href="#">#27266</a>	Invoice	04/07/2022	S. GUTIERREZ-BASIC SRO-ORANGE, CA	0.00	495.00	
<a href="#">#27267</a>	Invoice	04/07/2022	J.MORALES-BASIC SRO, ORANGE, CA	0.00	445.00	
013872	NICKS POOL AND SPA SERVICE	04/07/2022	Regular	0.00	283.04	330698

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">22130301</a>	Invoice	04/07/2022	GRANITE BALL SERVICES, 3" CHLORINE TA	0.00	283.04	
014375	NORRIS, ROBERT	04/07/2022	Regular	0.00	75.43	330699
<a href="#">49689</a>	Invoice	04/07/2022	PRINT 'WATER DIVISION' T-SHIRTS	0.00	75.43	
015830	OAKS SECURITY, INC.	04/07/2022	Regular	0.00	11,000.00	330700
<a href="#">2022333B</a>	Invoice	04/07/2022	ON SITE SERVICE CALLS TO RUN CABLING	0.00	4,100.00	
<a href="#">2022352</a>	Invoice	04/07/2022	NETWORKING/COMMUNICATIONS CABLE	0.00	3,000.00	
<a href="#">202284</a>	Invoice	04/07/2022	INSTALLATION SUPPLIES, SERVICE CALL A	0.00	3,900.00	
012691	O'REILLY AUTOMOTIVE STORES, INC.	04/07/2022	Regular	0.00	1,497.26	330701
<a href="#">3129-344373</a>	Invoice	04/07/2022	#464 - KEYLESS	0.00	6.81	
<a href="#">3129-344426</a>	Credit Memo	04/07/2022	#464-KEYLESS	0.00	-6.81	
<a href="#">3129-349642</a>	Invoice	04/07/2022	#132-OIL ADAPT GK	0.00	19.64	
<a href="#">3129-351488</a>	Invoice	04/07/2022	#132 - SILVERSTAR HALOGEN HEADLIGHT	0.00	55.62	
<a href="#">3129-353592</a>	Invoice	04/07/2022	#208-FUEL PUMP	0.00	86.59	
<a href="#">3129-354755</a>	Invoice	04/07/2022	#292-WHL SEAL	0.00	10.13	
<a href="#">3129-354951</a>	Invoice	04/07/2022	#292-OIL FILTER	0.00	5.09	
<a href="#">3129-356569</a>	Invoice	04/07/2022	#274-BATTERY, CORE CHARGE,BATTER FEE	0.00	147.06	
<a href="#">3129-356704</a>	Invoice	04/07/2022	#141-TOWING KIT	0.00	38.96	
<a href="#">3129-356706</a>	Invoice	04/07/2022	#292-STRWHL CVR	0.00	19.47	
<a href="#">3129-356947</a>	Invoice	04/07/2022	#460-CONTROL ARMS	0.00	803.45	
<a href="#">3129-358134</a>	Invoice	04/07/2022	#290-FUEL FILTER	0.00	28.87	
<a href="#">3129-358556</a>	Invoice	04/07/2022	#456-VVT SOLENOID, MANIFOLD SET	0.00	38.17	
<a href="#">3129-358880</a>	Invoice	04/07/2022	SHOP SUPPLIES- GAS CAN	0.00	40.04	
<a href="#">3129-359968</a>	Invoice	04/04/2022	#275-WIPER BLADE	0.00	21.63	
<a href="#">3129-360433</a>	Invoice	04/07/2022	#410 - COP BOOT KIT	0.00	45.79	
<a href="#">3129-360595</a>	Invoice	04/07/2022	#290-FUEL FILTER	0.00	30.60	
<a href="#">3129-360609</a>	Invoice	04/07/2022	#289-SENSOR	0.00	106.15	
012844	PARKHOUSE TIRE, INC.	04/07/2022	Regular	0.00	3,874.27	330702
<a href="#">4020161644</a>	Invoice	04/07/2022	#232 - 12X16.5 E FST REGENCY SKID STEE	0.00	1,009.07	
<a href="#">4020161832</a>	Invoice	04/07/2022	#275-225/70R19.5 G BST M729F	0.00	642.54	
<a href="#">4020162177</a>	Invoice	04/07/2022	#421-265/60R17 108V FST FH PURSUIT	0.00	257.00	
<a href="#">4020162179</a>	Invoice	04/07/2022	#274-225/70R19.5 G BST R238 N	0.00	1,187.61	
<a href="#">4020162321</a>	Invoice	04/07/2022	#432 - 255/60R18 108V FST F/H PURSUIT	0.00	364.31	
<a href="#">4020162398</a>	Invoice	04/07/2022	#289-LT235/85R16 E FST T/F AT2 BLK	0.00	278.68	
<a href="#">4020162400</a>	Invoice	04/07/2022	#466 - 245/55R18 103W FST FH PURSUIT	0.00	135.06	
015335	PAVEMENT COATING CO.	04/07/2022	Regular	0.00	355.90	330703
<a href="#">CCusi001114</a>	Invoice	04/07/2022	SS-1H, 14.22 GL	0.00	76.25	
<a href="#">CCusi001115</a>	Invoice	04/07/2022	SS-1H , 28.44 GL	0.00	152.51	
<a href="#">CCusi001140</a>	Invoice	04/07/2022	SS-1H, 23.71 GL	0.00	127.14	
014663	PHOENIX CIVIL ENGINEERING, INC.	04/07/2022	Regular	0.00	5,351.13	330704
<a href="#">22009</a>	Invoice	04/07/2022	TASK ORDER #1	0.00	4,637.50	
<a href="#">22011</a>	Invoice	04/07/2022	PSA FOR ELECTRICAL ENGINEERING SVCS	0.00	713.63	
010283	PREMO, CATHERINE I	04/07/2022	Regular	0.00	1,482.00	330705
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	PRESCHOOL INSTRUCTOR	0.00	1,482.00	
010306	QUINN COMPANY	04/07/2022	Regular	0.00	160.26	330706
<a href="#">PC010415856</a>	Invoice	04/07/2022	#281-SEAL O RING, SEAL WIPER, RING WE	0.00	160.26	
014934	RAMIREZ, JOSHUA	04/07/2022	Regular	0.00	682.50	330707
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	TAE KWON DO INSTRUCTOR	0.00	682.50	
015780	REPTACULAR ANIMALS CORPORATION	04/07/2022	Regular	0.00	700.00	330708
<a href="#">6/21.23/22 DEPO</a>	Invoice	04/07/2022	DEPOSIT FOR REPTILE SHOW ON 6/21 AN	0.00	700.00	
015859	ROGERS, ANDERSON, MALODY & SCOTT, LLP	04/07/2022	Regular	0.00	6,000.00	330709
<a href="#">70007</a>	Invoice	04/07/2022	FY ENDED 6/30/21 AND AUDIT JAN,FEB 2	0.00	6,000.00	
010520	RP RENTALS	04/07/2022	Regular	0.00	93.69	330710

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">5831</a>	Invoice	04/07/2022	DEMOLITION HAMMER-BITS, BOSCH	0.00	93.69	
014857	RRM DESIGN GROUP	04/07/2022	Regular	0.00	572.50	330711
<a href="#">2242-01-0222</a>	Invoice	04/07/2022	DOWNTOWN IMPROVEMENT PLAN PROJ	0.00	572.50	
014661	RUBBER NECK SIGNS	04/07/2022	Regular	0.00	157.18	330712
<a href="#">7766</a>	Invoice	04/07/2022	PVC SIGN, FILE SETUP	0.00	157.18	
014129	SAM HILL & SONS, INC	04/07/2022	Regular	0.00	13,831.61	330713
<a href="#">4085</a>	Invoice	04/07/2022	MWO#3	0.00	13,831.61	
011263	SANTA PAULA SELF STORAGE	04/07/2022	Regular	0.00	1,285.00	330714
<a href="#">#102 JAN - MAY 2</a>	Invoice	04/07/2022	STORAGE RENT FOR UNIT#102. 1/1/22 - 5	0.00	1,285.00	
010711	SANTA PAULA TIMES	04/07/2022	Regular	0.00	96.00	330715
<a href="#">CSAUNIER 3/202</a>	Invoice	04/07/2022	RENEW 1 YR EMAIL SUBSCRIPTION	0.00	50.00	
<a href="#">TWALKER 4/2022</a>	Invoice	04/07/2022	EMAIL SUBSCRIPTION AND DELIVERY	0.00	46.00	
015360	SCHAEFFER'S MFG. CO.	04/07/2022	Regular	0.00	862.89	330716
<a href="#">PXT1324</a>	Invoice	04/07/2022	4 5GAL PAIL SUPREME 9000 FUL SYNTHET	0.00	675.90	
<a href="#">PXT1325</a>	Invoice	04/07/2022	1 GALLON PAIL OF CITROL LOW VOC	0.00	186.99	
014458	SHAH, KRIS	04/07/2022	Regular	0.00	1,235.00	330717
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	PRESCHOOL INSTRUCTOR	0.00	1,235.00	
010333	SIEMENS MOBILITY	04/07/2022	Regular	0.00	3,143.93	330718
<a href="#">5610280140</a>	Invoice	04/07/2022	MWO#42	0.00	1,368.60	
<a href="#">5620039315</a>	Invoice	04/07/2022	MWO#42	0.00	1,775.33	
013909	SITEONE LANDSCAPE SUPPLY, LLC	04/07/2022	Regular	0.00	670.22	330719
<a href="#">116460302-002</a>	Invoice	04/07/2022	DRAIN GRATE ROUND POLYOLEFIN GREEN	0.00	460.42	
<a href="#">116674407-001</a>	Invoice	04/07/2022	NDS STANDARD VALVE BOX LID ROUND 1	0.00	72.31	
<a href="#">117157918-001</a>	Invoice	04/07/2022	HUNTER I-20 ADJUSTABLE STAINLESS STEE	0.00	137.49	
010795	SOUTHERN CALIFORNIA EDISON	04/07/2022	Regular	0.00	98,754.45	330720
<a href="#">02/25/22 - 3/31/</a>	Invoice	04/07/2022	MONTHLY UTILITY CHARGES	0.00	18,811.11	
<a href="#">2022 FEB - MAR #</a>	Invoice	04/07/2022	MONTHLY UTILITY CHARGES	0.00	79,943.34	
015809	STANDARD SITE RENTALS INC.	04/07/2022	Regular	0.00	358.83	330721
<a href="#">1788</a>	Invoice	04/07/2022	STANDARD UNIT PORTABLE RESTROOM R	0.00	358.83	
011144	STAPLES ADVANTAGE	04/07/2022	Regular	0.00	212.43	330722
<a href="#">3501700116</a>	Invoice	04/07/2022	OFFICE SUPPLIES FOR PUBLIC WORKS EN	0.00	56.86	
<a href="#">3501773240</a>	Invoice	04/07/2022	OFFICE SUPPLIES FOR PD	0.00	212.43	
<a href="#">3501773241</a>	Invoice	04/07/2022	URNEX CFE MKR DESCALER 14OZ	0.00	15.69	
<a href="#">3502175375</a>	Credit Memo	04/07/2022	LETTER SIZE CLIPBOARD, DESKTOP STAPLE	0.00	-9.72	
<a href="#">3502175376</a>	Credit Memo	04/07/2022	8.5X11 COPY PAPER CS IP	0.00	-43.36	
<a href="#">3502317787</a>	Credit Memo	04/07/2022	CUP, MESH, PENCIL, BK.	0.00	-3.78	
<a href="#">3502452200</a>	Credit Memo	04/07/2022	URNEX CFE MKR DESCALER 14OZ	0.00	-15.69	
015639	SUEZ TREATMENT SOLUTIONS, INC.	04/07/2022	Regular	0.00	2,126.86	330723
<a href="#">900155727</a>	Invoice	04/07/2022	QUOTATION# 230028059	0.00	2,126.86	
010823	SUN BADGE CO, INC	04/07/2022	Regular	0.00	1,231.86	330724
<a href="#">406442</a>	Invoice	04/07/2022	FLAT TWOTONE BADGES, LA DOMED TWO	0.00	1,231.86	
012905	THOMSON REUTERS - WEST	04/07/2022	Regular	0.00	328.23	330725
<a href="#">845971410</a>	Invoice	04/07/2022	ONLINE/SOFTWARE SUBSCRIPTION CHAR	0.00	328.23	
010776	TIME WARNER CABLE	04/07/2022	Regular	0.00	519.32	330726
<a href="#">0304065031522</a>	Invoice	04/07/2022	970 E VENTURA ST - 3/15/22 - 4/14/22	0.00	5.33	
<a href="#">0469363032322</a>	Invoice	04/07/2022	431 N 13TH ST. 3/23 - 4/22/22	0.00	64.99	
<a href="#">0469553020922</a>	Invoice	04/07/2022	920 CORPORATION - 2/9/22 - 3/8/22	0.00	449.00	
012070	TRAFFIC TECHNOLOGIES	04/07/2022	Regular	0.00	179.17	330727

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">40266</a>	Invoice	04/07/2022	1 PAINT 1 GALLON BLACK	0.00	52.44	
<a href="#">40297</a>	Invoice	04/07/2022	5 PAINT 1 GALLON WHITE	0.00	126.73	
015505	TRIPEPI, SMITH AND ASSOCIATES, INC.	04/07/2022	Regular	0.00	3,618.75	330728
<a href="#">7644</a>	Invoice	04/07/2022	PSA- 01/01/2022	0.00	218.75	
<a href="#">7720</a>	Invoice	04/07/2022	PSA- 01/01/2022	0.00	3,400.00	
011389	TYLER TECHNOLOGIES, INC	04/07/2022	Regular	0.00	9,209.19	330729
<a href="#">025-370972</a>	Invoice	04/07/2022	INCODE FINANCIALS ANNUAL FEES	0.00	9,209.19	
010883	U-RENT INC	04/07/2022	Regular	0.00	181.11	330730
<a href="#">761760-5</a>	Invoice	04/07/2022	PROPANE, SALES	0.00	181.11	
010903	USA BLUE BOOK	04/07/2022	Regular	0.00	3,756.87	330731
<a href="#">825914</a>	Invoice	04/07/2022	TRANSLUCENT PE TUBING 1/2" OD X 3/8"	0.00	360.79	
<a href="#">830100</a>	Invoice	04/07/2022	GATOR GRIP GATE KEY ADAPTER	0.00	853.98	
<a href="#">830976</a>	Invoice	04/07/2022	CHEMTROL TRUE UNION BLEACH	0.00	173.94	
<a href="#">830978</a>	Invoice	04/07/2022	CHEMTROL TRUE UNION BLEACH	0.00	65.79	
<a href="#">879436</a>	Invoice	04/07/2022	POCKET PRO + MULTI 2 TESTER, W/REPLA	0.00	902.95	
<a href="#">879441</a>	Invoice	04/07/2022	MSA ADVANTAGE OV/AG CARTRIDGE	0.00	124.34	
<a href="#">879513</a>	Invoice	04/07/2022	2" HAYWARD PVC BALL VALVE, PIPE MARK	0.00	204.50	
<a href="#">879515</a>	Invoice	04/07/2022	MSA ADVANTAGE OV/AG CARTRIDGE	0.00	124.36	
<a href="#">900907</a>	Invoice	04/07/2022	JOHN CRANE PACKING, STYLE C1056 5/16	0.00	297.76	
<a href="#">904513</a>	Credit Memo	04/07/2022	MSA ADVANTAGE 200 LS HALF MASK, OV/	0.00	-113.01	
<a href="#">906023</a>	Invoice	04/07/2022	QWIK STIK ZERO HYDRATION MIX, WOOD	0.00	516.35	
<a href="#">910642</a>	Invoice	04/07/2022	LOWELL VALVE KEY SET	0.00	245.12	
014162	VCHA CLINICS	04/07/2022	Regular	0.00	1,250.00	330732
<a href="#">911054</a>	Invoice	04/07/2022	21-01649, RM-2009447235	0.00	1,250.00	
015982	VELASQUEZ, DAVID	04/07/2022	Regular	0.00	428.00	330733
<a href="#">3/19/2022 REFU</a>	Invoice	04/07/2022	DEPOSIT REFUND-EVENT DATE 3/19/2022	0.00	428.00	
010920	VENTURA CO. AIR POLLUTION CONTROL DISTR	04/07/2022	Regular	0.00	30,000.00	330734
<a href="#">SIXTH PAYMENT</a>	Invoice	04/07/2022	FY 21/22 SETTLEMENT PAYMENTS	0.00	30,000.00	
015186	VENTURA COUNTY AUTO SUPPLY, INC.	04/07/2022	Regular	0.00	392.80	330735
<a href="#">932629</a>	Invoice	04/07/2022	#225 - GST II AIR & WATER - RED	0.00	73.34	
<a href="#">933358</a>	Invoice	04/07/2022	#460 - ROTOR DIDGE CHARGER	0.00	319.46	
015375	VENTURA LOCKSMITHS	04/07/2022	Regular	0.00	455.46	330736
<a href="#">L32922-9</a>	Invoice	04/07/2022	HARDWARE, INSTALLATION, TRAVEL	0.00	455.46	
011539	VERIZON WIRELESS	04/07/2022	Regular	0.00	3,491.93	330737
<a href="#">9902373418</a>	Invoice	04/07/2022	2/22- 3/21/2022	0.00	3,491.93	
010978	VULCAN MATERIALS COMPANY	04/07/2022	Regular	0.00	358.19	330738
<a href="#">73216634</a>	Invoice	04/07/2022	STANDARD - 203 3C3 PG64-10	0.00	114.37	
<a href="#">73216635</a>	Invoice	04/07/2022	STANDARD - 203 3C3 PG64-10	0.00	110.83	
<a href="#">73218267</a>	Invoice	04/07/2022	STANDARD - 203 E PG64-10	0.00	132.99	
015720	WEST COAST WELDING & PIPING INC.	04/07/2022	Regular	0.00	2,100.80	330739
<a href="#">2220</a>	Invoice	04/07/2022	FABRICATION AND INSTALLATION OF 3 ST	0.00	2,100.80	
011010	WILLDAN FINANCIAL SERVICES	04/07/2022	Regular	0.00	4,200.00	330740
<a href="#">010-50930</a>	Invoice	04/07/2022	FY20/21 ANNUAL CONTINUING DISCLOSU	0.00	4,200.00	
013843	YOUNG, DUNCAN	04/07/2022	Regular	0.00	1,714.05	330741
<a href="#">MARCH 2022</a>	Invoice	04/07/2022	GYMNASTICS INSTRUCTOR	0.00	1,714.05	
012728	ZAMBELLI FIREWORKS	04/07/2022	Regular	0.00	12,500.00	330742
<a href="#">#518871</a>	Invoice	04/07/2022	2022 FIREWORKS SHOW	0.00	12,500.00	
010279	POTTER, DANIEL	04/07/2022	Regular	0.00	594.00	330743

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">4/11-22/22 PERD</a>	Invoice	04/07/2022	RIVERSIDE, CA. POST SUPERVISORY COUR	0.00	594.00	
015653	805 EXHAUST KITCHEN CLEANING	04/21/2022	Regular	0.00	200.00	330755
<a href="#">1250</a>	Invoice	04/21/2022	COVID 19 DISINFECTING #224, 290, 283, 2	0.00	200.00	
010774	ADAMSON POLICE PRODUCTS	04/21/2022	Regular	0.00	315.72	330756
<a href="#">INV374794</a>	Invoice	04/21/2022	#202 - DUAL AVENGER II SOLO AMBER	0.00	315.72	
015448	ALL CITY MANAGEMENT SERVICES, INC.	04/21/2022	Regular	0.00	4,128.00	330757
<a href="#">76332</a>	Invoice	04/21/2022	120 HRS. SCHOOL CROSSING GUARD SRVS	0.00	4,128.00	
015990	ALLIANCE FOR INNOVATION, INC.	04/21/2022	Regular	0.00	500.00	330758
<a href="#">2022-100212</a>	Invoice	04/21/2022	ANNUAL MEMBERSHIP - MAY-DEC 2022	0.00	500.00	
015807	ALLIANCE SOURCE TESTING LLC	04/21/2022	Regular	0.00	14,270.00	330759
<a href="#">203165</a>	Invoice	04/21/2022	AST PROPOSAL NO. 2021-2830-SR1	0.00	14,270.00	
015498	AMAZON CAPITAL SERVICES	04/21/2022	Regular	0.00	2,727.48	330760
<a href="#">13X4-7FYF-9XPF</a>	Invoice	04/21/2022	GE 6-OUTLET EXTENDER WALL TAP, 5 PK,	0.00	75.33	
<a href="#">16CW-QGNP-3M</a>	Invoice	04/21/2022	LEVITON 42080 - 1WP 1-PORT DUAL GAN	0.00	445.45	
<a href="#">16NT-C1G4-CFW</a>	Invoice	04/21/2022	QUALSEN OFFICE MAGNETS 50 PCKS	0.00	184.85	
<a href="#">1D4K-4M6Y-PRO</a>	Invoice	04/21/2022	100 PK SELF ADHESIVE LAMINATING SHEE	0.00	25.95	
<a href="#">1GHD-VWLH-TTX</a>	Invoice	04/21/2022	RUST OLEUM 7585838 SPRAY PAINT 20FL	0.00	110.75	
<a href="#">1HYC-XWJT-XRW</a>	Invoice	04/21/2022	PACIFIC BLUE ULTRA 8" HIGH CAPACITY A	0.00	72.79	
<a href="#">1TQH-X44F-14F6</a>	Invoice	04/21/2022	TRANSCEND INFORMATION 64GB MICRO	0.00	110.41	
<a href="#">1VFN-F1UJ-F7M</a>	Invoice	04/21/2022	MULTIPURPOSE COPY PRINTER PAPER	0.00	146.30	
<a href="#">1WYX-1K44-F1V6</a>	Invoice	04/21/2022	4K ULTRA HD 600 MHZ HDBASET EXTEND	0.00	1,304.01	
<a href="#">1XC3-6TMO-V3Q</a>	Invoice	04/21/2022	REMOPEST COPPER MESH, ROLL 5" X 100'	0.00	173.08	
<a href="#">1YVV-YJX1-F1CY</a>	Invoice	04/21/2022	TP-LINK 802.3AF GIGABIT POE INJECTOR	0.00	78.56	
011522	AQUA-TECH SERVICES	04/21/2022	Regular	0.00	40.00	330761
<a href="#">10203</a>	Invoice	04/21/2022	BACKFLOW - TEST	0.00	40.00	
011080	ARAMARK UNIFORM SERVICES INC	04/21/2022	Regular	0.00	143.09	330762
<a href="#">5002000430146</a>	Invoice	04/21/2022	MATS - 970 VENTURA ST.	0.00	56.63	
<a href="#">502000430081</a>	Invoice	04/21/2022	182 S PALM AVE. - MATS	0.00	28.38	
<a href="#">502000430247</a>	Invoice	04/21/2022	903 CORPORATION ST	0.00	58.08	
011531	ARC DOCUMENT SOLUTIONS, LLC	04/21/2022	Regular	0.00	653.83	330763
<a href="#">11192179</a>	Invoice	04/21/2022	PARCEL MAP 6065	0.00	384.45	
<a href="#">11192255</a>	Invoice	04/21/2022	PARCEL MAP 6065 SCAN	0.00	269.38	
014461	ASHMORE, LINDA	04/21/2022	Regular	0.00	72.00	330764
<a href="#">4/8/2022</a>	Invoice	04/21/2022	HDM COOK & DRIVER	0.00	72.00	
011354	AT&T MOBILITY	04/21/2022	Regular	0.00	484.95	330765
<a href="#">287299196399X0</a>	Invoice	04/21/2022	3/3/2022 - 4/2/2022	0.00	484.95	
012677	AUTOZONE	04/21/2022	Regular	0.00	375.44	330766
<a href="#">5716102856</a>	Invoice	04/21/2022	#117 - EXHAUST MANIFOLD	0.00	88.53	
<a href="#">5716134726</a>	Invoice	04/21/2022	#240 - NEW POWER STEER PWR P/S PUM	0.00	286.91	
015318	BADGER METER	04/21/2022	Regular	0.00	15,300.97	330767
<a href="#">1495896</a>	Invoice	04/21/2022	Badger Meter Quote No. 3305965	0.00	15,003.45	
<a href="#">1495897</a>	Invoice	04/21/2022	BADGER METER ITEM 100-2810	0.00	297.52	
015877	BERMUDEZ POLYGRAPH	04/21/2022	Regular	0.00	300.00	330768
<a href="#">800</a>	Invoice	04/21/2022	PRE-EMP POLYGRAPH SERVICES	0.00	300.00	
014680	BEST BEST & KRIEGER LLP	04/21/2022	Regular	0.00	32,776.10	330769
<a href="#">MARCH 2022</a>	Invoice	04/21/2022	MARCH 2022 SERVICES	0.00	32,776.10	
011102	BOOT BARN INC.	04/21/2022	Regular	0.00	225.00	330770
<a href="#">INV00157061</a>	Invoice	04/21/2022	CT FLEXAGON 3.0 WARSON GROUP INC.	0.00	225.00	

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Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
014870 <a href="#">270394</a>	BOYD & ASSOCIATES Invoice	04/21/2022	04/21/2022 MONITORING BURGLAR ALRAM SYSTEM	Regular	0.00 0.00	135.00 135.00	330771
015680 <a href="#">220/90015069</a>	BRAY SALES, INC. Invoice	04/21/2022	04/21/2022 -809 700201, S70/0201 +ACS, CONTROL B	Regular	0.00 0.00	2,470.33 2,470.33	330772
012620 <a href="#">916666083</a>	BSN SPORTS, LLC Invoice	04/21/2022	04/21/2022 SOCCER ANCHOR - AUGER STYLE	Regular	0.00 0.00	310.57 310.57	330773
011237 <a href="#">220405300101</a>	BTE COMMUNICATIONS, LLC Invoice	04/21/2022	04/21/2022 3/1-31/2022 SERVICE PERIOD	Regular	0.00 0.00	173.07 173.07	330774
015858 <a href="#">5317174</a>	BURT PROCESS EQUIPMENT, INC. Invoice	04/21/2022	04/21/2022 REF. Q0042265-REVA	Regular	0.00 0.00	34,725.00 34,725.00	330775
012318 <a href="#">2022 JAN - MAR</a>	CALIFORNIA BUILDING STANDARDS COMMISSIO Invoice	04/21/2022	04/21/2022 QTRLY BRF FEES, MINUS 10% LOCAL GOVT	Regular	0.00 0.00	1,056.71 1,056.71	330776
012679 <a href="#">692104</a>	CAL-STATE AUTO PARTS Invoice	04/21/2022	04/21/2022 #421 - BATTERY AS,	Regular	0.00 0.00	130.07 130.07	330777
012390 <a href="#">Q4 2021</a>	CARDOZA, DANIEL Invoice	04/21/2022	04/21/2022 RESERVE OFFICER STIPEND OCT - DEC 202	Regular	0.00 0.00	240.00 240.00	330778
011336 <a href="#">135962-31</a> <a href="#">135963-31</a> <a href="#">136887-24</a> <a href="#">138445-12</a> <a href="#">139414-4</a>	CDCE INC. Invoice Invoice Invoice Invoice Invoice	04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022	04/21/2022 LEASE#135962 LEASE#135963 LEASE#136887 FY 21/22 LEASE#138445 LEASE# 118207	Regular	0.00 0.00 0.00 0.00 0.00	1,020.00 175.00 175.00 200.00 290.00 180.00	330779
015999 <a href="#">0095804041022</a>	CHARTER COMMUNICATIONS HOLDING, LLC Invoice	04/21/2022	04/21/2022 214 S 10TH ST 4/10/22 - 5/9/22	Regular	0.00 0.00	272.30 272.30	330780
011306 <a href="#">9009-1017988</a>	CONSOLIDATED ELECTRICAL DISTRIBUTOR Invoice	04/21/2022	04/21/2022 150W FLOOD 14,400 LUMEN	Regular	0.00 0.00	2,040.35 2,040.35	330781
010418 <a href="#">82126001</a>	CORELOGIC SOLUTIONS, LLC Invoice	04/21/2022	04/21/2022 MARCH 2022	Regular	0.00 0.00	140.00 140.00	330782
011149 <a href="#">06875</a>	COSTCO WHOLESALE Invoice	04/21/2022	04/21/2022 MISC GIFT EASTER BASKETS	Regular	0.00 0.00	129.44 129.44	330783
011161 <a href="#">194415</a> <a href="#">194418</a> <a href="#">194444</a> <a href="#">194447</a> <a href="#">194450</a> <a href="#">194453</a> <a href="#">194456</a> <a href="#">194459</a> <a href="#">194462</a> <a href="#">195682, 198649</a> <a href="#">195686, 198650</a>	CRAGOE PEST SERVICES INC Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice	04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022 04/21/2022	04/21/2022 SP CITY HALL COMPLEX- BURROWING RO VETERAN'S PARK - BURROWING RODENT EBELL PARK, 7TH AND MAIN - BURROWI LAS PIEDRAS PARK, N 13TH ST- BURROWI MANOR RIDGE SLOPES - BURROWING RO MILL PARK - BURROWING RODENT SRVS. OBREGON PARK, SAN CLEMENTE BURRO RECREATION PARK, HARVARD BLVD. BUR TEAGUE PARK, CORNER OF HARVARD BU HARDING PARK, HARVARD, BURROWING SP COMM CTR, MAIN. ST - BURROWING	Regular	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	495.00 45.00 40.00 35.00 40.00 55.00 40.00 35.00 35.00 45.00 80.00 45.00	330784
011164 <a href="#">23281</a> <a href="#">23283</a>	CRANE PRINTING Invoice Invoice	04/21/2022 04/21/2022 04/21/2022	04/21/2022 MISC RECEIPTS 67551-67800 11X17 110# INDEX	Regular	0.00 0.00 0.00	118.43 102.84 15.59	330785
015925 <a href="#">17651</a>	CS-ASSOCIATED MUNICIPAL CORP. Invoice	04/21/2022	04/21/2022 QUOTE: Q4185-MB-AUMA	Regular	0.00 0.00	7,563.11 7,563.11	330786
014331 <a href="#">1756204 APRIL 2</a>	CULLIGAN WATER Invoice	04/21/2022	04/21/2022 4/1/22 - 4/30/22 WATER SERVICES	Regular	0.00 0.00	177.16 128.25	330787

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">1838742</a>	Invoice	04/21/2022	4/1-30/2022 SERVICE PERIOD	0.00	48.91	
012191	DATAPROSE, LLC	04/21/2022	04/21/2022 Regular	0.00	4,313.04	330788
<a href="#">DP2201084</a>	Invoice	04/21/2022	BILLING PERIOD 3/1-31/22	0.00	4,313.04	
011811	DE LAGE LANDEN	04/21/2022	04/21/2022 Regular	0.00	219.31	330789
<a href="#">76012693</a>	Invoice	04/21/2022	180 S. PALM AVE.	0.00	219.31	
015995	DELGADO, ANGIE	04/21/2022	04/21/2022 Regular	0.00	200.00	330790
<a href="#">REFUND 3/5/202</a>	Invoice	04/21/2022	DEPOSIT REFUND FOR EVENT ON 3/5/202	0.00	200.00	
011205	DEPARTMENT OF CONSERVATION	04/21/2022	04/21/2022 Regular	0.00	3,192.09	330791
<a href="#">2022 JAN - MAR</a>	Invoice	04/21/2022	QTRLY SEISMIC FEES, MINUS 5% SEISMIC	0.00	3,192.09	
012948	DIAL SECURITY 2021	04/21/2022	04/21/2022 Regular	0.00	44.40	330792
<a href="#">422731</a>	Invoice	04/21/2022	LEMONWOOD, 265 1/2 QUAIL COURT. AL	0.00	44.40	
015984	DIGNITY HEALTH NORTHRIDGE HOSPITAL MED	04/21/2022	04/21/2022 Regular	0.00	1,130.00	330793
<a href="#">#20222</a>	Invoice	04/21/2022	BILLING PERIOD: JANUARY 2022	0.00	1,130.00	
012421	DIVISION OF THE STATE ARCHITECT	04/21/2022	04/21/2022 Regular	0.00	373.00	330794
<a href="#">2022 JAN - MAR</a>	Invoice	04/21/2022	QTRLY B.L. STATE TAX FEE	0.00	373.00	
015976	DR MARIA CHURCH INTERNATIONAL LLC	04/21/2022	04/21/2022 Regular	0.00	5,900.00	330795
<a href="#">000192022</a>	Invoice	04/21/2022	INVOICE#0192022	0.00	5,900.00	
013360	ENGEO INCORPORATED	04/30/2022	04/21/2022 Regular	0.00	456.50	330796
<a href="#">271721</a>	Invoice	04/30/2022	GHAD MANAGEMENT FY 21/22	0.00	456.50	
010385	ENVIRONMENTAL HEALTH DIVISION	04/21/2022	04/21/2022 Regular	0.00	1,078.29	330797
<a href="#">IN0224795</a>	Invoice	04/21/2022	180 S PALM AVE. WELL 1B, FA0008280,AR	0.00	1,078.29	
015900	EXPRESS GLASS AND WINDOW, INC.	04/21/2022	04/21/2022 Regular	0.00	85.00	330798
<a href="#">1504</a>	Invoice	04/21/2022	REPLACE WINDOW SCREEN ON LP PARK S	0.00	85.00	
010187	F M PEARCE Company	04/21/2022	04/21/2022 Regular	0.00	1,378.97	330799
<a href="#">SO#3532</a>	Invoice	04/21/2022	REPLACED THERMOSTAT AT TREATMENT	0.00	526.44	
<a href="#">SO#3820</a>	Invoice	04/21/2022	15 TON HVAC UNIT WAS OFF ON HIGH LI	0.00	852.53	
010395	FAMCON PIPE & SUPPLY, INC.	04/21/2022	04/21/2022 Regular	0.00	2,155.73	330800
<a href="#">S100076060.001</a>	Invoice	04/21/2022	CYS POLY ETH BLACK 250 PSI	0.00	160.88	
<a href="#">S100076708.001</a>	Invoice	04/21/2022	OLDCASTLE, FIBERLYTE LID W/BADGER OR	0.00	1,994.85	
010847	FARMERS IRRIGATION	04/21/2022	04/21/2022 Regular	0.00	3,111.16	330801
<a href="#">APRIL 2022</a>	Invoice	04/21/2022	PALM AVENUE YARD RENTAL	0.00	3,111.16	
010404	FENCE FACTORY SATICOY	04/21/2022	04/21/2022 Regular	0.00	51.85	330802
<a href="#">437264</a>	Invoice	04/21/2022	TENSION BAR 6' HEAVY, BAND 2 3/8 12 G	0.00	51.85	
010440	FGL ENVIRONMENTAL, INC	04/21/2022	04/21/2022 Regular	0.00	5,538.00	330803
<a href="#">201433A</a>	Invoice	04/21/2022	COLIFORM -LTB SERIES 35 TUBE, METALS,	0.00	3,471.00	
<a href="#">202531A</a>	Invoice	04/21/2022	COLIFORM - COLILERT - P/A	0.00	240.00	
<a href="#">202578A</a>	Invoice	04/21/2022	COLIFORM - QUANTI TRAY 100, METALS, T	0.00	457.00	
<a href="#">203060A</a>	Invoice	04/21/2022	METALS, TOTAL SAR, WET CHEMISTRY	0.00	95.00	
<a href="#">203061A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE, ENTEROLERT	0.00	149.00	
<a href="#">204192A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204283A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE, ENTEROLERT, WET C	0.00	176.00	
<a href="#">204348A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204454A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204535A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	167.00	
<a href="#">204536A</a>	Invoice	04/21/2022	METALS, TOTAL SAR, WET CHEMISTRY CO	0.00	95.00	
<a href="#">204624A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204635A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204636A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204713A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	



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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">204774A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204886A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204887A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204917A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">204981A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">205054A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">205102A</a>	Invoice	04/21/2022	FIELD TEST - FIELD CL TOTAL	0.00	28.00	
<a href="#">205148A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE, ENTEROLERT	0.00	167.00	
<a href="#">205244A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">205282A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">205475A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
<a href="#">205476A</a>	Invoice	04/21/2022	LTB SERIES 15 TUBE	0.00	29.00	
012437	FMP UNIFORM CO.	04/21/2022	Regular	0.00	12.93	330804
<a href="#">15514</a>	Invoice	04/21/2022	NAME PLATE - METAL SPECIFY COLORS	0.00	12.93	
010425	FOOTHILL ELECTRIC COMPANY	04/21/2022	Regular	0.00	1,257.11	330805
<a href="#">17166</a>	Invoice	04/21/2022	SPLICED STREET LIGHT CABLES ON SP ST.	0.00	1,257.11	
015972	FOUR STAR INVESTIGATIONS, LLC	04/21/2022	Regular	0.00	6,849.91	330806
<a href="#">AI-22-002</a>	Invoice	04/21/2022	#AI0120-02	0.00	6,849.91	
010432	FRANK'S PAINT & HARDWARE	04/21/2022	Regular	0.00	859.51	330807
<a href="#">362384</a>	Invoice	04/21/2022	NUTS & BOLTS k-PACKAGE, CONCRETE 60	0.00	49.24	
<a href="#">362390</a>	Invoice	04/21/2022	AA ALKALINE BATTERY 16PK	0.00	23.70	
<a href="#">362467</a>	Invoice	04/21/2022	GLOVE SPLIT LEATHER L	0.00	11.90	
<a href="#">363475</a>	Invoice	04/21/2022	PURDY 4"X 1/2" COVER, ROLLER FRAME	0.00	18.55	
<a href="#">363499</a>	Invoice	04/21/2022	STORAGE HOOK BIKE, HOOK LADDER SCR	0.00	38.56	
<a href="#">363510</a>	Invoice	04/21/2022	2" COMBO/KEY ACCESSS LCK	0.00	60.38	
<a href="#">363512</a>	Invoice	04/21/2022	4" PREMIER/ZPRO WH NAT DBL BRSL,	0.00	3.56	
<a href="#">363532</a>	Invoice	04/21/2022	276 STAPLES 3/8" 1000/BX, STAPLE GUN,	0.00	68.23	
<a href="#">363595</a>	Invoice	04/21/2022	WHITE MARKING 17OZ	0.00	17.30	
<a href="#">363645</a>	Invoice	04/21/2022	NUTS & BOLTS, DRL BIT SDS	0.00	39.70	
<a href="#">363694</a>	Invoice	04/21/2022	EXTERIOR FLAT, PZ SPEEDHIDE EXT, PRIME	0.00	126.27	
<a href="#">363718</a>	Invoice	04/21/2022	6 OZ GOOF OFF 2 WB FORMULA PUMP	0.00	7.57	
<a href="#">363727</a>	Invoice	04/21/2022	4-WAY KEY	0.00	18.16	
<a href="#">363731</a>	Invoice	04/21/2022	SHEET MTL STL 49584, M2R RT CUT AVIAT	0.00	31.57	
<a href="#">363748</a>	Invoice	04/21/2022	3/4" TYPE L RIGID COPPER, SPEED-E-NAM	0.00	24.85	
<a href="#">363818</a>	Invoice	04/21/2022	260 IN BULK TEFLON TAPE, GAL BELL RED	0.00	5.39	
<a href="#">363840</a>	Invoice	04/21/2022	506 STAPLES 3/8" 1250/BOX	0.00	4.97	
<a href="#">363870</a>	Invoice	04/21/2022	FLUOR LAMP T8 32W 48" 2PK	0.00	71.95	
<a href="#">363877</a>	Invoice	04/21/2022	54182 2" HALF POP UP ORBIT, 2" QRTR P	0.00	21.61	
<a href="#">363879</a>	Invoice	04/21/2022	E-17 2"200#PRESSS GAUGE	0.00	16.66	
<a href="#">363883</a>	Invoice	04/21/2022	116 NO KORODE PASTE 1LB, PLUMBING	0.00	18.59	
<a href="#">363885</a>	Invoice	04/21/2022	DELUX MINI TUBE CUTTER 1/8-7/8. STRIK	0.00	13.29	
<a href="#">363897</a>	Invoice	04/21/2022	PLYWOOD 4X8 1/2" CDX 907-782	0.00	136.29	
<a href="#">363899</a>	Invoice	04/21/2022	S&W SAFETY GLASSES SMOKE LENS	0.00	15.14	
<a href="#">363935</a>	Invoice	04/21/2022	PURDY 4"X1/2" COVER, WIRE BRUSH	0.00	12.52	
<a href="#">363986</a>	Invoice	04/21/2022	4" PREMIER/ZPRO WH NAT DBL BRSL	0.00	3.56	
014061	FRONTIER COMMUNICATIONS	04/21/2022	Regular	0.00	2,248.38	330808
<a href="#">03/28/22 - 04/27</a>	Invoice	04/21/2022	MONTHLY CHARGES	0.00	2,248.38	
010441	FRUIT GROWERS SUPPLY CO	04/21/2022	Regular	0.00	474.70	330809
<a href="#">92297873</a>	Invoice	04/21/2022	SPRINKLER IMP BRASS, QUICK COUPLER V	0.00	474.70	
015980	GANDARA, KATHY M.	04/21/2022	Regular	0.00	8,501.81	330810
<a href="#">409</a>	Invoice	04/21/2022	MARCH 2022 SERVICES	0.00	8,501.81	
013975	GARCIA, DAVID	04/21/2022	Regular	0.00	128.00	330811
<a href="#">6401</a>	Invoice	04/21/2022	CROWN CASTLE TELECOM 4X4 BANNER	0.00	128.00	
015963	GARCIA'S TREE MAINTENANCE, INC.	04/21/2022	Regular	0.00	3,960.00	330812

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">355</a>	Invoice	04/21/2022	PALMS FROM STECKEL DR WEST TO TELE	0.00	3,960.00	
010797	GAS COMPANY, THE	04/21/2022	Regular	0.00	1,419.95	330813
<a href="#">3/07/22-04/06/2</a>	Invoice	04/21/2022	UTILITY CHARGES 3/7/22 - 4/6/22	0.00	632.90	
<a href="#">3/09/22-04/07/2</a>	Invoice	04/21/2022	UTILITY CHARGES 3/9/22 - 4/7/22	0.00	787.05	
012800	GRANITE CONSTRUCTION COMPANY	04/21/2022	Regular	0.00	814.26	330814
<a href="#">2206781</a>	Invoice	04/21/2022	EZ STREET BAG	0.00	257.40	
<a href="#">2209097</a>	Invoice	04/21/2022	3584 - 1/2" FINEPG64-10	0.00	132.01	
<a href="#">2209738</a>	Invoice	04/21/2022	3584 - 1/2" FINEPG64-10	0.00	135.21	
<a href="#">2213060</a>	Invoice	04/21/2022	3584 - 1/2" FINEPG64-10	0.00	134.40	
<a href="#">2213573</a>	Invoice	04/21/2022	1/2" Finepg64-10	0.00	155.24	
010484	GREEN THUMB OF VENTURA	04/21/2022	Regular	0.00	171.68	330815
<a href="#">521761</a>	Invoice	04/21/2022	PLANT TAPE, SHOVEL, LINE	0.00	272.54	
<a href="#">525723CM</a>	Credit Memo	04/21/2022	RETURNED 2 SCOOP 50/50	0.00	-50.43	
<a href="#">525723OVRPMT</a>	Credit Memo	04/21/2022	PROCESSED CREDIT AS PAYMENT	0.00	-50.43	
014369	GSI WATER SOLUTIONS, INC.	04/21/2022	Regular	0.00	7,276.20	330816
<a href="#">00694.003 - 31</a>	Invoice	04/21/2022	FY 21-22 GROUND WATER MONITORING	0.00	7,276.20	
014427	HARRINGTON INDUSTRIAL PLASTICS	04/21/2022	Regular	0.00	230.05	330817
<a href="#">013C2710</a>	Invoice	04/21/2022	MTG-25160SS-CPVC, 1/4" GAUGE ISOLAT	0.00	230.05	
014686	HASA, INC.	04/21/2022	Regular	0.00	2,758.03	330818
<a href="#">798687</a>	Invoice	04/21/2022	876 MULTI CHLOR, 1 GAL BULK, MINI	0.00	1,788.33	
<a href="#">798688</a>	Invoice	04/21/2022	475 MULTI CHLOR, 1 GAL BULK, MINI	0.00	969.70	
010537	HOUSE SANITARY SUPPLY	04/21/2022	Regular	0.00	3,732.65	330819
<a href="#">263168</a>	Credit Memo	04/21/2022	DISP TRWL STERLING, TWL RL WHT OPTI	0.00	-777.78	
<a href="#">263178</a>	Invoice	04/21/2022	URINAL SCREEN SURGE 3D, GENLABS GEN	0.00	1,029.51	
<a href="#">263178-01</a>	Invoice	04/21/2022	URINAL SCREENS, DISP 8" ELECTRONIC RO	0.00	159.90	
<a href="#">263359</a>	Invoice	04/21/2022	JUMBO STERLING, URINAL SCREEN, DISINF	0.00	2,477.85	
<a href="#">263359-01</a>	Invoice	04/21/2022	HS DISINFECTING WIPES	0.00	137.40	
<a href="#">263731</a>	Invoice	04/21/2022	VARIOUS COVERALLS W/HOOD, NITRILE B	0.00	507.50	
<a href="#">263984</a>	Invoice	04/21/2022	EAR PLUGS LSER LITE CORD, DAWN MAN	0.00	198.27	
015988	HOUSING OPPORTUNITIES MADE EASIER	04/21/2022	Regular	0.00	100.00	330820
<a href="#">#22-107</a>	Invoice	04/21/2022	2022 Board of Directors Dues/Membershi	0.00	100.00	
013711	INDEPENDENT ORDER OF ODD FELLOWS	04/21/2022	Regular	0.00	2,622.54	330821
<a href="#">MAY 2022</a>	Invoice	04/21/2022	FY 21/22 RENT	0.00	2,622.54	
015717	INTERNATIONAL ENVIRONMENTAL CORPORAT	04/21/2022	Regular	0.00	38,700.00	330822
<a href="#">7709</a>	Invoice	04/21/2022	COAST LIVE OAK AND DEODAR CEADAR	0.00	2,800.00	
<a href="#">7710</a>	Invoice	04/21/2022	EMERGENCY TREE REMOVAL	0.00	31,900.00	
<a href="#">7723</a>	Invoice	04/21/2022	IRRIGATION TECH SERVICES	0.00	1,200.00	
<a href="#">7724</a>	Invoice	04/21/2022	HOLLY OAKS AND JUNIPER SPECIES	0.00	2,800.00	
015996	JIMENEZ, BEN	04/21/2022	Regular	0.00	428.00	330823
<a href="#">REFUND 4/8/202</a>	Invoice	04/21/2022	DEPOSIT REFUND FOR EVENT 4/8/2022	0.00	428.00	
012228	KRENITSKY, DANIEL MYRON	04/21/2022	Regular	0.00	240.00	330824
<a href="#">Q4 2021</a>	Invoice	04/21/2022	RESERVE OFFICER STIPEND OCT - DEC 202	0.00	240.00	
013782	LAWSON PRODUCTS	04/21/2022	Regular	0.00	79.72	330825
<a href="#">9309220798</a>	Invoice	04/21/2022	VARIOUS COLOR AND SIZE - PRIM WIRE	0.00	79.72	
010061	LOWE'S	04/21/2022	Regular	0.00	1,752.36	330826
<a href="#">901099</a>	Invoice	04/21/2022	TC PRO KIT W STR BIT, BSH BT SDS PL, WE	0.00	138.73	
<a href="#">902506</a>	Invoice	04/21/2022	HEX TITENTURBO, TPN 75CT, WEDGE, TAP	0.00	108.90	
<a href="#">902509</a>	Invoice	04/21/2022	3 TOUGH 55 YD WHITE, UTILITY PUMP, RE	0.00	360.54	
<a href="#">902514</a>	Invoice	04/21/2022	Z-SHADE COMMERCIAL TENT	0.00	1,046.18	
<a href="#">902531</a>	Invoice	04/21/2022	11" PRO ROOF BRISH	0.00	98.01	

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015994	LUNA, MARISOL	04/21/2022	Regular	0.00	500.00	330827
<a href="#">6/18/22 REFUND</a>	Invoice	04/21/2022	REFUND FOR EVENT ON 6/18/2022	0.00	500.00	
015386	M & B SERVICES, INC.	04/21/2022	Regular	0.00	2,888.00	330828
<a href="#">18197</a>	Invoice	04/21/2022	GAS LEAK AT CITY HALL 970 E. VANTURA	0.00	2,663.00	
<a href="#">18423</a>	Invoice	04/21/2022	970 VTA ST. SP GARBAGE DISPOSAL STUC	0.00	90.00	
<a href="#">18424</a>	Invoice	04/21/2022	530 W MAIN ST SP - MAIN LINE SEWER LI	0.00	135.00	
015633	M6 CONSULTING, INC.	04/21/2022	Regular	0.00	15,813.00	330829
<a href="#">2079</a>	Invoice	04/21/2022	TASK ORDER#8	0.00	15,813.00	
015989	MERCHANT MCINTYRE & ASSOCIATES, LLC	04/21/2022	Regular	0.00	6,000.00	330830
<a href="#">109-2022-004</a>	Invoice	04/21/2022	PSA- LEGISLATIVE ADVOCACY SVCS	0.00	6,000.00	
014436	MINER'S ACE HARDWARE	04/21/2022	Regular	0.00	847.41	330831
<a href="#">24238</a>	Invoice	04/21/2022	1LB FH ONE SCREW 8X2 1/2 CDX PLY	0.00	86.14	
<a href="#">24239</a>	Invoice	04/21/2022	1/2 CDX PLY, 1LB FH ONE SCREW 8X2	0.00	86.14	
<a href="#">24243</a>	Credit Memo	04/21/2022	1LB FH ONE SCREW 8X2, 1/2CDX PLY	0.00	-86.14	
<a href="#">24607</a>	Invoice	04/21/2022	CORRUGATED BOX 18X18X24	0.00	7.13	
<a href="#">24619</a>	Invoice	04/21/2022	CORRUGATED BOX 18X18X24, PAINTER'S	0.00	96.42	
<a href="#">24654</a>	Invoice	04/21/2022	1LB FH ONE SC 8X1-1/4, STRAP TWO HOL	0.00	24.80	
<a href="#">24673</a>	Invoice	04/21/2022	FASTENERS	0.00	4.06	
<a href="#">24677</a>	Invoice	04/21/2022	FASTENERS	0.00	5.41	
<a href="#">24708</a>	Invoice	04/21/2022	POST IT FLAGS ASST 5PK, SCREWDRIVING	0.00	62.86	
<a href="#">24711</a>	Invoice	04/21/2022	UNIVERSAL TOILET REPAIR K, PAINTER TO	0.00	46.52	
<a href="#">24712</a>	Invoice	04/21/2022	FASTENERS	0.00	5.07	
<a href="#">24723</a>	Invoice	04/21/2022	SPRAYER HOUSEHOLD 16OZ ACE, RAISED	0.00	76.86	
<a href="#">24734</a>	Invoice	04/21/2022	TRAP MOUSE 2PK VICTOR	0.00	2.80	
<a href="#">24735</a>	Invoice	04/21/2022	PWR STRIP 6 OUTLET WHT, CORD 15' 16/	0.00	47.59	
<a href="#">24739</a>	Invoice	04/21/2022	ELEC TAPE 3/4"X66'RED	0.00	7.57	
<a href="#">24741</a>	Invoice	04/21/2022	THREAD SEAL TPE, COUPLE SCH80 1/2 FP	0.00	21.17	
<a href="#">24742</a>	Invoice	04/21/2022	FUNNEL FLEXIBLE 11"	0.00	4.32	
<a href="#">24787</a>	Invoice	04/21/2022	CHALK & REEL SET 4 OZ BLUE	0.00	9.73	
<a href="#">24797</a>	Invoice	04/21/2022	5LB PP EXTERIOR 10X3, STAR CABINET 8X	0.00	136.04	
<a href="#">24801</a>	Invoice	04/21/2022	TR WASH LATH T/S 8X2, MAXFIT INSERT B	0.00	32.44	
<a href="#">24812</a>	Invoice	04/21/2022	LED A21 E26 DL 1500 DIM, LED R20 E26 D	0.00	108.19	
<a href="#">24833</a>	Invoice	04/21/2022	KNEE PAD, TROWEL COMFORT ALUM, RTC	0.00	42.19	
<a href="#">24880</a>	Invoice	04/21/2022	SOS SCRUBBER PADS, CLEANING CLOTH	0.00	20.10	
015527	MIWALL CORPORATION	04/21/2022	Regular	0.00	167.79	330832
<a href="#">1010913</a>	Invoice	04/21/2022	HORN 5.56 NATO 75GR BTHP T2 20	0.00	167.79	
013911	MKN ASSOCIATES INC	04/21/2022	Regular	0.00	12,945.26	330833
<a href="#">100438</a>	Invoice	04/21/2022	3 Year PSA for Water,waste water, recycle	0.00	12,799.00	
<a href="#">100469</a>	Invoice	04/21/2022	PSA- AWIA SUPPORT	0.00	146.26	
013908	NORTHSTAR CHEMICAL	04/21/2022	Regular	0.00	6,018.38	330834
<a href="#">220092</a>	Invoice	04/21/2022	SODIUM HYPOCHLORITE, STARCHLOR EPA	0.00	6,018.38	
015830	OAKS SECURITY, INC.	04/21/2022	Regular	0.00	1,550.00	330835
<a href="#">2022429</a>	Invoice	04/21/2022	ON SITE SERVICE CALL AND LABOR	0.00	1,550.00	
010543	O'CONNOR PEST CONTROL	04/21/2022	Regular	0.00	511.00	330836
<a href="#">20488169</a>	Invoice	04/21/2022	530 W MAIN ST. - EXTERMINATING-GEN P	0.00	51.00	
<a href="#">20488288</a>	Invoice	04/21/2022	214 S TENTH ST - EXTERMINATING - GEN.	0.00	45.00	
<a href="#">20488290</a>	Invoice	04/21/2022	970 E. VENTURA ST - EXTERMINATING-GE	0.00	45.00	
<a href="#">20488291</a>	Invoice	04/21/2022	431 N 13TH ST. EXTERMINATING-GEN SER	0.00	45.00	
<a href="#">20488292</a>	Invoice	04/21/2022	200 S TENTH ST. EXTERMINATING-GEN SR	0.00	45.00	
<a href="#">20488928</a>	Invoice	04/21/2022	214 S 10TH ST, - EXTERMINATING FOR MI	0.00	20.00	
<a href="#">20489179</a>	Invoice	04/21/2022	903 CORPORATION ST. EXTERMINATING F	0.00	50.00	
<a href="#">20489203</a>	Invoice	04/21/2022	735 E. SANTA BARBARA, EXTERMINATING	0.00	50.00	
<a href="#">20489286</a>	Invoice	04/21/2022	200 N 10TH ST. - EXTERMINATING FOR MI	0.00	50.00	
<a href="#">20489735</a>	Invoice	04/21/2022	970 E. VENTURA ST, EXTERMINATING FOR	0.00	60.00	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">20489915</a>	Invoice	04/21/2022	530 W MAIN ST. - EXTERMINATING FOR M	0.00	50.00	
012691	O'REILLY AUTOMOTIVE STORES, INC.	04/21/2022	Regular	0.00	117.95	330837
<a href="#">3129-356737</a>	Invoice	04/21/2022	#460 - NEW WTR PUMP	0.00	103.10	
<a href="#">3129-361606</a>	Invoice	04/21/2022	#296 - WINDOW HNDL	0.00	14.85	
015443	PASSPORT LABS, INC.	04/21/2022	Regular	0.00	1,165.10	330838
<a href="#">INV-1029204</a>	Invoice	04/21/2022	DELINQUENT NOTICES, CITATIONS ISSUE	0.00	1,165.10	
015335	PAVEMENT COATING CO.	04/21/2022	Regular	0.00	254.18	330839
<a href="#">CCusI001181</a>	Invoice	04/21/2022	SS-1H 18.96 GL	0.00	101.67	
<a href="#">CCusI001202</a>	Invoice	04/21/2022	SS-1H, 28.44 GL 5.00	0.00	152.51	
012231	PEPLINSKI, CHAD	04/21/2022	Regular	0.00	240.00	330840
<a href="#">Q4 2021</a>	Invoice	04/21/2022	RESERVE OFFICER STIPEND OCT - DEC 202	0.00	240.00	
014663	PHOENIX CIVIL ENGINEERING, INC.	04/21/2022	Regular	0.00	10,950.00	330841
<a href="#">22010</a>	Invoice	04/21/2022	TASK ORDER #3	0.00	10,950.00	
014320	POLYDYNE, INC.	04/21/2022	Regular	0.00	14,430.59	330842
<a href="#">1607325</a>	Invoice	04/21/2022	CLARIFLOC WE -1742	0.00	14,430.59	
013739	QUADIENT FINANCE USA, INC.	04/21/2022	Regular	0.00	1,059.77	330843
<a href="#">MARCH 2022 PO</a>	Invoice	04/21/2022	REPLENISH POSTAGE MACHINE	0.00	1,059.77	
011781	RAMIREZ, JOSE FRANCISCO	04/21/2022	Regular	0.00	572.09	330844
<a href="#">21/22 TUITION R</a>	Invoice	04/21/2022	WATER TRANSMISSION AND DISTRIBUTIO	0.00	572.09	
014869	READYREFRESH BY NESTLE	04/21/2022	Regular	0.00	60.04	330845
<a href="#">02D0036339190</a>	Invoice	04/21/2022	3/11/12 - 4/13/22 866 E MAIN ST.	0.00	60.04	
010326	RED WING SHOE STORE	04/21/2022	Regular	0.00	225.00	330846
<a href="#">131-2-86586</a>	Invoice	04/21/2022	D. EMERSON - SAFETY BOOTS	0.00	225.00	
010347	RINCON CONSULTANTS, INC	04/21/2022	Regular	0.00	13,348.34	330847
<a href="#">38315</a>	Invoice	04/21/2022	TASK ORDER #1	0.00	13,348.34	
010738	RLD FIRE PROTECTION, INC.	04/21/2022	Regular	0.00	1,200.00	330848
<a href="#">21-5147</a>	Invoice	04/21/2022	SP POLICE LP 5YR TEST & INSPECT. - PASSE	0.00	650.00	
<a href="#">21-5148</a>	Invoice	04/21/2022	SNACB BAR - HARDING PARK-CLN GRILL E	0.00	550.00	
010047	ROBERT HALF	04/21/2022	Regular	0.00	1,228.79	330849
<a href="#">59795743</a>	Invoice	04/21/2022	WEEK ENDING 3/25/22 - TERESA ROA	0.00	594.41	
<a href="#">59795744</a>	Invoice	04/21/2022	WEEK ENDING 4/1/22 - TERESA ROA	0.00	634.38	
010520	RP RENTALS	04/21/2022	Regular	0.00	81.59	330850
<a href="#">5889</a>	Invoice	04/21/2022	POST DRIVER, GAS	0.00	81.59	
015016	S P L LANDSCAPE INC.	04/21/2022	Regular	0.00	1,850.00	330851
<a href="#">16013</a>	Invoice	04/21/2022	PLANT 4 24GAL TREES, INSTALL NEW VAL	0.00	1,850.00	
015636	S.L LEONARD & ASSOCIATES, INC.	04/21/2022	Regular	0.00	741.00	330852
<a href="#">19-8832A</a>	Invoice	04/21/2022	TASK ORDER #2	0.00	370.50	
<a href="#">19-8832B</a>	Invoice	04/21/2022	TASK ORDER #3	0.00	370.50	
013292	SANTA PAULA ANIMAL RESCUE CENTER (SPARC	04/21/2022	Regular	0.00	12,500.00	330853
<a href="#">MAY 2022</a>	Invoice	04/21/2022	FY 21/22 SERVICES	0.00	12,500.00	
013812	SANTA PAULA CAR WASH	04/21/2022	Regular	0.00	2,022.07	330854
<a href="#">101-142</a>	Invoice	04/21/2022	CAR WASH SERVICES 9/30/21 - 1/13/22	0.00	1,416.41	
<a href="#">101-143</a>	Invoice	04/21/2022	1/14/22 - 4/1/22 CAR WASH SERVICES	0.00	605.66	
010689	SANTA PAULA CHAMBER OF COMMERCE	04/21/2022	Regular	0.00	10,000.00	330855
<a href="#">1294</a>	Invoice	04/21/2022	ARPA Subreceptient Agreement	0.00	10,000.00	
010711	SANTA PAULA TIMES	04/21/2022	Regular	0.00	1,810.95	330856

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">MARCH 2022</a>	Invoice	04/21/2022	641889,642395,642926,642432,642927,6	0.00	1,810.95	
011640	SATCOM GLOBAL, INC.	04/21/2022	Regular	0.00	142.20	330857
<a href="#">AS04220050</a>	Invoice	04/21/2022	ISATPHONE 898709920416827485, 89870	0.00	56.70	
<a href="#">AS04220819</a>	Invoice	04/21/2022	IRIDIUM SIM CARD 881621449175, 88162	0.00	85.50	
010333	SIEMENS MOBILITY	04/21/2022	Regular	0.00	6,170.35	330858
<a href="#">5610279923</a>	Invoice	04/21/2022	MWO#42	0.00	1,420.00	
<a href="#">5610280338</a>	Invoice	04/21/2022	MWO#42	0.00	3,200.00	
<a href="#">5610280343</a>	Invoice	04/21/2022	TYZ:RCM_MNT_INTRSC, TS SIGNALIZED I	0.00	1,368.60	
<a href="#">5620039487</a>	Invoice	04/21/2022	TRAFFIC SIGNAL RESPONSE CALL OUTS FO	0.00	181.75	
015744	SINCLAIR SANITARY SUPPLY CO. INC	04/21/2022	Regular	0.00	695.49	330859
<a href="#">115797</a>	Invoice	04/21/2022	R-FIT 36.5X49 .8MIL BLACK 44GA	0.00	411.23	
<a href="#">115975</a>	Invoice	04/21/2022	R-FIT 36.5X49 1 MIL CLEAR 44GAL	0.00	284.26	
010785	SMART & FINAL	04/21/2022	Regular	0.00	366.16	330860
<a href="#">8706</a>	Invoice	04/21/2022	GROCERIES FOR CONGREGATE AND HDM	0.00	282.47	
<a href="#">8801</a>	Invoice	04/21/2022	PAPER PLATES, TUMBLERS, HOT CUP	0.00	83.69	
010790	SOAP MAN	04/21/2022	Regular	0.00	41.03	330861
<a href="#">185456</a>	Invoice	04/21/2022	2 CS 6X1 GL ARROWHEAD DISTILLED WAT	0.00	41.03	
011524	SOLID WASTE SOLUTIONS	04/21/2022	Regular	0.00	6,154.00	330862
<a href="#">175</a>	Invoice	04/21/2022	FY 21/22 SOLID WASTE & PROJECT MGMT	0.00	3,077.00	
<a href="#">5019</a>	Invoice	04/21/2022	FY 21/22 FRANCHISE AGREEMENT SERVIC	0.00	3,077.00	
010795	SOUTHERN CALIFORNIA EDISON	04/21/2022	Regular	0.00	12,718.26	330863
<a href="#">2022 MAR - APR</a>	Invoice	04/21/2022	MONTHLY UTILITY SERVICES	0.00	12,268.67	
<a href="#">3/14/22 - 4/11/2</a>	Invoice	04/21/2022	MONTHLY UTILITY SERVICES	0.00	449.59	
015887	SPECTRUM COMMUNICATIONS	04/21/2022	Regular	0.00	1,399.00	330864
<a href="#">0460685032722</a>	Invoice	04/21/2022	970 E VENTURA ST	0.00	1,399.00	
013043	STAFFORD, STEVE	04/21/2022	Regular	0.00	150.00	330865
<a href="#">APRIL 13, 2022</a>	Invoice	04/21/2022	SR. EASTER CELEBRATION - 4/13/22	0.00	150.00	
015809	STANDARD SITE RENTALS INC.	04/21/2022	Regular	0.00	358.83	330866
<a href="#">1895</a>	Invoice	04/21/2022	MILL PARK, STANDARD UNIT PORTABLE	0.00	358.83	
011144	STAPLES ADVANTAGE	04/21/2022	Regular	0.00	1,413.36	330867
<a href="#">3503223572</a>	Invoice	04/21/2022	RECORD BOOK 300 PGS BLK, HNGNG FLD	0.00	387.30	
<a href="#">3503638843</a>	Invoice	04/21/2022	PENTAEL ENERDEL .7MM,BIC ROUNDSTIC	0.00	505.54	
<a href="#">3503638844</a>	Invoice	04/21/2022	LAVEND DESKTOP TAPE DISPENSER	0.00	6.17	
<a href="#">3503827800</a>	Invoice	04/21/2022	TR 8" SCISSORS TTNM ST	0.00	15.79	
<a href="#">3504118484</a>	Invoice	04/21/2022	OFFICE SUPPLIES - FINANCE	0.00	90.85	
<a href="#">3504371363</a>	Invoice	04/21/2022	BOSTICH ELECTRIC STAPLER	0.00	57.36	
<a href="#">3504371366</a>	Invoice	04/21/2022	4X6 REC LND 12PK 100 SHTS	0.00	22.72	
<a href="#">3504575523</a>	Invoice	04/21/2022	BINDER - CASH RECEIPTS	0.00	45.40	
<a href="#">3504575524</a>	Invoice	04/21/2022	STAPLES 8.5X11 COPY CS	0.00	110.39	
<a href="#">3504606926</a>	Invoice	04/21/2022	LOGITECH M510 WIRELESS MSE BLU	0.00	171.84	
015001	SYNAGRO-WWT, INC.	04/21/2022	Regular	0.00	11,485.01	330868
<a href="#">28738</a>	Invoice	04/21/2022	BIOSOLIDS TO SKIC	0.00	11,485.01	
015728	THE COUNSELING TEAM INTERNATIONAL	04/21/2022	Regular	0.00	300.00	330869
<a href="#">81952</a>	Invoice	04/21/2022	PSYCHOLOGICAL ASSESSMENTS	0.00	300.00	
013851	TIERZERO	04/21/2022	Regular	0.00	1,618.81	330870
<a href="#">363971</a>	Invoice	04/21/2022	FIBER - 100MB/S DATA, INTERNET ACCESS	0.00	1,618.81	
010776	TIME WARNER CABLE	04/21/2022	Regular	0.00	142.67	330871
<a href="#">0093783040122</a>	Invoice	04/21/2022	970 E VENTURA ST.	0.00	142.67	
012070	TRAFFIC TECHNOLOGIES	04/21/2022	Regular	0.00	416.24	330872

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">40540</a>	Invoice	04/21/2022	POST ANCHOR 30", POST 2"X2" TELES PAR	0.00	416.24	
010885	UNDERGROUND SERVICE ALERT OF SOUTHERN	04/21/2022	Regular	0.00	109.00	330873
<a href="#">320220192</a>	Invoice	04/21/2022	CSP90 NEW TICKET CHARGES	0.00	109.00	
015818	URM TECHNOLOGIES, INC.	04/21/2022	Regular	0.00	94.23	330874
<a href="#">73924</a>	Invoice	04/21/2022	64 GAL TOTE, FUEL CHARGE	0.00	94.23	
010903	USA BLUE BOOK	04/21/2022	Regular	0.00	666.77	330875
<a href="#">941098</a>	Invoice	04/21/2022	BROKEN NUT VALVE WRENCH	0.00	666.77	
013736	V.C.T.C.	04/21/2022	Regular	0.00	85.00	330876
<a href="#">MARCH 2022</a>	Invoice	04/21/2022	BUS SALES	0.00	85.00	
010929	VENTURA, COUNTY OF	04/21/2022	Regular	0.00	23,475.00	330877
<a href="#">2022 JAN - MAR</a>	Invoice	04/21/2022	QTRLY FLOOD CONTROL FEES, LESS ADMI	0.00	23,475.00	
010920	VENTURA CO. AIR POLLUTION CONTROL DISTR	04/21/2022	Regular	0.00	1,284.00	330878
<a href="#">HB0888 - 02</a>	Invoice	04/21/2022	EXCESS EMISSION FEES DUE	0.00	1,284.00	
015186	VENTURA COUNTY AUTO SUPPLY, INC.	04/21/2022	Regular	0.00	55.59	330879
<a href="#">932350</a>	Invoice	04/21/2022	#464 - OXYGEN SENSOR	0.00	55.59	
010938	VENTURA COUNTY SHERIFF'S OFFICE	04/21/2022	Regular	0.00	4,038.00	330880
<a href="#">22-17885</a>	Invoice	04/21/2022	SO. CA. HI TECH TASK FORCE	0.00	4,038.00	
015375	VENTURA LOCKSMITHS	04/21/2022	Regular	0.00	624.97	330881
<a href="#">RMA 032922-7</a>	Invoice	04/21/2022	BEST IC CORE LEVER LOCK, REKEY BEST SF	0.00	459.84	
<a href="#">RMB030222-2</a>	Invoice	04/21/2022	KEYS AND LABOR AT HARDING PARK	0.00	165.13	
012232	VENTURA, COUNTY OF	04/21/2022	Regular	0.00	77,451.00	330882
<a href="#">2022 JAN - MAR</a>	Invoice	04/21/2022	QTRLY VC TRAFFIC IMPACT MITIGATION F	0.00	77,451.00	
013550	WHITE CAP, L.P.	04/21/2022	Regular	0.00	189.63	330883
<a href="#">10015880059</a>	Invoice	04/21/2022	10' CORD 3/4" SUBMERSIBLE PUMP 115V	0.00	189.63	
010880	U S BANK TRUST NATIONAL ASSOC	04/04/2022	Bank Draft	0.00	-291,376.70	991797
015506	PAYMENTUS GROUP, INC.	04/21/2022	Bank Draft	0.00	9,375.30	991807
<a href="#">INV-15-122017</a>	Invoice	04/21/2022	TRANSACTION FEES FOR MARCH 2022	0.00	9,375.30	

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	721	259	0.00	1,294,210.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-2,260.50
Bank Drafts	1	2	0.00	-282,001.40
EFT's	0	0	0.00	0.00
	<b>722</b>	<b>266</b>	<b>0.00</b>	<b>1,009,948.22</b>

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
Bank Code: PY-PAYROLL							
011103	COLONIAL LIFE & ACCIDENT		04/04/2022	Regular	0.00	2,674.17	330595
<a href="#">COLONIAL ADJ/M</a>	Credit Memo	03/18/2022	COLONIAL ADJ/MARCH COV 2022		0.00	-0.07	
<a href="#">INV0012264</a>	Invoice	03/04/2022	Colonial Life Ins.		0.00	371.84	
<a href="#">INV0012265</a>	Invoice	03/04/2022	Colonial Life Insurance		0.00	365.87	
<a href="#">INV0012323</a>	Invoice	03/04/2022	Colonial Life Ins.		0.00	171.82	
<a href="#">INV0012324</a>	Invoice	03/04/2022	Colonial Life Insurance		0.00	427.59	
<a href="#">INV0012377</a>	Invoice	03/18/2022	Colonial Life Ins.		0.00	171.82	
<a href="#">INV0012378</a>	Invoice	03/18/2022	Colonial Life Insurance		0.00	427.59	
<a href="#">INV0012433</a>	Invoice	03/18/2022	Colonial Life Ins.		0.00	371.84	
<a href="#">INV0012434</a>	Invoice	03/18/2022	Colonial Life Insurance		0.00	365.87	
012912	MEDICAL EYE SERVICES		04/04/2022	Regular	0.00	798.09	330596
<a href="#">INV0012283</a>	Invoice	03/04/2022	MEC		0.00	29.32	
<a href="#">INV0012284</a>	Invoice	03/04/2022	MED		0.00	22.44	
<a href="#">INV0012287</a>	Invoice	03/04/2022	PFE		0.00	66.56	
<a href="#">INV0012288</a>	Invoice	03/04/2022	PFF		0.00	107.20	
<a href="#">INV0012340</a>	Invoice	03/04/2022	MEC		0.00	14.66	
<a href="#">INV0012341</a>	Invoice	03/04/2022	MED		0.00	7.48	
<a href="#">INV0012342</a>	Invoice	03/04/2022	PFE		0.00	41.60	
<a href="#">INV0012343</a>	Invoice	03/04/2022	PFF		0.00	75.04	
<a href="#">INV0012394</a>	Invoice	03/18/2022	MEC		0.00	14.66	
<a href="#">INV0012395</a>	Invoice	03/18/2022	MED		0.00	7.48	
<a href="#">INV0012396</a>	Invoice	03/18/2022	PFE		0.00	16.64	
<a href="#">INV0012397</a>	Invoice	03/18/2022	PFF		0.00	75.04	
<a href="#">INV0012452</a>	Invoice	03/18/2022	MEC		0.00	29.32	
<a href="#">INV0012453</a>	Invoice	03/18/2022	MED		0.00	22.44	
<a href="#">INV0012456</a>	Invoice	03/18/2022	PFE		0.00	66.56	
<a href="#">INV0012457</a>	Invoice	03/18/2022	PFF		0.00	107.20	
<a href="#">MES VISION ADJ/</a>	Invoice	03/18/2022	MES VISION ADJ/APR COV		0.00	39.90	
<a href="#">MES VISION ADJ/</a>	Credit Memo	03/18/2022	MES VISION ADJ/APR COV 2022		0.00	-0.30	
<a href="#">RETIREE MES APR</a>	Invoice	03/18/2022	RETIREE MES APR COV 2022		0.00	54.85	
010371	METLIFE SBC		04/04/2022	Regular	0.00	307.44	330597
<a href="#">INV0012273</a>	Invoice	03/04/2022	GROUP ID #97127420		0.00	119.56	
<a href="#">INV0012330</a>	Invoice	03/04/2022	GROUP ID #97127420		0.00	34.16	
<a href="#">INV0012384</a>	Invoice	03/18/2022	GROUP ID #97127420		0.00	34.16	
<a href="#">INV0012442</a>	Invoice	03/18/2022	GROUP ID #97127420		0.00	119.56	
010331	RELIANCE STANDARD LIFE INSURANCE		04/04/2022	Regular	0.00	843.12	330598
<a href="#">INV0012282</a>	Invoice	03/04/2022	POLICY: VG178907		0.00	94.74	
<a href="#">INV0012339</a>	Invoice	03/04/2022	POLICY: VG178907		0.00	252.74	
<a href="#">INV0012393</a>	Invoice	03/18/2022	POLICY: VG178907		0.00	279.74	
<a href="#">INV0012451</a>	Invoice	03/18/2022	POLICY: VG178907		0.00	107.34	
<a href="#">RELIANCE LG ADJ</a>	Invoice	03/18/2022	RELIANCE LG ADJ/APR COV 2022		0.00	108.56	
014422	RELIANCE STANDARD LIFE INSURANCE		04/04/2022	Regular	0.00	5,482.84	330599
<a href="#">INV0012267</a>	Invoice	03/04/2022	D1F - RELIANCE DENTAL		0.00	654.75	
<a href="#">INV0012268</a>	Invoice	03/04/2022	D1S - RELIANCE DENTAL		0.00	266.64	
<a href="#">INV0012269</a>	Invoice	03/04/2022	D2F RELIANCE DENTAL		0.00	171.60	
<a href="#">INV0012270</a>	Invoice	03/04/2022	D2S RELIANCE DENTAL		0.00	16.52	
<a href="#">INV0012325</a>	Invoice	03/04/2022	D1F - RELIANCE DENTAL		0.00	873.00	
<a href="#">INV0012326</a>	Invoice	03/04/2022	D1S - RELIANCE DENTAL		0.00	169.68	
<a href="#">INV0012327</a>	Invoice	03/04/2022	D2F RELIANCE DENTAL		0.00	85.80	
<a href="#">INV0012328</a>	Invoice	03/04/2022	D2S RELIANCE DENTAL		0.00	49.56	
<a href="#">INV0012379</a>	Invoice	03/18/2022	D1F - RELIANCE DENTAL		0.00	873.00	
<a href="#">INV0012380</a>	Invoice	03/18/2022	D1S - RELIANCE DENTAL		0.00	24.24	
<a href="#">INV0012381</a>	Invoice	03/18/2022	D2F RELIANCE DENTAL		0.00	85.80	
<a href="#">INV0012382</a>	Invoice	03/18/2022	D2S RELIANCE DENTAL		0.00	49.56	
<a href="#">INV0012436</a>	Invoice	03/18/2022	D1F - RELIANCE DENTAL		0.00	654.75	
<a href="#">INV0012437</a>	Invoice	03/18/2022	D1S - RELIANCE DENTAL		0.00	266.64	

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">INV0012438</a>	Invoice	03/18/2022	D2F RELIANCE DENTAL	0.00	171.60	
<a href="#">INV0012439</a>	Invoice	03/18/2022	D2S RELIANCE DENTAL	0.00	16.52	
<a href="#">RELIANCE DENTA</a>	Credit Memo	03/18/2022	RELIANCE DENTAL ADJ/APR COV 2022	0.00	-2.00	
<a href="#">RELIANCE DENTA</a>	Invoice	03/18/2022	RELIANCE DENTAL ADJ/APR COV 2022	0.00	376.54	
<a href="#">RELIANCE DENTA</a>	Invoice	03/18/2022	RELIANCE DENTAL RETIREE ADJ APR COV	0.00	678.64	
010331	RELIANCE STANDARD LIFE INSURANCE	04/05/2022	Regular	0.00	3,431.67	330601
<a href="#">INV0012257</a>	Invoice	03/04/2022	AD&D	0.00	6.56	
<a href="#">INV0012276</a>	Invoice	03/04/2022	GROUP LIFE GL164671	0.00	26.15	
<a href="#">INV0012280</a>	Invoice	03/04/2022	POLICY: VAR203005 LTD	0.00	7.50	
<a href="#">INV0012281</a>	Invoice	03/04/2022	LTD111646	0.00	952.35	
<a href="#">INV0012318</a>	Invoice	03/04/2022	AD&D	0.00	5.04	
<a href="#">INV0012336</a>	Invoice	03/04/2022	GROUP LIFE GL164671	0.00	20.16	
<a href="#">INV0012337</a>	Invoice	03/04/2022	POLICY: VAR203005 LTD	0.00	25.00	
<a href="#">INV0012338</a>	Invoice	03/04/2022	LTD111646	0.00	733.73	
<a href="#">INV0012372</a>	Invoice	03/18/2022	AD&D	0.00	5.13	
<a href="#">INV0012390</a>	Invoice	03/18/2022	GROUP LIFE GL164671	0.00	20.56	
<a href="#">INV0012391</a>	Invoice	03/18/2022	POLICY: VAR203005 LTD	0.00	25.00	
<a href="#">INV0012392</a>	Invoice	03/18/2022	LTD111646	0.00	684.27	
<a href="#">INV0012426</a>	Invoice	03/18/2022	AD&D	0.00	6.46	
<a href="#">INV0012446</a>	Invoice	03/18/2022	GROUP LIFE GL164671	0.00	25.78	
<a href="#">INV0012449</a>	Invoice	03/18/2022	POLICY: VAR203005 LTD	0.00	7.50	
<a href="#">INV0012450</a>	Invoice	03/18/2022	LTD111646	0.00	877.39	
<a href="#">INV0012543</a>	Invoice	03/31/2022	AD&D	0.00	0.07	
<a href="#">INV0012544</a>	Invoice	03/31/2022	GROUP LIFE GL164671	0.00	0.28	
<a href="#">INV0012545</a>	Invoice	03/31/2022	LTD111646	0.00	9.97	
<a href="#">INV0012612</a>	Invoice	03/31/2022	AD&D	0.00	0.02	
<a href="#">INV0012613</a>	Invoice	03/31/2022	GROUP LIFE GL164671	0.00	0.07	
<a href="#">INV0012614</a>	Invoice	03/31/2022	LTD111646	0.00	2.55	
<a href="#">RELIANCE LTD AD</a>	Credit Memo	03/18/2022	RELIANCE LTD ADJ/APR COV	0.00	-9.87	
011688	CALIFORNIA STATE DISBURSEMENT UNIT	04/05/2022	Regular	0.00	683.06	330602
<a href="#">INV0012504</a>	Invoice	04/01/2022	G69 - CASE #200000001704703	0.00	125.07	
<a href="#">INV0012505</a>	Invoice	04/01/2022	G83 200000002140068	0.00	259.38	
<a href="#">INV0012506</a>	Invoice	04/01/2022	G86 200000002241170	0.00	174.92	
<a href="#">INV0012568</a>	Invoice	04/01/2022	G82 200000000935917	0.00	60.00	
<a href="#">INV0012569</a>	Invoice	04/01/2022	G84 200000002177637	0.00	63.69	
011228	CALIFORNIA, STATE OF	04/05/2022	Regular	0.00	577.75	330603
<a href="#">INV0012570</a>	Invoice	04/01/2022	G89 K THALER-STRANGE CASE NUMBER 6	0.00	577.75	
010553	ICMA RETIREMENT TRUST-457	04/05/2022	Regular	0.00	12,303.00	330604
<a href="#">INV0012500</a>	Invoice	04/01/2022	DCI	0.00	3,147.00	
<a href="#">INV0012566</a>	Invoice	04/01/2022	DCI	0.00	6,431.00	
<a href="#">INV0012572</a>	Invoice	04/01/2022	DCI	0.00	2,500.00	
<a href="#">INV0012573</a>	Invoice	04/01/2022	DCI	0.00	225.00	
010554	ICMA RETIREMENT TRUST-457 (PT)	04/05/2022	Regular	0.00	902.55	330605
<a href="#">INV0012523</a>	Invoice	04/01/2022	PTR - PART TIME RETIREMENT	0.00	69.70	
<a href="#">INV0012589</a>	Invoice	04/01/2022	PTR - PART TIME RETIREMENT	0.00	832.85	
011691	JENNIFER REYES-MACIAS	04/05/2022	Regular	0.00	300.00	330606
<a href="#">INV0012502</a>	Invoice	04/01/2022	G15 - #D323100	0.00	300.00	
010515	MASS MUTUAL	04/05/2022	Regular	0.00	600.00	330607
<a href="#">INV0012565</a>	Invoice	04/01/2022	DCH - GROUP #020024	0.00	600.00	
011191	ORTIZ, CLARA	04/05/2022	Regular	0.00	250.62	330608
<a href="#">INV0012503</a>	Invoice	04/01/2022	G2 - CASE #D316066	0.00	250.62	
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/05/2022	Regular	0.00	2,160.00	330609
<a href="#">INV0012490</a>	Invoice	04/01/2022	AP-ASSOCIATION DUES	0.00	2,040.00	



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Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">INV0012554</a>	Invoice	04/01/2022	AP-ASSOCIATION DUES	0.00	120.00	
010291	SEIU LOCAL 721	04/05/2022	Regular	0.00	625.47	330610
<a href="#">INV0012552</a>	Invoice	04/01/2022	SEIU 998	0.00	86.25	
<a href="#">INV0012553</a>	Invoice	04/01/2022	SEIU 998 - VOTING MEMBERS	0.00	485.75	
<a href="#">INV0012560</a>	Invoice	04/01/2022	COMMITTEE ON POLITICAL EDUC.	0.00	53.47	
010898	UNITED WAY OF VENTURA COUNTY	04/05/2022	Regular	0.00	13.00	330611
<a href="#">INV0012539</a>	Invoice	04/01/2022	UW - UNITED WAY	0.00	4.00	
<a href="#">INV0012607</a>	Invoice	04/01/2022	UW - UNITED WAY	0.00	9.00	
011688	CALIFORNIA STATE DISBURSEMENT UNIT	04/14/2022	Regular	0.00	683.06	330744
<a href="#">INV0012637</a>	Invoice	04/15/2022	G82 200000000935917	0.00	60.00	
<a href="#">INV0012638</a>	Invoice	04/15/2022	G84 200000002177637	0.00	63.69	
<a href="#">INV0012696</a>	Invoice	04/15/2022	G69 - CASE #20000001704703	0.00	125.07	
<a href="#">INV0012697</a>	Invoice	04/15/2022	G83 200000002140068	0.00	259.38	
<a href="#">INV0012698</a>	Invoice	04/15/2022	G86 200000002241170	0.00	174.92	
011228	CALIFORNIA, STATE OF	04/14/2022	Regular	0.00	577.75	330745
<a href="#">INV0012639</a>	Invoice	04/15/2022	G89 K THALER-STRANGE CASE NUMBER 6	0.00	577.75	
010553	ICMA RETIREMENT TRUST-457	04/14/2022	Regular	0.00	12,178.00	330746
<a href="#">INV0012635</a>	Invoice	04/15/2022	DCI	0.00	6,306.00	
<a href="#">INV0012641</a>	Invoice	04/15/2022	DCI	0.00	2,500.00	
<a href="#">INV0012642</a>	Invoice	04/15/2022	DCI	0.00	225.00	
<a href="#">INV0012692</a>	Invoice	04/15/2022	DCI	0.00	3,147.00	
010554	ICMA RETIREMENT TRUST-457 (PT)	04/14/2022	Regular	0.00	960.13	330747
<a href="#">INV0012658</a>	Invoice	04/15/2022	PTR - PART TIME RETIREMENT	0.00	832.45	
<a href="#">INV0012715</a>	Invoice	04/15/2022	PTR - PART TIME RETIREMENT	0.00	78.82	
<a href="#">INV0012736</a>	Invoice	04/01/2022	PTR - PART TIME RETIREMENT	0.00	48.86	
011691	JENNIFER REYES-MACIAS	04/14/2022	Regular	0.00	300.00	330748
<a href="#">INV0012694</a>	Invoice	04/15/2022	G15 - #D323100	0.00	300.00	
010515	MASS MUTUAL	04/14/2022	Regular	0.00	600.00	330749
<a href="#">INV0012634</a>	Invoice	04/15/2022	DCH - GROUP #020024	0.00	600.00	
011191	ORTIZ, CLARA	04/14/2022	Regular	0.00	250.62	330750
<a href="#">INV0012695</a>	Invoice	04/15/2022	G2 - CASE #D316066	0.00	250.62	
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/14/2022	Regular	0.00	2,160.00	330751
<a href="#">INV0012623</a>	Invoice	04/15/2022	AP-ASSOCIATION DUES	0.00	120.00	
<a href="#">INV0012682</a>	Invoice	04/15/2022	AP-ASSOCIATION DUES	0.00	2,040.00	
010291	SEIU LOCAL 721	04/14/2022	Regular	0.00	625.47	330752
<a href="#">INV0012621</a>	Invoice	04/15/2022	SEIU 998	0.00	86.25	
<a href="#">INV0012622</a>	Invoice	04/15/2022	SEIU 998 - VOTING MEMBERS	0.00	485.75	
<a href="#">INV0012629</a>	Invoice	04/15/2022	COMMITTEE ON POLITICAL EDUC.	0.00	53.47	
010898	UNITED WAY OF VENTURA COUNTY	04/14/2022	Regular	0.00	13.00	330753
<a href="#">INV0012676</a>	Invoice	04/15/2022	UW - UNITED WAY	0.00	9.00	
<a href="#">INV0012732</a>	Invoice	04/15/2022	UW - UNITED WAY	0.00	4.00	
011688	CALIFORNIA STATE DISBURSEMENT UNIT	04/28/2022	Regular	0.00	683.06	330884
<a href="#">INV0012744</a>	Invoice	04/29/2022	G69 - CASE #20000001704703	0.00	125.07	
<a href="#">INV0012745</a>	Invoice	04/29/2022	G83 200000002140068	0.00	259.38	
<a href="#">INV0012746</a>	Invoice	04/29/2022	G86 200000002241170	0.00	174.92	
<a href="#">INV0012774</a>	Invoice	04/29/2022	G82 200000000935917	0.00	60.00	
<a href="#">INV0012775</a>	Invoice	04/29/2022	G84 200000002177637	0.00	63.69	
011228	CALIFORNIA, STATE OF	04/28/2022	Regular	0.00	577.75	330885
<a href="#">INV0012776</a>	Invoice	04/29/2022	G89 K THALER-STRANGE CASE NUMBER 6	0.00	577.75	
010553	ICMA RETIREMENT TRUST-457	04/28/2022	Regular	0.00	9,678.00	330886

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
<a href="#">INV0012741</a>	Invoice	04/29/2022	DCI		0.00	3,147.00	
<a href="#">INV0012773</a>	Invoice	04/29/2022	DCI		0.00	6,306.00	
<a href="#">INV0012778</a>	Invoice	04/29/2022	DCI		0.00	225.00	
010554	ICMA RETIREMENT TRUST-457 (PT)		04/28/2022	Regular	0.00	1,031.94	330887
<a href="#">INV0012747</a>	Invoice	04/29/2022	PTR - PART TIME RETIREMENT		0.00	75.56	
<a href="#">INV0012778</a>	Invoice	04/29/2022	PTR - PART TIME RETIREMENT		0.00	956.38	
011691	JENNIFER REYES-MACIAS		04/28/2022	Regular	0.00	300.00	330888
<a href="#">INV0012742</a>	Invoice	04/29/2022	G15 - #D323100		0.00	300.00	
010515	MASS MUTUAL		04/28/2022	Regular	0.00	600.00	330889
<a href="#">INV0012772</a>	Invoice	04/29/2022	DCH - GROUP #020024		0.00	600.00	
011191	ORTIZ, CLARA		04/28/2022	Regular	0.00	250.62	330890
<a href="#">INV0012743</a>	Invoice	04/29/2022	G2 - CASE #D316066		0.00	250.62	
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION		04/28/2022	Regular	0.00	2,160.00	330891
<a href="#">INV0012740</a>	Invoice	04/29/2022	AP-ASSOCIATION DUES		0.00	2,040.00	
<a href="#">INV0012770</a>	Invoice	04/29/2022	AP-ASSOCIATION DUES		0.00	120.00	
010291	SEIU LOCAL 721		04/28/2022	Regular	0.00	625.47	330892
<a href="#">INV0012768</a>	Invoice	04/29/2022	SEIU 998		0.00	86.25	
<a href="#">INV0012769</a>	Invoice	04/29/2022	SEIU 998 - VOTING MEMBERS		0.00	485.75	
<a href="#">INV0012771</a>	Invoice	04/29/2022	COMMITTEE ON POLITICAL EDUC.		0.00	53.47	
010898	UNITED WAY OF VENTURA COUNTY		04/28/2022	Regular	0.00	13.00	330893
<a href="#">INV0012764</a>	Invoice	04/29/2022	UW - UNITED WAY		0.00	4.00	
<a href="#">INV0012796</a>	Invoice	04/29/2022	UW - UNITED WAY		0.00	9.00	

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
011024	CALIFORNIA PUBLIC EMPLOYEE RETIREMENT S'	04/04/2022	Bank Draft	0.00	61,225.63	991792
<a href="#">INV0012261</a>	Invoice	03/04/2022	ANTHEM SELECT DOUBLE	0.00	712.43	
<a href="#">INV0012262</a>	Invoice	03/04/2022	ANTHEM SELECT SINGLE	0.00	712.44	
<a href="#">INV0012263</a>	Invoice	03/04/2022	BLUE SHIELD - SINGLE	0.00	371.35	
<a href="#">INV0012285</a>	Invoice	03/04/2022	EMPLOYER #0251 FAMILY	0.00	1,170.29	
<a href="#">INV0012286</a>	Invoice	03/04/2022	EMPLOYER #0251 SINGLE	0.00	450.11	
<a href="#">INV0012289</a>	Invoice	03/04/2022	PERS GOLD - COUPLE	0.00	1,763.34	
<a href="#">INV0012290</a>	Invoice	03/04/2022	PERS GOLD - FAMILY	0.00	2,292.36	
<a href="#">INV0012291</a>	Invoice	03/04/2022	PERS GOLD - SINGLE	0.00	2,057.23	
<a href="#">INV0012292</a>	Invoice	03/04/2022	EMPLOYER #0251	0.00	1,835.66	
<a href="#">INV0012293</a>	Invoice	03/04/2022	EMPLOYER #0251	0.00	2,000.39	
<a href="#">INV0012294</a>	Invoice	03/04/2022	PERS PLATINUM - COUPLE	0.00	882.18	
<a href="#">INV0012320</a>	Invoice	03/04/2022	ANTHEM SELECT DOUBLE	0.00	712.43	
<a href="#">INV0012321</a>	Invoice	03/04/2022	ANTHEM SELECT FAMILY	0.00	1,805.59	
<a href="#">INV0012322</a>	Invoice	03/04/2022	ANTHEM SELECT SINGLE	0.00	712.44	
<a href="#">INV0012344</a>	Invoice	03/04/2022	PERS GOLD - COUPLE	0.00	2,351.12	
<a href="#">INV0012345</a>	Invoice	03/04/2022	PERS GOLD - FAMILY	0.00	31.78	
<a href="#">INV0012346</a>	Invoice	03/04/2022	PERS GOLD - SINGLE	0.00	881.67	
<a href="#">INV0012347</a>	Invoice	03/04/2022	EMPLOYER #0251	0.00	706.02	
<a href="#">INV0012348</a>	Invoice	03/04/2022	EMPLOYER #0251	0.00	2,771.38	
<a href="#">INV0012349</a>	Invoice	03/04/2022	EMPLOYER #0251	0.00	2,118.06	
<a href="#">INV0012350</a>	Invoice	03/04/2022	PERS PLATINUM - COUPLE	0.00	882.18	
<a href="#">INV0012351</a>	Invoice	03/04/2022	PERS PLATINUM - FAMILY	0.00	1,146.84	
<a href="#">INV0012374</a>	Invoice	03/18/2022	ANTHEM SELECT DOUBLE	0.00	712.43	
<a href="#">INV0012375</a>	Invoice	03/18/2022	ANTHEM SELECT FAMILY	0.00	1,805.59	
<a href="#">INV0012376</a>	Invoice	03/18/2022	ANTHEM SELECT SINGLE	0.00	712.44	
<a href="#">INV0012398</a>	Invoice	03/18/2022	PERS GOLD - COUPLE	0.00	2,351.12	
<a href="#">INV0012399</a>	Invoice	03/18/2022	PERS GOLD - FAMILY	0.00	1,528.24	
<a href="#">INV0012400</a>	Invoice	03/18/2022	PERS GOLD - SINGLE	0.00	881.67	
<a href="#">INV0012401</a>	Invoice	03/18/2022	EMPLOYER #0251	0.00	706.02	
<a href="#">INV0012402</a>	Invoice	03/18/2022	EMPLOYER #0251	0.00	2,771.38	
<a href="#">INV0012403</a>	Invoice	03/18/2022	EMPLOYER #0251	0.00	2,118.06	
<a href="#">INV0012404</a>	Invoice	03/18/2022	PERS PLATINUM - COUPLE	0.00	882.18	
<a href="#">INV0012405</a>	Invoice	03/18/2022	PERS PLATINUM - FAMILY	0.00	1,146.84	
<a href="#">INV0012430</a>	Invoice	03/18/2022	ANTHEM SELECT DOUBLE	0.00	712.43	
<a href="#">INV0012431</a>	Invoice	03/18/2022	ANTHEM SELECT SINGLE	0.00	712.44	
<a href="#">INV0012432</a>	Invoice	03/18/2022	BLUE SHIELD - SINGLE	0.00	371.35	
<a href="#">INV0012454</a>	Invoice	03/18/2022	EMPLOYER #0251 FAMILY	0.00	1,170.29	
<a href="#">INV0012455</a>	Invoice	03/18/2022	EMPLOYER #0251 SINGLE	0.00	450.11	
<a href="#">INV0012458</a>	Invoice	03/18/2022	PERS GOLD - COUPLE	0.00	1,763.34	
<a href="#">INV0012459</a>	Invoice	03/18/2022	PERS GOLD - FAMILY	0.00	2,292.36	
<a href="#">INV0012460</a>	Invoice	03/18/2022	PERS GOLD - SINGLE	0.00	2,057.23	
<a href="#">INV0012461</a>	Invoice	03/18/2022	EMPLOYER #0251	0.00	1,835.66	
<a href="#">INV0012462</a>	Invoice	03/18/2022	EMPLOYER #0251	0.00	2,353.40	
<a href="#">INV0012463</a>	Invoice	03/18/2022	PERS PLATINUM - COUPLE	0.00	882.18	
<a href="#">PERS HEALTH ADJ</a>	Credit Memo	03/18/2022	PERS HEALTH ADJ/APR COV 2022	0.00	-810.10	
<a href="#">RETIREE ADMIN F</a>	Invoice	03/18/2022	RETIREE ADMIN FEE	0.00	173.68	
<a href="#">RETIREE PERS AP</a>	Invoice	03/18/2022	RETIREE PERS APR HEALTH COV	0.00	3,278.00	
011044	STATE OF CALIFORNIA - EDD	04/04/2022	Bank Draft	0.00	452.41	991793
<a href="#">INV0012487</a>	Invoice	03/24/2022	STATE TAX	0.00	248.64	
<a href="#">INV0012548</a>	Invoice	03/31/2022	STATE TAX	0.00	203.77	
010420	INTERNAL REVENUE SERVICE	04/04/2022	Bank Draft	0.00	1,454.69	991794
<a href="#">INV0012488</a>	Invoice	03/24/2022	FEDERAL TAX	0.00	920.24	
<a href="#">INV0012549</a>	Invoice	03/31/2022	FEDERAL TAX	0.00	476.67	
<a href="#">INV0012550</a>	Invoice	03/31/2022	MEDICARE	0.00	57.78	
010420	INTERNAL REVENUE SERVICE	04/06/2022	Bank Draft	0.00	54,381.17	991798
<a href="#">INV0012541</a>	Invoice	04/01/2022	FEDERAL TAX	0.00	21,259.40	
<a href="#">INV0012542</a>	Invoice	04/01/2022	MEDICARE	0.00	4,901.96	

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Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">INV0012609</a>	Invoice	04/01/2022	FEDERAL TAX	0.00	21,192.09	
<a href="#">INV0012611</a>	Invoice	04/01/2022	MEDICARE	0.00	6,891.64	
<a href="#">INV0012618</a>	Invoice	03/31/2022	FEDERAL TAX	0.00	121.42	
<a href="#">INV0012619</a>	Invoice	03/31/2022	MEDICARE	0.00	14.66	
011044	STATE OF CALIFORNIA - EDD	04/06/2022	Bank Draft	0.00	16,718.84	991799
<a href="#">INV0012540</a>	Invoice	04/01/2022	STATE TAX	0.00	8,871.94	
<a href="#">INV0012608</a>	Invoice	04/01/2022	STATE TAX	0.00	7,795.15	
<a href="#">INV0012617</a>	Invoice	03/31/2022	STATE TAX	0.00	51.75	
014872	STATE OF CALIFORNIA EDD - SDI	04/06/2022	Bank Draft	0.00	1,580.08	991800
<a href="#">INV0012610</a>	Invoice	04/01/2022	SDI	0.00	1,580.08	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/05/2022	Bank Draft	0.00	63,929.09	991801
<a href="#">INV0012524</a>	Invoice	04/01/2022	R21	0.00	167.86	
<a href="#">INV0012525</a>	Invoice	04/01/2022	R21	0.00	260.90	
<a href="#">INV0012526</a>	Invoice	04/01/2022	R30	0.00	3,351.08	
<a href="#">INV0012527</a>	Invoice	04/01/2022	R30	0.00	8,370.27	
<a href="#">INV0012528</a>	Invoice	04/01/2022	R52	0.00	233.57	
<a href="#">INV0012529</a>	Invoice	04/01/2022	RMD	0.00	356.20	
<a href="#">INV0012530</a>	Invoice	04/01/2022	R59	0.00	964.48	
<a href="#">INV0012531</a>	Invoice	04/01/2022	R59	0.00	2,409.04	
<a href="#">INV0012532</a>	Invoice	04/01/2022	R62	0.00	428.01	
<a href="#">INV0012533</a>	Invoice	04/01/2022	R62	0.00	481.26	
<a href="#">INV0012534</a>	Invoice	04/01/2022	R63	0.00	440.44	
<a href="#">INV0012535</a>	Invoice	04/01/2022	R63	0.00	495.25	
<a href="#">INV0012536</a>	Invoice	04/01/2022	R72	0.00	8,055.87	
<a href="#">INV0012537</a>	Invoice	04/01/2022	R72	0.00	8,136.45	
<a href="#">INV0012538</a>	Invoice	04/01/2022	SB	0.00	34.41	
<a href="#">INV0012590</a>	Invoice	04/01/2022	R24	0.00	1,057.56	
<a href="#">INV0012591</a>	Invoice	04/01/2022	R24	0.00	1,643.76	
<a href="#">INV0012592</a>	Invoice	04/01/2022	R27	0.00	1,254.52	
<a href="#">INV0012593</a>	Invoice	04/01/2022	R27ER	0.00	1,949.88	
<a href="#">INV0012594</a>	Invoice	04/01/2022	R54	0.00	162.00	
<a href="#">INV0012595</a>	Invoice	04/01/2022	R54	0.00	247.05	
<a href="#">INV0012596</a>	Invoice	04/01/2022	R58	0.00	2,108.38	
<a href="#">INV0012597</a>	Invoice	04/01/2022	R58	0.00	3,215.26	
<a href="#">INV0012598</a>	Invoice	04/01/2022	R62	0.00	7,488.76	
<a href="#">INV0012599</a>	Invoice	04/01/2022	R62	0.00	8,420.68	
<a href="#">INV0012600</a>	Invoice	04/01/2022	R72	0.00	792.48	
<a href="#">INV0012601</a>	Invoice	04/01/2022	R72	0.00	800.40	
<a href="#">INV0012602</a>	Invoice	04/01/2022	RP7	0.00	72.90	
<a href="#">INV0012603</a>	Invoice	04/01/2022	RP7	0.00	113.31	
<a href="#">INV0012604</a>	Invoice	04/01/2022	SB	0.00	65.10	
<a href="#">INV0012605</a>	Invoice	04/01/2022	SCP	0.00	152.76	
<a href="#">INV0012606</a>	Invoice	04/01/2022	SCP	0.00	102.40	
<a href="#">INV0012615</a>	Invoice	03/31/2022	R72	0.00	48.16	
<a href="#">INV0012616</a>	Invoice	03/31/2022	R72	0.00	48.64	
010420	INTERNAL REVENUE SERVICE	04/20/2022	Bank Draft	0.00	50,899.84	991802
<a href="#">INV0012678</a>	Invoice	04/15/2022	FEDERAL TAX	0.00	19,340.18	
<a href="#">INV0012680</a>	Invoice	04/15/2022	MEDICARE	0.00	6,604.46	
<a href="#">INV0012734</a>	Invoice	04/15/2022	FEDERAL TAX	0.00	20,106.59	
<a href="#">INV0012735</a>	Invoice	04/15/2022	MEDICARE	0.00	4,800.12	
<a href="#">INV0012738</a>	Invoice	04/01/2022	FEDERAL TAX	0.00	29.59	
<a href="#">INV0012739</a>	Invoice	04/01/2022	MEDICARE	0.00	18.90	
011044	STATE OF CALIFORNIA - EDD	04/20/2022	Bank Draft	0.00	15,473.72	991803
<a href="#">INV0012677</a>	Invoice	04/15/2022	STATE TAX	0.00	7,136.36	
<a href="#">INV0012733</a>	Invoice	04/15/2022	STATE TAX	0.00	8,337.00	
<a href="#">INV0012737</a>	Invoice	04/01/2022	STATE TAX	0.00	0.36	

Check Report

Date Range: 04/01/2022 - 04/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
014872	STATE OF CALIFORNIA EDD - SDI	04/20/2022	Bank Draft	0.00	1,445.33	991804
<a href="#">INV0012679</a>	Invoice	04/15/2022	SDI	0.00	1,445.33	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/27/2022	Bank Draft	0.00	751.68	991805
<a href="#">REPLACEMENT B</a>	Invoice	04/29/2022	REPLACEMENT BENEFIT FUND CALPERS I	0.00	751.68	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/27/2022	Bank Draft	0.00	-751.68	991805
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/20/2022	Bank Draft	0.00	63,469.77	991805
<a href="#">CALPERS ADJ/PR#</a>	Invoice	04/15/2022	CALPERS ADJ/PR#06 04.15.22	0.00	0.05	
<a href="#">INV0012659</a>	Invoice	04/15/2022	R24	0.00	1,057.56	
<a href="#">INV0012660</a>	Invoice	04/15/2022	R24	0.00	1,643.76	
<a href="#">INV0012661</a>	Invoice	04/15/2022	R27	0.00	1,212.77	
<a href="#">INV0012662</a>	Invoice	04/15/2022	R27ER	0.00	1,884.98	
<a href="#">INV0012663</a>	Invoice	04/15/2022	R54	0.00	162.00	
<a href="#">INV0012664</a>	Invoice	04/15/2022	R54	0.00	247.05	
<a href="#">INV0012665</a>	Invoice	04/15/2022	R58	0.00	1,993.48	
<a href="#">INV0012666</a>	Invoice	04/15/2022	R58	0.00	3,040.04	
<a href="#">INV0012667</a>	Invoice	04/15/2022	R62	0.00	7,474.09	
<a href="#">INV0012668</a>	Invoice	04/15/2022	R62	0.00	8,404.18	
<a href="#">INV0012669</a>	Invoice	04/15/2022	R72	0.00	792.48	
<a href="#">INV0012670</a>	Invoice	04/15/2022	R72	0.00	800.40	
<a href="#">INV0012671</a>	Invoice	04/15/2022	RP7	0.00	68.11	
<a href="#">INV0012672</a>	Invoice	04/15/2022	RP7	0.00	105.87	
<a href="#">INV0012673</a>	Invoice	04/15/2022	SB	0.00	64.17	
<a href="#">INV0012674</a>	Invoice	04/15/2022	SCP	0.00	152.76	
<a href="#">INV0012675</a>	Invoice	04/15/2022	SCP	0.00	102.40	
<a href="#">INV0012716</a>	Invoice	04/15/2022	R21	0.00	163.87	
<a href="#">INV0012717</a>	Invoice	04/15/2022	R21	0.00	254.70	
<a href="#">INV0012718</a>	Invoice	04/15/2022	R30	0.00	3,351.08	
<a href="#">INV0012719</a>	Invoice	04/15/2022	R30	0.00	8,370.27	
<a href="#">INV0012720</a>	Invoice	04/15/2022	R52	0.00	233.57	
<a href="#">INV0012721</a>	Invoice	04/15/2022	RMD	0.00	356.20	
<a href="#">INV0012722</a>	Invoice	04/15/2022	R59	0.00	964.48	
<a href="#">INV0012723</a>	Invoice	04/15/2022	R59	0.00	2,409.04	
<a href="#">INV0012724</a>	Invoice	04/15/2022	R62	0.00	428.01	
<a href="#">INV0012725</a>	Invoice	04/15/2022	R62	0.00	481.26	
<a href="#">INV0012726</a>	Invoice	04/15/2022	R63	0.00	444.60	
<a href="#">INV0012727</a>	Invoice	04/15/2022	R63	0.00	499.92	
<a href="#">INV0012728</a>	Invoice	04/15/2022	R72	0.00	8,043.09	
<a href="#">INV0012729</a>	Invoice	04/15/2022	R72	0.00	8,123.54	
<a href="#">INV0012730</a>	Invoice	04/15/2022	SB	0.00	34.41	
<a href="#">INV0012731</a>	Invoice	04/15/2022	SCP	0.00	105.58	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/27/2022	Bank Draft	0.00	751.68	991806
<a href="#">REPLACEMENT B</a>	Invoice	04/29/2022	REPLACEMENT BENEFIT FUND CALPERS I	0.00	751.68	

Bank Code PY Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	145	36	0.00	66,220.65
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	142	14	0.00	331,782.25
EFT's	0	0	0.00	0.00
	<b>287</b>	<b>50</b>	<b>0.00</b>	<b>398,002.90</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	866	295	0.00	1,360,430.77
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-2,260.50
Bank Drafts	143	16	0.00	49,780.85
EFT's	0	0	0.00	0.00
	<b>1009</b>	<b>316</b>	<b>0.00</b>	<b>1,407,951.12</b>

### Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2022	1,407,951.12
			<b>1,407,951.12</b>

## Report Summary

Fund	Payment Amount
100 - GENERAL	505,368.58
103 - CABLE TELEVISION	4,154.52
104 - GENERAL FUND-MEASURE T	85,096.64
115 - GENERAL RECREATION PRO	7,079.56
205 - NPDES STORMWATER QUALITY	2,195.96
206 - STORMWATER PROGRAM	486.48
280 - STATE GAS TAX	60,811.19
311 - SLESF- COPS (AB1913)	243.59
312 - CA USED OIL BLOCK GRANT	1,031.05
314 - OFF OF TRAFFIC SFTY(OTS)	1,469.22
405 - AAA (AREA AGCY ON AGING)	3,619.95
412 - AMERICAN RESCUE PLAN	72,227.56
450 - HUD- CDBG	61.66
503 - GHAD-GEO HAZ ABATE DIST	456.50
504 - HARVEST CFD EA1	1,500.00
600 - REFUSE RESERVE	5,384.75
610 - SEWER	286,730.45
620 - WATER	261,259.31
702 - EQUIPMENT MAINTENANCE	23,502.20
800 - MISC DEPOSITS	370,125.23
803 - HARDING PARK TRUST	8,783.92
<b>Grand Total:</b>	<b>1,701,588.32</b>

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Greg Barnes, Parks and Recreation Director

Subject: AGREEMENT WITH INTERNATIONAL ENVIRONMENTAL CORPORATION FOR EUCALYPTUS TREE PROJECT AT FAGAN BARRANCA PARK AND TEAGUE PARK

Date: May 18, 2022

Agenda Item: 9.C

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**RECOMMENDATION:**

Staff recommends that the City Council:

1. Authorize the City Manager to execute an agreement in the amount up to \$280,054 with International Environmental Corporation for tree removal and tree pruning services as part of the Eucalyptus Tree Project at Fagan Barranca Park and Teague Park.

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**BACKGROUND:**

On May 19, 2021, the City of Santa Paula applied for a California Department of Forestry and Fire Protection (CALFIRE) California Climate Investments Grant to support the reduction of hazardous fuels in the community. Two locations were identified in the grant application:

1. Fagan Barranca Park Eucalyptus Trees
2. Teague Park Eucalyptus Trees

On October 28, 2021, CALFIRE awarded the City of Santa Paula a grant allocation in the amount of \$299,304 to perform hazardous fuel reduction work in the areas noted above.

**ANALYSIS:**

Staff put out a Request for Bids (RFB) during the month of March 2022, for the Fagan Barranca and Teague Park Eucalyptus Tree Removal / Pruning Project. The City received four responses. Below are the bid tabulations:

United Pacific Services	\$176,100
International Environmental Corporation	\$486,600
West Coast Arborist	\$530,000
Trades United Construction, Inc.	\$536,000



On April 26, 2022, the lowest bidder, United Pacific Services, notified the City in writing (via email) that they are unable to fulfill the project requirements and complete the work.

Therefore, staff is recommending that the City Council award the project agreement to the next lowest responsible bidder International Environmental Corporation.

Based on the bid responses and the current available funding, staff does not anticipate the project being fully completed. However, the work being completed will make great strides towards our goal of fire fuel reduction and mitigating other risks and hazards related to the Eucalyptus trees.

Staff will continue to work towards identifying additional funding opportunities to complete this project and work towards a future restoration project of the affected area.

**STRATEGIC PLAN:**

Approval of this item supports City Council's two-year Strategic Plan:

1. Section F, Community Vitality, Objective #3 - Tree planting/replacement - Pursue funding and develop processes for a tree Master Plan program which encompasses tree health and safety, planting, locations and funding source.

**FISCAL IMPACTS:**

This project is funded through the California Department of Forestry and Fire Protection (CalFire) Climate Investment Fire Prevention grant. Funding for this project was approved by City Council at a previous meeting.

\$299,304 was allocated to fund 319-5-9365-660. Below is the breakdown on how those funds have / will be used:

Fagan Barranca Park Eucalyptus Trees	\$239,750
Teague Park Eucalyptus Trees	\$40,304
Tree Risk Assessment	\$11,200
Survey	\$8,000
CEQA Filing	\$50

**OPTIONS:**

1. Approve staff recommendation.
2. Provide staff with alternate direction.

If this item is not approved by Council, this project will not move forward. Staff will then need to re-advertise for bids and bring back a new agreement for Council's consideration at a future meeting.

**ATTACHMENTS:**

[EXHIBIT A - Eucalyptus Tree Project Agreement IEC 2022.pdf](#)



# **EXHIBIT A**

## **Eucalyptus Tree Project Agreement**

**CITY OF SANTA PAULA  
MAINTENANCE SERVICES AGREEMENT**

**1. PARTIES AND DATE.**

This Agreement is made and entered into this 4<sup>th</sup> day of May 2022 by and between the City of Santa Paula, a municipal corporation organized under the laws of the State of California with its principal place of business at 970 Ventura Street, Santa Paula, CA 93060, County of Ventura, State of California ("City") and International Environmental Corporation, a Corporation with its principal place of business at 16654 Soledad Canyon Road, Canyon Country, CA 91387, Los Angeles County, State of California ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

**2. RECITALS.**

**2.1 Contractor.**

Contractor desires to perform and assume responsibility for the provision of certain maintenance services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing Tree Maintenance / Tree Removal / Tree Pruning services to public clients, that it and its employees or subcontractors have all necessary licenses and permits to perform the Services in the State of California, and that is familiar with the plans of City.

**2.2 Project.**

City desires to engage Contractor to render such services for the Fagan Barranca & Teague Park Tree Removal / Pruning Project ("Project") as set forth in this Agreement.

**3. TERMS.**

**3.1 Scope of Services and Term.**

3.1.1 General Scope of Services. Contractor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the maintenance services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from May 23, 2022, to July 31, 2022, unless earlier terminated as provided herein. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

### 3.2 Compensation.

3.2.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed Two Hundred Eighty Thousand Fifty-Four Dollars ((\$280,054): \$239,7550 designated for Fagan Barranca Park and \$40,304 designated for Teague Park) without written approval of City's City Manager or designee. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Contractor shall submit to City an itemized statement which indicates work completed. Statement shall be submitted once the project is completed and inspected by the Parks & Recreation Director or his/her designee. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.2.3 Deductions. City may deduct or withhold, as applicable, from each progress payment an amount necessary to protect City from loss because of: (1) stop payment notices as allowed by state law; (2) unsatisfactory prosecution of the Services by Contractor; (3) sums representing expenses, losses, or damages as determined by the City, incurred by the City for which Contractor is liable under the Agreement; and (4) any other sums which the City is entitled to recover from Contractor under the terms of the Agreement or pursuant to state law, including Section 1727 of the California Labor Code. The failure by the City to deduct any of these sums from a progress payment shall not constitute a waiver of the City's right to such sums.

3.2.4 Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by City.

3.2.5 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

### 3.3 Responsibilities of Contractor.

3.3.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income

tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.3.2 Schedule of Services. Contractor shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Contractor represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Contractor's conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.3.3 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

3.3.4 City's Representative. The City hereby designates Greg Barnes, Parks & Recreation Director, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement except for increasing compensation. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.3.5 Contractor's Representative. Contractor hereby designates Gerald Garcia, or his or her designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. The Contractor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.6 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.3.7 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Contractor's failure to comply with the standard of care provided for herein. Any employee of the Contractor or its sub-contractors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed to perform any of the Services or to work on the Project.

### 3.3.8 Period of Performance

3.3.8.1 Contractor shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Contractor shall perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be provided separately in writing to the Contractor. Contractor agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such completion schedule or Project milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage Pursuant to Government Code Section 53069.85, Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of Five Hundred Dollars (\$500) per day for each and every calendar day of delay beyond the Performance Time or beyond any completion schedule or Project milestones established pursuant to this Agreement.

3.3.8.2 Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the Services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the Services, only to the extent such strikes and other organized labor action are beyond the control of Contractor and its subconsultants, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Services and Agreement.

3.3.8.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Contractor to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.9 Disputes. Should any dispute arise respecting the true value of any work done, of any work omitted, or of any extra work which Contractor may be required to do, or respecting the size of any payment to Contractor during the performance of this Contract, Contractor shall continue to perform the Work while said dispute is decided by the City. If Contractor disputes the City's decision, Contractor shall have such remedies as may be provided by law.

### 3.3.10 Laws and Regulations; Employee/Labor Certifications.

3.3.10.1 Compliance with Laws. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Contractor shall be solely responsible for all costs arising therefrom. City is a public entity of the State of California subject to certain provisions of the Health & Safety Code, Government Code, Public Contract Code, and Labor Code of the State. It is stipulated and agreed that all provisions of the law applicable to the public contracts of a municipality are a part of this Agreement to the same extent as though set forth herein and will be complied with. These include but are not limited to the payment of prevailing wages, the stipulation that eight (8) hours' labor shall constitute a legal day's work and that no worker shall be permitted to work in excess of eight (8) hours during any one calendar day except as permitted by law. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.3.10.2 Employment Eligibility; Contractor. By executing this Agreement, Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Contractor. Contractor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement. Contractor shall avoid any violation of any such law during the term of this Agreement by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Contractor shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Contractor's compliance with the requirements provided for in Section 3.3.10 or any of its sub-sections.

3.3.10.3 Employment Eligibility; Subcontractors, Sub-subcontractors and Consultants. To the same extent and under the same conditions as Contractor, Contractor shall require all of its subcontractors, sub-subcontractors and consultants performing any work relating to the Project or this Agreement to make the same verifications and comply with all requirements and restrictions provided for in Section 3.3.10.1.

3.3.10.4 Employment Eligibility; Failure to Comply. Each person executing this Agreement on behalf of Contractor verifies that they are a duly authorized officer of Contractor, and understands that any of the following shall be grounds for the City to terminate the Agreement for cause: (1) failure of Contractor or its subcontractors, sub-subcontractors or consultants to meet any of the requirements provided for in Sections 3.3.10.1 or 3.3.10.2; (2) any misrepresentation or material omission concerning compliance with such requirements (including in those verifications provided to the Contractor under Section 3.3.10.2); or (3) failure to



immediately remove from the Project any person found not to be in compliance with such requirements.

3.3.10.5 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.3.10.6 Air Quality. Contractor must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the California Air Resources Board (CARB). Contractor shall specifically be aware of the CARB limits and requirements' application to "portable equipment", which definition is considered by CARB to include any item of equipment with a fuel-powered engine. Contractor shall indemnify City against any fines or penalties imposed by CARB or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Contractor, its subcontractors, or others for whom Contractor is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.7 Water Quality.

(A) To the extent applicable, Contractor's Services must account for, and fully comply with, all local, state and federal laws, rules and regulations that may impact water quality compliance, including, without limitation, all applicable provisions of the Federal Water Pollution Control Act (33 U.S.C. §§ 1300); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); laws, rules and regulations of the Environmental Protection Agency, the State Water Resources Control Board and the Colorado River Regional Water Quality Control Board; the City's ordinances regulating discharges of storm water; and any and all regulations, policies, or permits issued pursuant to any such authority regulating the discharge of pollutants, as that term is used in the Porter-Cologne Water Quality Control Act, to any ground or surface water in the State.

(B) Liability for Non-Compliance. Failure to comply with the laws, regulations and policies described in this Section is a violation of law that may subject Contractor or City to penalties, fines, or additional regulatory requirements. Contractor shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from and against any and all fines, penalties, claims or other regulatory requirements imposed as a result of Contractor's non-compliance with the laws, regulations and policies described in this Section, unless such non-compliance is the result of the sole established negligence, willful misconduct or active negligence of the City, its officials, officers, agents, employees or authorized volunteers.

(C) Training. In addition to any other standard of care requirements set forth in this Agreement, Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them without impacting water quality in violation of the laws, regulations and policies described in this Section. Contractor further warrants that it, its employees and subcontractors will receive adequate training, as determined by City, regarding the requirements of the laws, regulations and

policies described in this Section as they may relate to the Services provided under this Agreement. Upon request, City will provide Contractor with a list of training programs that meet the requirements of this paragraph.

### 3.3.11 Insurance.

3.3.11.1 Time for Compliance. Contractor shall not commence Services under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this Section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this Section.

3.3.11.2 Minimum Requirements. Contractor shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Contractor, its agents, representatives, employees or subcontractors. Contractor shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

(A) Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability:* Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) *Automobile Liability:* Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); and (3) *Workers' Compensation and Employer's Liability:* Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance. The policy shall not contain any exclusion contrary to the Agreement, including but not limited to endorsements or provisions limiting coverage for (1) contractual liability (including but not limited to ISO CG 24 26 or 21 29); or (2) cross liability for claims or suits by one insured against another.

(B) Minimum Limits of Insurance. Contractor shall maintain limits no less than: (1) *General Liability:* \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used including, but not limited to, form CG 2503, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability:* \$1,000,000 per accident for bodily injury and property damage; and (3) *Workers' Compensation and Employer's Liability:* Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability limits of \$1,000,000 per accident for bodily injury or disease. Defense costs shall be paid in addition to the limits.

(C) Notices; Cancellation or Reduction of Coverage. At least fifteen (15) days prior to the expiration of any such policy, evidence showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or materially reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, the City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by the City will be

promptly reimbursed by Contractor or the City may withhold amounts sufficient to pay premium from Contractor payments. In the alternative, the City may suspend or terminate this Agreement.

(D) Additional Insured. The City, its directors, officials, officers, employees, agents, and volunteers shall be named as additional insureds on Contractor's and its subcontractors' policies of commercial general liability and automobile liability insurance using the endorsements and forms specified herein or exact equivalents.

3.3.11.3 Insurance Endorsements. The insurance policies shall contain the following provisions, or Contractor shall provide endorsements on forms supplied or approved by the City to add the following provisions to the insurance policies:

(A) General Liability. The general liability policy shall include or be endorsed (amended) to state that: (1) using ISO CG forms 20 10 and 20 37, or endorsements providing the exact same coverage, the City of Santa Paula, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to the Services or ongoing and complete operations performed by or on behalf of the Contractor, including materials, parts or equipment furnished in connection with such work; and (2) using ISO form 20 01, or endorsements providing the exact same coverage, the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Contractor's scheduled underlying coverage. Any excess insurance shall contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City, before the City's own primary insurance or self-insurance shall be called upon to protect it as a named insured. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Contractor's insurance and shall not be called upon to contribute with it in any way. Notwithstanding the minimum limits set forth in Section 3.3.11.2(B), any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 3.3.11.3(A).

(B) Automobile Liability. The automobile liability policy shall include or be endorsed (amended) to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Contractor or for which the Contractor is responsible; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Contractor's scheduled underlying coverage. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Contractor's insurance and shall not be called upon to contribute with it in any way. Notwithstanding the minimum limits set forth in Section 3.3.11.2(B), any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 3.3.11.3(B).

(C) Workers' Compensation and Employer's Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its directors, officials, officers, employees, agents, and volunteers for losses paid under the terms of the insurance policy which arise from work performed by the Contractor.

(D) All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days (10 days for nonpayment of premium) prior written notice by certified mail, return receipt requested, has been given to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officials, officers, employees, agents, and volunteers. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officials, officers, employees, agents and volunteers, or any other additional insureds.

3.3.11.4 Separation of Insureds; No Special Limitations; Waiver of Subrogation. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents, and volunteers. All policies shall waive any right of subrogation of the insurer against the City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

3.3.11.5 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. Contractor shall guarantee that, at the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its directors, officials, officers, employees, agents, and volunteers; or (2) the Contractor shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

3.3.11.6 Subcontractor Insurance Requirements. Contractor shall not allow any subcontractors to commence work on any subcontract relating to the work under the Agreement until they have provided evidence satisfactory to the City that they have secured all insurance required under this Section. If requested by Contractor, the City may approve different scopes or minimum limits of insurance for particular subcontractors. The Contractor and the City shall be named as additional insureds on all subcontractors' policies of Commercial General Liability using ISO form 20 38, or coverage at least as broad.

3.3.11.7 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A:VIII, licensed to do business in California, and satisfactory to the City.

3.3.11.8 Verification of Coverage. Contractor shall furnish City with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City if requested. All certificates and endorsements must be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.3.11.9 Reporting of Claims. Contractor shall report to the City, in addition to Contractor's insurer, any and all insurance claims submitted by Contractor in connection with the Services under this Agreement.

3.3.12 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and lifesaving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

### 3.3.13 Bonds.

3.3.13.1 Performance Bond. If required by law or otherwise specifically requested by City in Exhibit "C" attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

3.3.13.2 Payment Bond. If required by law or otherwise specifically requested by City in Exhibit "C" attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

3.3.13.3 Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this Section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

3.3.13.4 Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The

surety must be a California-admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California-admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the California Code of Civil Procedure, and proof of such is provided to the City.

### 3.3.14 Work Site.

3.3.14.1 Inspection of Site. Contractor shall visit sites where Services are to be performed and shall become acquainted with all conditions affecting the Services prior to commencing the Services. Contractor shall make such examinations as it deems necessary to determine the condition of the work sites, its accessibility to materials, workmen and equipment, and to determine Contractor's ability to protect existing surface and subsurface improvements. No claim for allowances—time or money—will be allowed as to such matters after commencement of the Services.

3.3.14.2 Field Measurements. Contractor shall make field measurements, verify field conditions and shall carefully compare such field measurements and conditions and other information known to Contractor with the Contract Documents, including any plans, specifications, or scope of work before commencing Services. Errors, inconsistencies or omissions discovered shall be reported to the City immediately and prior to performing any Services or altering the condition.

3.3.15 Loss and Damage. Contractor shall be responsible for all loss and damage which may arise out of the nature of the Services agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Services until the same is fully completed and accepted by City.

3.3.16 Warranty. Contractor warrants all Services under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) days after being notified in writing by the City of any defect in the Services or non-conformance of the Services to the Contract, commence and prosecute with due diligence all Services necessary to fulfill the terms of the warranty at its sole cost and expense. Contractor shall act sooner as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the work (or work of other contractors) damaged by its defective Services or which becomes damaged in the course of repairing or replacing defective work. For any work so corrected, Contractor's obligation hereunder to correct defective work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected work. Contractor shall perform such tests as the City may require to verify that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstatement of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any

portion of the work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

### **3.4 Labor Code Requirements.**

**3.4.1 Prevailing Wages.** Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Contractor and all subcontractors to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

**3.4.2 Registration/DIR Compliance.** If the Services are being performed as part of an applicable "public works" or "maintenance" project, and if the total compensation is \$15,000 or more, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Contractor and all subcontractors performing such Services must be registered with the Department of Industrial Relations. Contractor shall maintain registration for the duration of the Project and require the same of any subcontractors, as applicable.

**3.4.3 Registration/DIR Compliance.** This Project may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor that affect Contractor's performance of Services, including any delay, shall be Contractor's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Contractor caused delay and shall not be compensable by the City. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and

agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor.

3.4.4 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

### 3.5 Termination of Agreement.

3.5.1 Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services which have been adequately rendered to City, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

### 3.6 Indemnification.

3.6.1 Scope of Indemnity. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold the City, its officials, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgments, awards, decrees, settlements, loss, damage or injury of any kind, in law or equity, regardless of whether the allegations are false, fraudulent, or groundless, to property or persons, including wrongful death, (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Contractor, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Contractor's Services, the Project or this Agreement, including without limitation the payment of all expert witness fees, attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent required by Civil Code section 2782, Contractor's indemnity obligation shall not apply to such loss or damage which is caused by the sole or active negligence or willful misconduct of the City.

3.6.2 Additional Indemnity Obligations. Contractor shall defend, with counsel of City's choosing and at Contractor's own cost, expense and risk, any and all Claims covered by this section that may be brought or instituted against City or its officials, employees, agents and volunteers. In addition, Contractor shall pay and satisfy any judgment, award or decree that may



be rendered against City or its officials, employees, agents and volunteers as part of any such claim, suit, action or other proceeding. Contractor shall also reimburse City for the cost of any settlement paid by City or its officials, employees, agents and volunteers as part of any such claim, suit, action or other proceeding. Such reimbursement shall include payment for City's attorney's fees and costs, including expert witness fees. Contractor shall reimburse City and its officials, employees, agents and volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall survive expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by the City, its officials, employees, agents and volunteers.

### 3.7 General Provisions.

3.7.1 Accounting Records. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

#### 3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Contractors. Contractor is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Contractor is in compliance with the California Labor Code, Contractor shall only utilize its employees to provide the Services. Contractor may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Contractor represents and warrants that all personnel who perform the Services on Contractor's behalf are Contractor's employees, and that Contractor complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Contractor shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Contractor to use a Subcontractor, Contractor shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

3.7.3 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

**Contractor:**

International Environmental Corporation  
P.O. Box 4218, Panorama City, CA 91412  
Jorge Sandoval, Contract Manager

**City:**

City of Santa Paula  
 970 Ventura Street  
 Santa Paula, CA 93060  
 Attn: Greg Barnes, Parks & Recreation Director

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.7.4 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in Ventura County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Contractor must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Contractor. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Contractor shall be barred from bringing and maintaining a valid lawsuit against the City.

3.7.5 Attorneys' Fees. If either Party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

3.7.6 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.7.7 City's Right to Employ Other Contractors. City reserves right to employ other contractors in connection with this Project.

3.7.8 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.7.9 Assignment or Transfer. Contractor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.7.10 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Contractor include all personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease

of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

3.7.11 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.7.12 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

3.7.13 No Third Party Beneficiaries. Except to the extent expressly provided for in Section 3.5.7, there are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.7.14 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.7.15 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.7.16 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.7.17 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.7.18 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.7.19 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

[SIGNATURES NEXT PAGE]

**SIGNATURE PAGE FOR MAINTENANCE SERVICES AGREEMENT  
BETWEEN THE CITY OF SANTA PAULA  
AND INTERNATIONAL ENVIRONMENTAL CORPORATION**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

**CITY OF SANTA PAULA**

**International Environmental Corporation**

*Approved By:*

**[If Corporation, TWO SIGNATURES,  
President OR Vice President AND  
Secretary OR Treasurer REQUIRED]**

\_\_\_\_\_  
Dan Singer  
City Manager

By:  \_\_\_\_\_

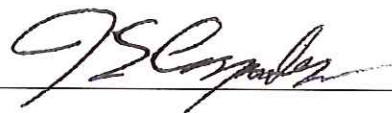
*Approved as to Form:*

Its: President

\_\_\_\_\_  
John Cotti  
City Attorney

Printed Name: Virginia Cespedes

*Attested By:*

By:  \_\_\_\_\_

Its: Secretary

\_\_\_\_\_  
Julie Latshaw  
City Clerk

Printed Name: Jon Cespedes

499540 C27, C61/D49, B, C31  
Contractor's License Number and  
Classification

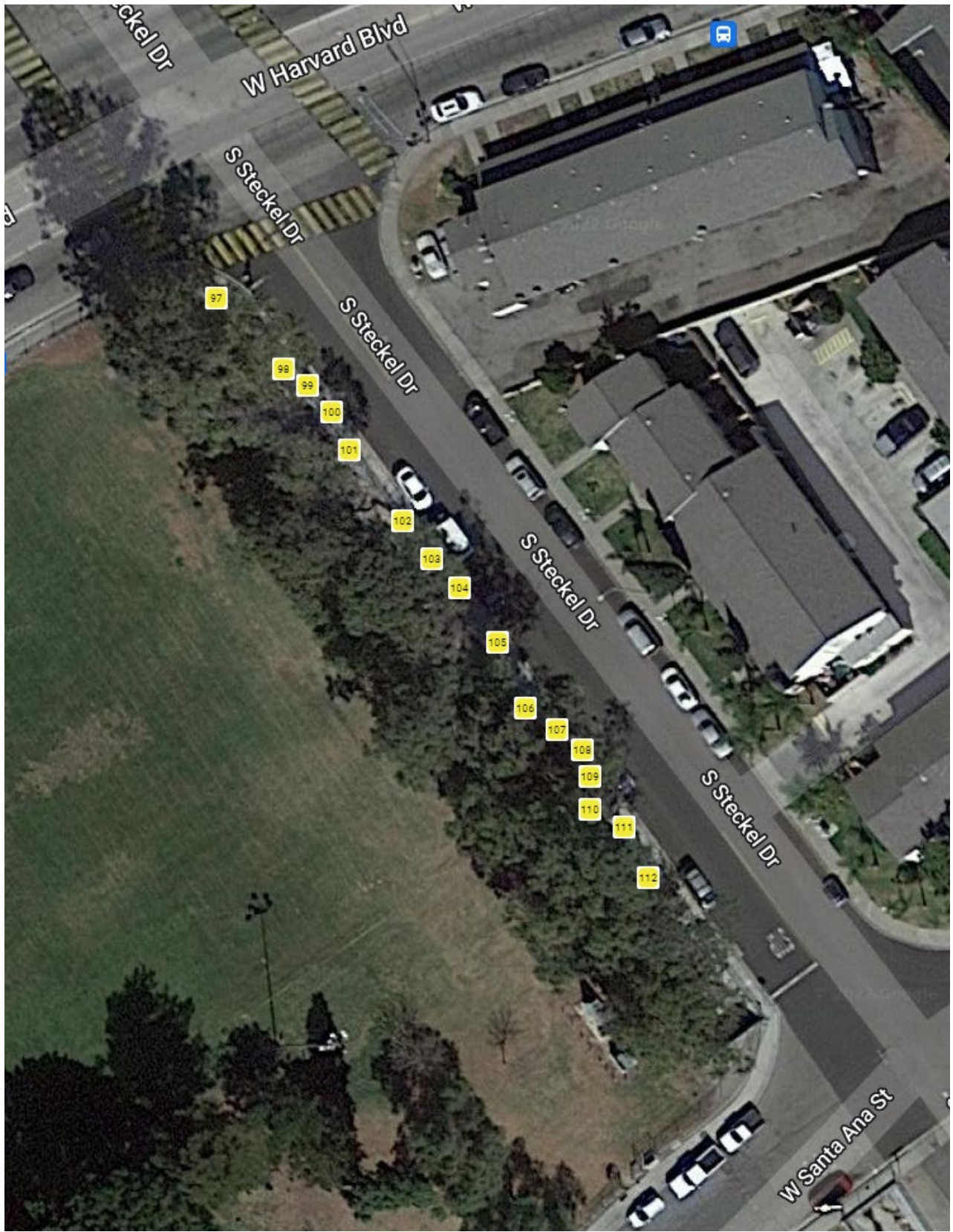
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DIR Registration Number

EXHIBIT A  
SCOPE OF WORK

- Perform and provide a copy to the City of a Wildlife Survey of Fagan Barranca Park and Teague Park prior to work commencing.
- Provide a wildlife biologist on-site as needed to observe work and provide guidance as needed.
- Provide all traffic control (vehicle and pedestrian) for active work site as needed.
- Participate in a pre-work / site walk through with City staff to discuss and identify which trees will be removed and which trees will be pruned.
- Remove within 36 inches of the ground or prune up to fourteen (14) Eucalyptus Trees in Teague Park.
- Remove within 36 inches of the ground or prune up to ninety-four (94) Eucalyptus Trees in Fagan Barranca Park.
- Remove all tree trimmings, debris & wood chips off site and dispose of unless otherwise directed by City staff.
- Provide a post report of work performed within thirty (30) days of completion.



**Overview of Barranca**



**Overview of Teague Park**



EXHIBIT B  
SCHEDULE OF SERVICES

- Services / project will begin once contractor receives a Notice to Proceed from the City.
- Contractor has 30 working days to complete the project.
- It is anticipated that the contractor will receive notice to proceed no later than June 13, 2022.

Fagan Barranca Park: Approximately 100 Eucalyptus Trees  
 Teague Park: Approximately 14 Eucalyptus Trees

**General Conditions:**

This Tree Removal Project is subject to CEQA Guidelines and may require on site wildlife expert to monitor the project. Possible monitoring would include nesting season, identification of birds and related conditions. The approved contractor for the project will be required to assist, comply, and carry out the requirements set forth by the expert. The City will be responsible for cost associated with any experts, reports, monitoring and encroachment permits required.

**Bid Schedule**

A. The undersigned proposes to furnish all labor, materials and equipment required to complete the scope of work in accordance with the contract and price specified below.

B. This bid includes addenda numbers(s) (IF REQUIRED) 1

All Quantities are computed on a "Measured in Place Basis". Bidders shall compute their own measurements and any safety factors into their bids.

LOW BID WILL BE BASED ON SUM OF TOTAL UNIT PRICES

C.	NO.	Description	Quantity	Unit	Unit Price	Total Bid Price
	1.	General Conditions	1	Each	<u>\$100.00</u>	<u>\$100.00</u>
	2.	Biologist / Wildlife Survey	1	Each	<u>\$2,000.00</u>	<u>\$2,000.00</u>
	3.	Tree Removal	1	Each	<u>\$4,250.00</u>	<u>\$4,250.00</u>
	4.	OPT Stump Grinding	1	Each	<u>\$250.00</u>	<u>\$250.00</u>
	5.	OPT Tree Pruning	1	Each	<u>\$2,100.00</u>	<u>\$2,100.00</u>
	6.	OPT Traffic Control	1	Each	<u>\$100.00</u>	<u>\$100.00</u>

The Sum of the Total Bid = Proposed contract price: \$ 8,800.00

Submitted By: INTERNATIONAL ENVIRONMENTAL CORPORATION

Print Name: Victoria Santiago,  
Contract Manager

Signed By: 

Date: 3/23/2022

# **EXHIBIT B**

## **Bid Tabulations & Bid Sheets**

City of Santa Paula

RFB: Fagan Barranca & Teague Park Eucalyptus Tree Removal/Pruning Project

Bid Tabulation

<b>Contractor</b>	<b>Required Per Unit Cost</b>	<b>General Conditions / Survey</b>	<b>Total Bid Proposed (required 114 Trees)</b>
Trades United Construction, Inc.	\$4,000	\$80,000	\$ 536,000.00
West Coast Arborist	\$4,500	\$17,000	\$ 530,000.00
IEC	\$4,250	\$2,100	\$ 486,600.00
United Pacific Services	\$1,400	\$16,500	\$ 176,100.00

Fagan Barranca Park: Approximately 100 Eucalyptus Trees  
 Teague Park: Approximately 14 Eucalyptus Trees

**General Conditions:**

This Tree Removal Project is subject to CEQA Guidelines and may require on site wildlife expert to monitor the project. Possible monitoring would include nesting season, identification of birds and related conditions. The approved contractor for the project will be required to assist, comply, and carry out the requirements set forth by the expert. The City will be responsible for cost associated with any experts, reports, monitoring and encroachment permits required.

**Bid Schedule**

- A. The undersigned proposes to furnish all labor, materials and equipment required to complete the scope of work in accordance with the contract and price specified below.
- B. This bid includes addenda numbers(s) (IF REQUIRED) Addendum No. 1


All Quantities are computed on a "Measured in Place Basis". Bidders shall compute their own measurements and any safety factors into their bids.

LOW BID WILL BE BASED ON SUM OF TOTAL UNIT PRICES

C.	N0.	Description	Quantity	Unit	Unit Price	Total Bid Price
	1.	General Conditions	1	Each	<u>200.00</u>	<u>per day</u>
	2.	Biologist / Wildlife Survey	1	Each	<u>1,250.00</u>	<u>per day</u>
	3.	Tree Removal	1	Each	<u>1,400.00</u>	<u>per tree</u>
	4.	OPT Stump Grinding	1	Each	<u>295.00</u>	<u>per stump</u>
	5.	OPT Tree Pruning	1	Each	<u>725.00</u>	<u>per tree</u>
	6.	OPT Traffic Control	1	Each	<u>100.00</u>	<u>per day</u>

The Sum of the Total Bid = Proposed contract price: \$ 3,970.00  
 (Total of unit prices)

Submitted By: United Pacific Services, Inc.

Print Name: Gus K. Franklin, President Signed By:  Date: 03/24/2022

The contract has no quantities of work to be completed in each item number from 1 to 6 therefore we are giving the city a unit cost per each item number that can be multiplied times the quantity of work to be completed on each line items from 1 to 6.

Fagan Barranca Park: Approximately 100 Eucalyptus Trees  
 Teague Park: Approximately 14 Eucalyptus Trees

**General Conditions:**

This Tree Removal Project is subject to CEQA Guidelines and may require on site wildlife expert to monitor the project. Possible monitoring would include nesting season, identification of birds and related conditions. The approved contractor for the project will be required to assist, comply, and carry out the requirements set forth by the expert. The City will be responsible for cost associated with any experts, reports, monitoring and encroachment permits required.

**Bid Schedule**

A. The undersigned proposes to furnish all labor, materials and equipment required to complete the scope of work in accordance with the contract and price specified below.

B. This bid includes addenda numbers(s) (IF REQUIRED) 1

All Quantities are computed on a "Measured in Place Basis". Bidders shall compute their own measurements and any safety factors into their bids.

LOW BID WILL BE BASED ON SUM OF TOTAL UNIT PRICES

C.	NO.	Description	Quantity	Unit	Unit Price	Total Bid Price
	1.	General Conditions	1	Each	<u>\$100.00</u>	<u>\$100.00</u>
	2.	Biologist / Wildlife Survey	1	Each	<u>\$2,000.00</u>	<u>\$2,000.00</u>
	3.	Tree Removal	1	Each	<u>\$4,250.00</u>	<u>\$4,250.00</u>
	4.	OPT Stump Grinding	1	Each	<u>\$250.00</u>	<u>\$250.00</u>
	5.	OPT Tree Pruning	1	Each	<u>\$2,100.00</u>	<u>\$2,100.00</u>
	6.	OPT Traffic Control	1	Each	<u>\$100.00</u>	<u>\$100.00</u>

The Sum of the Total Bid = Proposed contract price: \$ 8,800.00

Submitted By: INTERNATIONAL ENVIRONMENTAL CORPORATION

Print Name: Victoria Santiago,  
Contract Manager

Signed By: 

Date: 3/23/2022

Fagan Barranca Park:      Approximately 100 Eucalyptus Trees  
 Teague Park:                Approximately 14 Eucalyptus Trees

**General Conditions:**

This Tree Removal Project is subject to CEQA Guidelines and may require on site wildlife expert to monitor the project. Possible monitoring would include nesting season, identification of birds and related conditions. The approved contractor for the project will be required to assist, comply, and carry out the requirements set forth by the expert. The City will be responsible for cost associated with any experts, reports, monitoring and encroachment permits required.

**Bid Schedule**

- A. The undersigned proposes to furnish all labor, materials and equipment required to complete the scope of work in accordance with the contract and price specified below.
- B. This bid includes addenda numbers(s) (IF REQUIRED) 1 \_\_\_\_\_

All Quantities are computed on a "Measured in Place Basis". Bidders shall compute their own measurements and any safety factors into their bids.

LOW BID WILL BE BASED ON SUM OF TOTAL UNIT PRICES

C.	N0.	Description	Quantity	Unit	Unit Price	Total Bid Price
	1.	General Conditions	1	Each	\$0	\$0.00
	2.	Biologist / Wildlife Survey	1	Each	\$250	\$17,000.00
	3.	Tree Removal	1	Each	\$4,500	\$513,000.00
	4.	OPT Stump Grinding	1	Each	\$350	\$59,150.00
	5.	OPT Tree Pruning	1	Each	\$750	\$85,500.00
	6.	OPT Traffic Control	1	Each	\$1,500	\$1,500.00

The Sum of the Total Bid = Proposed contract price:    \$ 7,350.00

Submitted By: West Coast Arborists, Inc.

Print Name: Patrick Mahoney, President

Signed By:



Date: 03/23/22

Fagan Barranca Park: Approximately 100 Eucalyptus Trees  
 Teague Park: Approximately 14 Eucalyptus Trees

**General Conditions:**

This Tree Removal Project is subject to CEQA Guidelines and may require on site wildlife expert to monitor the project. Possible monitoring would include nesting season, identification of birds and related conditions. The approved contractor for the project will be required to assist, comply, and carry out the requirements set forth by the expert. The City will be responsible for cost associated with any experts, reports, monitoring and encroachment permits required.

**Bid Schedule**

- A. The undersigned proposes to furnish all labor, materials and equipment required to complete the scope of work in accordance with the contract and price specified below.
- B. This bid includes addenda numbers(s) (IF REQUIRED) \_\_\_\_\_

All Quantities are computed on a "Measured in Place Basis". Bidders shall compute their own measurements and any safety factors into their bids.

LOW BID WILL BE BASED ON SUM OF TOTAL UNIT PRICES

C.	N0.	Description	Quantity	Unit	Unit Price	Total Bid Price
	1.	General Conditions	1	Each	\$20,000	\$20,000
	2.	Biologist / Wildlife Survey	1	Each	\$60,000	\$60,000
	3.	Tree Removal	1	Each	\$4000	\$456,000
	4.	<u>OPT</u> Stump Grinding	1	Each	\$450	_____
	5.	<u>OPT</u> Tree Pruning	1	Each	\$1200	_____
	6.	<u>OPT</u> Traffic Control	1	Each	\$1000 per Day	_____

The Sum of the Total Bid = Proposed contract price: \$ \$536,000

Submitted By: *Trades United Construction, Inc.*

Print Name: *Chris Hinkle*

Signed By: *[Signature]*

Date: *3/23/22*



**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: John Cotti, City Attorney

Subject: SECOND READING OF ORDINANCE NO. 1317 INCREASING CITY COUNCIL COMPENSATION

Date: May 18, 2022

Agenda Item: 9.D

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**RECOMMENDATION:**

It is recommended that the Council:

Adopt on second reading Ordinance No. 1317 to increase City Council compensation to \$600 per month, per member of the City Council.

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**BACKGROUND:**

On May 4, 2022, the Council introduced on first reading Ordinance No. 1317 to increase City Council compensation to \$600 per councilmember per month. This item is brought before the Council to conduct a second reading of the Ordinance and adopt it.

If the Council votes to adopt the Ordinance, it will go into effect 30 days from the date of adoption. However, as discussed, the salary increase does not take effect immediately. The salary increase will not take effect until the commencement of a new term of office for any councilmember, which will take place at the general municipal election in November, 2022.

On this point, Government Code Section 36516.5 states:

“A change in compensation does not apply to a council member during the council member’s term of office. This prohibition shall not prevent the adjustment of the compensation of all members of a council serving staggered terms whenever one or more members of such council becomes eligible for a salary increase by virtue of his beginning a new term of office.”

For ease of accounting, the effective date of the increase will be January 1, 2023. Prior to this date, the salary for Councilmembers set forth in Ordinance No. 785 in the amount of \$300 per month per councilmember shall remain in effect.

**ANALYSIS:**

Over the course of three meetings, the Council discussed this item and determined that an increase in compensation by ordinance could encourage qualified persons to become members of the City Council, would ensure that members of the City Council are

compensated fairly and comparably to city council members of other cities, and would avoid the expense of putting a measure on the ballot. Ultimately, the Council discussed increasing the salary to \$600 a month, which would be similar to some nearby cities and would represent a middle ground between the current \$300 per month and the Government Code-permitted \$900 per month.

**STRATEGIC PLAN:**

None.

**FISCAL IMPACTS:**

If approved, the increased City Council salaries would result in an additional \$18,000 expense from the general fund annually, beginning in 2023. As Council approved a two year budget, staff will incorporate the necessary budget allocations on June 15 during the Mid-Cycle Budget presentation.

**OPTIONS:**

In addition to the recommended action, the City Council can:

1. Decline to adopt the ordinance and leave Council compensation at the current level of \$300 per month, per member of the City Council;
2. Revise the amount of the increase specified in the proposed Ordinance and re-introduce it; or
3. Continue the item for further research and review.

**ATTACHMENTS:**

[Ordinance No. 1317 - Increasing Compensation for Members of the the City Council.docx](#)

**ORDINANCE NO. 1317**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SANTA PAULA, CALIFORNIA, INCREASING  
COMPENSATION FOR MEMBERS OF THE CITY COUNCIL**

The City Council of the City of Santa Paula does ordain as follows:

SECTION 1. *Findings.* The City Council finds as follows:

- A. The City of Santa Paula, California (the “City”) is a general law city organized and existing under the Constitution and laws of the State of California.
- B. California Government Code section 36516 provides a method by which salaries for members of the City Council are established and increased.
- C. California Government Code Section 36516(a) authorizes the City Council to enact an ordinance providing that each member of the City Council shall receive a salary based on the population of the City.
- D. California Government Code Section 36516(a)(4) further authorizes the salary of members of the City Council to be increased beyond the amount based on the population of the City, so long as such increase does not exceed an amount equal to five percent (5%) for each calendar year from the operative date of the last adjustment of salary.
- E. Section 30.04 of the City of Santa Paula Municipal Code authorizes the City Council to provide by ordinance that each member of the City Council receive a prescribed salary, the amount of which is based upon the population of the City, and can be increased according to California law.
- F. The salary of the City Council, adopted in 1982 pursuant to Ordinance No. 785, is currently set at Three Hundred Dollars (\$300.00) per month, per member of the City Council.
- G. The City Council has not elected to increase or adjust the salary for the City Council in forty years since it was last set in 1982.
- H. In order to encourage qualified persons to become members of the City Council and to ensure that members of the City Council are compensated fairly and comparably to city council members of other cities, it is in the best interests of the City to increase the salary of the members of the City Council.
- I. All other legal prerequisites to the adoption of this Ordinance have occurred.

SECTION 2. *Incorporation of Recitals.* The above recitals are true and correct and are incorporated herein by this reference.

SECTION 3. *Repeal.* Ordinance No. 785 is hereby repealed, effective January 1, 2023.

SECTION 4. *City Council Compensation.* The City Council hereby authorizes an increase in compensation for the members of the City Council as follows:

Pursuant to Section 36516 of the California Government Code, compensation shall be paid in the amount of Six Hundred Dollars (\$600.00) per month, per member of the City Council of the City of Santa Paula. The compensation prescribed herein is and shall be exclusive of any amounts payable to each member of the City Council as reimbursement for actual and necessary expenses incurred in the performance of official duties for the City of Santa Paula pursuant to the provisions of California Government Code Section 36514.5, as amended from time to time. Such reimbursement shall be as established in accordance with reimbursement policy adopted by the City Council.

SECTION 5. *Effective Date.* This Ordinance shall take effect thirty (30) days after its adoption. However, pursuant to Government Code section 36516.5, the increase set forth in Section 4 shall not become effective until the commencement of a new term for any member of the City Council, which will occur on January 1, 2023. Prior to this date, the salary for Councilmembers set forth in Ordinance No. 785 in the amount of \$300 per month per councilmember shall remain in effect.

SECTION 6. *California Environmental Quality Act.* The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(c)(3) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), 15060(c)(3) and 15378 (the activity is not a project under CEQA) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 7. *Severability.* If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 8. *Certification and Publication.* The City Clerk of the City of Santa Paula shall certify to the adoption of this Ordinance and cause publication to occur in a newspaper of general circulation and published and circulated in the City in a manner permitted under California Government Code Section 36933.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Santa Paula, California on the 18th day of May, 2022.

\_\_\_\_\_  
JENNY CROSSWHITE, MAYOR

ATTEST:

\_\_\_\_\_  
Julie Latshaw, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John C. Cotti, City Attorney

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: James Mason, Community & Economic Development Director

Subject: SECOND READING TO ADOPT ORDINANCE NO. 1316 AMENDING CHAPTER 16.58 OF THE SANTA PAULA MUNICIPAL CODE TO EXCLUDE ESTABLISHMENTS WITHIN THE CENTRAL BUSINESS DISTRICT FROM THE SEPARATION REQUIREMENT FOR ON-SITE SALE OF ALCOHOL

Date: May 18, 2022

Agenda Item: 9.E

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**RECOMMENDATION:**

Staff recommends City Council:

Conduct second reading and Adopt Ordinance No. 1316 amending Chapter 16.58 of the Santa Paula Municipal Code to exclude establishments within the Central Business District from the separation requirement for on-site sale of alcohol.

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**BACKGROUND:**

At the April 20, 2022 meeting, the City Council waived the first reading and introduced Ordinance No. 1316 amending Santa Paula Municipal Code Chapter 16.58 to exclude establishments within the Central Business District from the separation requirement for on-site sale of alcohol; and find the ordinance exempt from CEQA. The City Council provided direction that the following text change be made to the proposed ordinance:

**(C) Except for temporary sales of alcohol and except for alcohol sales for on-site consumption within the Central Business District, sale of alcoholic beverages within 300 feet of a public or private school is prohibited on weekdays between the hours of 7:00 a.m. and 6:00 p.m.**

The recommended ordinance (Attachment A to this City Council Report) reflects the final language for the ordinance amendment and the ordinance is now presented to the City Council for adoption.

**ANALYSIS:**

The proposed text amendment to the Santa Paula Municipal Code Chapter 16.58 Alcoholic Beverage Sales would exclude businesses within the CBD that apply for on-site sale of alcohol from the separation requirement identified in section 16.58.010 (C). This exception would not apply to establishments requesting off-site alcohol sales. The review and approval

processes required by the City's requisite alcohol enforcement agreement between the City and the property owner/operator/applicant facilitate the control of the sale of alcohol, inclusive of spirits, distilled liquor, beer and wine before approval for sale of alcohol on the property. In addition, each application for an alcohol license must apply for a Conditional Use Permit and is subject to the enforcement agreement that requires review and approval by the City Council. On-site alcohol sales may also be denied by the Department of Alcoholic Beverage Control (ABC) unless the department determines a requested liquor license would serve a "public convenience or necessity". In general terms, this means the applicant must demonstrate to the department that the business will provide a benefit to the surrounding community that outweighs any concerns related to undue concentration of liquor-serving establishments, crime, or other nuisances (e.g. excessive noise).

### **ENVIRONMENTAL REVIEW (CEQA):**

The City reviewed the proposed ordinance's environmental impacts pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 California Code of Regulations §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines ("Santa Paula Guidelines"). CEQA, CEQA Guidelines and Santa Paula Guidelines collectively referred to as "CEQA Regulations". State CEQA Guidelines sections 15378(b)(2) and 15378(b)(5) provide that ongoing administrative activities and organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment do not constitute a "project" as defined by the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.). And, even if the proposed text amendments were a "project" they are exempt from CEQA under CEQA Guidelines section 15601(b)(3)'s "common sense" rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Here, it can be seen with certainty that there is no possibility that the proposed elimination of the separation requirement for on-site sale of alcohol within the Central Business District will have a significant effect on the environment. Alternatively, to the extent they apply to existing businesses, the proposed amendments are categorically exempt from the requirements of CEQA, pursuant to the Santa Paula Guidelines and CEQA Guidelines, § 15301, Class 1 (Existing Facilities). The licensing of a few existing restaurants to serve alcohol onsite in the CBD zone involves a negligible expansion of an existing or former use. In addition, since alcohol beverage sales subject to a conditional use permit is an existing permitted use in the CBD zone, new establishments that qualify for onsite alcohol sales represent a negligible expansion of an existing use, and thus also fall within the Class 1 exemption.

### **STRATEGIC PLAN:**

B. Economic Development Goal: Enhance the economic vitality of the community through measures targeted towards development and business retention and expansion and attraction, resulting in diverse housing options, increased revenue generation, job creation, and a business-friendly community. The proposed ordinance amendment will allow greater flexibility for downtown businesses serving alcohol on-site that will foster an environment that will help retain and attract businesses and as a result will increased revenue generation, job creation, and a business-friendly community.

### **FISCAL IMPACTS:**

There are no fiscal impacts associated with the amendment. All applicants are required to pay

associated fees for approval of an alcohol permit.

**OPTIONS:**

No alternatives recommended.

**ATTACHMENTS:**

[ATTACHMENT A. ORDINANCE NO. 1316 CODE AMENDMENT \(CBD Exception to Alcohol Sales Distance\) \(00000002\)-c1.docx](#)



# **ATTACHMENT A**

**ORDINANCE NO. 1316  
AMENDING CHAPTER 16.58 OF THE SANTA PAULA  
MUNICIPAL CODE TO EXCLUDE ESTABLISHMENTS WITHIN  
THE CENTRAL BUSINESS DISTRICT FROM THE  
SEPARATION REQUIREMENT FOR ON-SITE SALE OF  
ALCOHOL**

## ORDINANCE NO. 1316

### AN ORDINANCE AMENDING CHAPTER 16.58 OF THE SANTA PAULA MUNICIPAL CODE TO EXCLUDE ESTABLISHMENTS WITHIN THE CENTRAL BUSINESS DISTRICT FROM THE SEPARATION REQUIREMENT FOR ON-SITE SALE OF ALCOHOL

The City Council of the City of Santa Paula does ordain as follows:

**SECTION 1:** The City Council finds and declares that:

- A. Santa Paula Municipal Code (“SPMC”) § 16.58, prohibits, except for temporary sales of alcohol, the sale of alcoholic beverages within 300 feet of a public or private school on weekdays between the hours of 7:00 a.m. and 6:00 p.m. (referred to as the “separation requirement”). The proposed Development Code (“Code”) amendments would eliminate this requirement for on-site sale of alcohol within the Central Business District, defined by the geographic area on Main street between 8<sup>th</sup> street and 11<sup>th</sup> Street.
- B. The proposed amendment was reviewed by the City’s Planning Division for, in part, consistency with the General Plan and conformity with the Santa Paula Municipal Code;
- C. The City Planning Division reviewed the proposed amendments’ environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated there under (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines (“Santa Paula Guidelines”; CEQA, CEQA Guidelines and Santa Paula Guidelines collectively referred to as “CEQA Regulations”);

**SECTION 2:** *Factual Findings and Conclusions.* Pursuant to SPMC Title 16 *Development Code*, the City Council makes the following findings:

- A. The request to amend SPMC § 16.58 to exclude establishments within the Central Business District from the separation requirement for on-site sale of alcohol is consistent with the character and intent of uses within the Central Business District.
- B. The proposed amendments to the Code are not expected to have a negative impact on the Central Business District nor the surrounding properties. All alcohol license applicants are required, under SPMC § 16.58.010(I), to comply with an enforcement agreement that will provide the Police Department with the ability to quickly respond to violations and ensure compliance. The land use is supportive of and will not negatively affect the demand of existing on-site services including City services.

- C. The proposed amendments to the Code are desirable to encourage services and facilities which will contribute to the general convenience or welfare of the neighborhood or community because eliminating the separation requirement for on-site sale of alcohol within the Central Business District will enhance services that are sought and enjoyed by a large segment of the community. The proposed amendment is also compatible with the existing, surrounding and planned land uses within the vicinity.
- D. The characteristics of the proposed amendments are not unreasonable or incompatible with the types of uses in the surrounding area, such as other restaurant and commercial uses along Main Street. Any potential health and safety impacts will be addressed by requiring an applicant for alcohol permits to comply with local and state regulations relating to serving alcohol. All applicants will be required to enter into an enforcement agreement with the Police Department to ensure compliance with conditions of approval and provide the Police Department with a mechanism to close down the establishment due to alcohol related incidents, if needed.

**SECTION 3:** *General Plan and Development Objectives.* Pursuant to SPMC § 16.208.030, the City Council determines that the proposed amendments are consistent with the objectives of Title 16 of the SPMC, the General Plan, and development policies of the City as follows:

- A. The Santa Paula General Plan (2040) land use designation of the area impacted by the proposed amendments is the Central Business District. The zoning district for the area is Central Business District (CBD) which is consistent with the corresponding General Plan land use designation.
- B. Pursuant to the General Plan (2040) and SPMC § 16.15.010, the purpose of the CBD land use designation/zone is to provide a pedestrian-scale commercial district with an emphasis on small-scale businesses intended to serve the local community and tourists. The character of the CBD zone is intended to be that which promotes the historic identity of the past through the creation of an identifiable downtown and an emphasis on architectural style. The CBD zone will support a mix of complementary retail, service, office, civic, cultural, and residential uses. Commercial use such as restaurants serving alcohol are encouraged to concentrate in the CBD zone.
- C. The purpose of Chapter 16.208 *Development Code Amendments* is to allow for amendment to the Code in recognition of the fact that physical, economic, and other conditions in the city may change over time. Currently, SPMC § 16.58.010 *Development Standards and Use Conditions*, with the exception of temporary sales as specified in § 16.58.030, to obtain a Conditional Use Permit; and as specified in § 16.58.010(l) and enter into an enforcement agreement. Section 16.58.010 also prohibits the sale of alcoholic beverages within 300 feet of a public or private school on weekdays between 7:00 am and 6:00 pm. The proposed amendments are consistent with Title 16 of the SPMC because it accommodates the changing economic conditions in the CBD. In addition, the amendment is incremental in nature,

as it does not eliminate the Conditional Use Permit requirement or the enforcement agreement requirement, and several businesses within the CBD already legally sell alcohol for on-site consumption.

D. The proposed code amendments are consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan (2040), as further described below in Section 4, particularly the following:

- Land Use Element, Community Character and Urban Form: LU1
- Land Use Element, Balanced Land Use & Economic Opportunity: LU3
- Land Use Element, Extended Business Hours: LU 5.4
- Economic Development and Downtown, Support Existing Businesses: EDD1.1

**SECTION 4:** *Development Code Amendment Findings.* Pursuant to SPMC §16.208.050, the City Council makes the following findings:

A. *The proposed code amendments are consistent with the goals, policies, and objectives of the General Plan.* Consistent with Land Use Policy LU 1 (Community Character and Urban Form), the proposed amendments will enhance the small-town character of the City and preserve the traditional Downtown environment by permitting full-service restaurants in a concentrated area that promote pedestrian traffic. The proposed amendments are also consistent with Land Use Policy LU 3 (Balanced Land Use & Economic Opportunity), as they will allow for new development providing a greater range of services, amenities, and employment opportunities. The amendments will implement Land Use Policy LU 5.4 (Extended Business Hours), which is to promotion of land uses that will generate more activity in to the evening in commercial areas, especially Downtown. In addition, the amendments are consistent with Economic Development and Downtown Policy EDD 1.1 (Support Existing Businesses) because allowing full-service restaurants to serve alcohol will attract patrons to surrounding businesses in Downtown. Nothing in the proposed amendments would create an inconsistency with the goals, policies and objectives of the 2040 General Plan.

B. *The proposed code amendments will not adversely affect surrounding properties .* The proposed amendments will not adversely affect surrounding properties because the sale of alcohol for on-site consumption will still require a Conditional Use Permit from the City, will still require an enforcement agreement to address alcohol-related complaints, including closure of a problematic business, and will still be subject to a “public convenience or necessity” determination from the Department of Alcoholic Beverage Control (ABC) in order to obtain an on-site liquor license. Though there are pending permits from two restaurants located within the CBD (Gunsmoke Barbeque at 817 E Main Street and El Caprichio Restaurant at 827 E Main Street) that would no longer be prohibited by the City from serving alcohol onsite if the proposed amendments were adopted, ABC retains the authority to impose more stringent conditions than the City, including

minimum distance requirements from schools, churches, and hospitals. In addition, nothing precludes the City from imposing conditions of approval that are unique to a site to mitigate adverse effects on surrounding properties.

- C. *The proposed code amendments promote public health, safety, and general welfare and serves the goals and purposes of Title 16.* The public health, safety, and general welfare will be promoted by allowing greater flexibility for Downtown businesses serving alcohol on-site and will help to increase revenues and City sales tax generation. Residents and tourists are drawn to venues that responsibly serve alcohol. The amendments are limited to uses in the CBD zone, do not affect off-site sales (i.e. liquor stores), and is expected to increase social interaction and community-building. In addition, the amendments are intended to manage the increasing interest from existing and prospective Downtown businesses to serve alcohol on-site. For the reasons described in paragraphs B. and C. of Section 3, the proposed amendments will serve the goals and purposes of Title 16 of the SPMC.

**SECTION 5:** *Environmental Assessment.* State CEQA Guidelines sections 15378(b)(2) and 15378(b)(5) provide that ongoing administrative activities and organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment do not constitute a “project” as defined by the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.). And even if the proposed text amendments were a “project” they are exempt from CEQA under CEQA Guidelines section 15601(b)(3)’s “common sense” rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Here, it can be seen with certainty that there is no possibility that the proposed elimination of the separation requirement for on-site sale of alcohol within the Central Business District will have a significant effect on the environment.

Alternatively, to the extent they apply to existing businesses, the proposed amendments are categorically exempt from the requirements of CEQA, pursuant to the Santa Paula Guidelines and CEQA Guidelines, § 15301, Class 1 (Existing Facilities). The licensing of a few existing restaurants to serve alcohol onsite in the CBD zone involves a negligible expansion of an existing or former use. In addition, since alcohol beverage sales, subject to obtaining a conditional use permit, is an existing permitted use in the CBD zone, new establishments that might qualify for onsite alcohol sales represent a negligible expansion of an existing use, and also fall within the Class 1 exemption.

**SECTION 6:** *Amendment. Section 16.58 of the Santa Paula Municipal Code, entitled “Alcoholic Beverage Sales” is hereby amended in its entirety to read as follows:*

**“16.58.010**

Any use providing alcohol beverage sales for either on-site or off-site consumption is subject to the following standards and conditions on use:

(A) All new sales of alcohol, with the exception of temporary sales as specified in § 16.58.030 of this chapter, must obtain a Conditional Use Permit.

(B) A new alcohol sales use may only be established in a location such that the proposed use will not contribute to undue concentration of such uses in an area where additional such uses would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, traffic problems and capacity.

(C) Except for temporary sales of alcohol citywide and **except** for alcohol sales for on-site consumption within the Central Business District, sale of alcoholic beverages within 300 feet of a public or private school is prohibited on weekdays between the hours of 7:00 a.m. and 6:00 p.m.;

(D) The proposed use must not adversely affect adjacent or nearby properties.

(E) Adequate litter receptacles must be provided.

(F) Where the proposed use is near residential uses, it must be limited in hours of operation, or designed and operated, so as to avoid disruption of residents' sleep between the hours of 10:00 p.m. and 7:00 a.m.

(G) No signs advertising any kind of alcoholic beverage, including beer, which will be easily visible from the exterior of the business will be permitted.

(H) Windows must be kept free of signs and other obstructions to allow visual inspection from the outside.

(I) The property owner/operator/applicant and the city must enter into an enforcement agreement to facilitate the control of the sale of alcohol, inclusive of spirits, distilled liquor, beer and wine at this site before selling alcohol on the subject property. This agreement will be subject to review and approval of the City Council. The agreement must also obligate any heirs, assigns, and other future owners/operators of the establishment, or must be replaced by a new similar agreement.

(J) No provision in this section is intended to conflict with the authority of the State of California Bureau of Alcoholic Beverage Control (ABC) to issue alcohol sales licenses. Before commencing the proposed use, applicants seeking a Conditional Use Permit for new alcohol sales are required to obtain the appropriate license from ABC in accordance with state law.

#### **16.58.020 EXISTING BUSINESSES.**

(A) Any establishment that has continuously held an active alcohol sales license from the State of California Bureau of Alcoholic Beverage Control (ABC) to sell

alcoholic beverages as of a date before July 6, 2004 (the date when the city's requirement for a Conditional Use Permit went into effect), is exempt from the provisions of this chapter; provided, however, that no expansion of the use will be permitted without the facility complying with the provisions of this chapter, including the securing of a Conditional Use Permit. Expansion includes any increase in square footage of a business, or request for increase in license privileges on or after July 6, 2004.

(B) Notwithstanding the exemption from this chapter under Subsection (A), all sales of alcohol legally established prior to July 6, 2004 (the date when the city's requirement for a Conditional Use Permit went into effect) will expire in the event that the licensee or owner closes the establishment for more than 30 days, except in the case of a remodeling, fire, natural disaster, or other physical calamity beyond the control of the owner. In such cases, the use will expire within one year.

#### **16.58.030 TEMPORARY SALES OF ALCOHOLIC BEVERAGES.**

(A) Notwithstanding the provisions of Chapter 16.15 (Commercial Zones), sales of alcoholic beverages may take place for a maximum of one day without the necessity of obtaining a conditional use permit. Such one-day events are prohibited within 1,000 feet of community street fairs, carnivals, festivals and parades which have been approved by the City Council. However, this prohibition does not preclude the sale of alcohol at these community events if approved by the City Council.

(B) Temporary sales lasting not more than three days, or any portion thereof over one, must be approved in advance by the City Council. The Council may establish conditions regarding such sales to assure compliance with city codes and the health, safety and welfare of the public. The City Council may deny such requests if it finds that the prior history of the organization or individual requesting the sale warrants such a denial or if the potential impacts of traffic congestion, loitering, crime, public drunkenness or other problems appear to be of a magnitude that cannot be overcome through the imposition of conditions. Such events are prohibited within 1,000 feet of community street fairs, carnivals, festivals and parades that have been approved by the City Council. However, this prohibition will not preclude the sale of alcohol at the site of these community events if approved by the City Council.”

**SECTION 7:** Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the Santa Paula Municipal Code.

**SECTION 8:** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision,

sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 9:** The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

**PASSED, APPROVED AND ADOPTED** this 18<sup>th</sup> day of May 2022.

\_\_\_\_\_  
Jenny Crosswhite, Mayor

ATTEST:

\_\_\_\_\_  
Julie Latshaw, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Cotti, City Attorney



## EXHIBIT A

Santa Paula Municipal Code (“SPMC”) Chapter 16.58 is hereby amended to exclude establishments within the Central Business District (CBD) zone from the separation requirement for the on-site sale of alcohol. ~~Strike through~~ text indicates deletions and underlined text indicates additions.

### CHAPTER 16.58: ALCOHOLIC BEVERAGE SALES

#### Section

16.58.010 Development standards and use conditions

16.58.020 Existing businesses

16.58.030 Temporary sales of alcoholic beverages

#### **16.58.010 DEVELOPMENT STANDARDS AND USE CONDITIONS.**

Any use providing alcohol beverage sales for either on-site or off-site consumption is subject to the following standards and conditions on use:

(A) All new sales of alcohol, with the exception of temporary sales as specified in § 16.58.030 of this chapter, must obtain a Conditional Use Permit.

(B) A new alcohol sales use may only be established in a location such that the proposed use will not contribute to undue concentration of such uses in an area where additional such uses would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, traffic problems and capacity.

(C) Except for temporary sales of alcohol citywide and except for alcohol sales for on-site consumption within the Central Business District, sale of alcoholic beverages within 300 feet of a public or private school is prohibited on weekdays between the hours of 7:00 a.m. and 6:00 p.m.;

(D) The proposed use must not adversely affect adjacent or nearby properties.

(E) Adequate litter receptacles must be provided.

(F) Where the proposed use is near residential uses, it must be limited in hours of operation, or designed and operated, so as to avoid disruption of residents' sleep between the hours of 10:00 p.m. and 7:00 a.m.

(G) No signs advertising any kind of alcoholic beverage, including beer, which will be easily visible from the exterior of the business will be permitted.

(H) Windows must be kept free of signs and other obstructions to allow visual inspection from the outside.

(I) The property owner/operator/applicant and the city must enter into an enforcement agreement to facilitate the control of the sale of alcohol, inclusive of spirits, distilled liquor, beer and wine at this site before selling alcohol on the subject property. This agreement will be subject to review and approval of the City Council. The agreement must also obligate any heirs, assigns, and other future owners/operators of the establishment, or must be replaced by a new similar agreement.

(J) No provision in this section is intended to conflict with the authority of the State of California Bureau of Alcoholic Beverage Control (ABC) to issue alcohol sales licenses. Before commencing the proposed use, applicants seeking a Conditional Use Permit for new alcohol sales are required to obtain the appropriate license from ABC in accordance with state law.

#### **16.58.020 EXISTING BUSINESSES.**

(A) Any establishment, ~~upon the effective date of this chapter, that has continuously held currently holding~~ an active alcohol sales license from the State of California Bureau of Alcoholic Beverage Control (ABC) to sell alcoholic beverages as of a date before July 6, 2004 (the date when the city's requirement for a Conditional Use Permit went into effect), is exempt from the provisions of this chapter; provided, however, that no expansion of the use will be permitted without the facility complying with the provisions of this chapter, including the securing of a Conditional Use Permit. Expansion includes any increase in square footage of a business, or request for increase in license privileges on or after July 6, 2004~~after the effective date of this chapter.~~

(B) Notwithstanding the exemption from this chapter under Subsection (A), all sales of alcohol legally established prior to July 6, 2004 (the date when the city's requirement for a Conditional Use Permit went into effect) will expire in the event that the licensee or owner closes the establishment for more than 30 days, except in the case of a remodeling, fire, natural disaster, or other physical calamity beyond the control of the owner. In such cases, the use will expire within one year.

#### **16.58.030 TEMPORARY SALES OF ALCOHOLIC BEVERAGES.**

(A) Notwithstanding the provisions of Chapter 16.15 (Commercial Zones), sales of alcoholic beverages may take place for a maximum of one day without the necessity of obtaining a conditional use permit. Such one-day events are prohibited within 1,000 feet of community street fairs, carnivals, festivals and parades which have been approved by the City Council. However, this prohibition does not preclude the sale of alcohol at these community events if approved by the City Council.

(B) Temporary sales lasting not more than three days, or any portion thereof over one, must be approved in advance by the City Council. The Council may establish conditions regarding such sales to assure compliance with city codes and the health, safety and welfare of the public. The City Council may deny such requests if it finds that the prior history of the organization or individual requesting the sale warrants such a denial or if the potential impacts of traffic congestion, loitering, crime, public drunkenness or other problems appear to be of a magnitude that cannot be overcome through the imposition of conditions. Such events are prohibited within 1,000 feet of community street fairs, carnivals, festivals and parades that have been approved by the City Council. However, this prohibition will not preclude the sale of alcohol at the site of these community events if approved by the City Council.

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council  
From: Christy Ramirez, Finance Director  
Subject: THIRD QUARTER FISCAL REPORT FY 21/22  
Date: May 18, 2022  
Agenda Item: 9.F

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**RECOMMENDATION:**

Staff recommends that the City Council approve Resolution No. 7400 Amending the City's Operating and CIP Budget for FY 2021/22.

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**BACKGROUND:**

Council received the Third Quarter Financial Review on May 4, 2022, receiving a status update on the City's revenue and expenditure activity as it relates to the FY 2021/22 Operating Budget. The budget resolution included in the report did not correlate with the information presented to Council, as the debit/credit column titles were reversed.

Staff is returning with a revised budget resolution correctly displaying the proposed amended allocations.

**ANALYSIS:**

**STRATEGIC PLAN:**

The net fiscal impact of these changes is a negative \$592,000 to the overall General Fund. This consists of \$700,000 from the the Measure T fund, utilizing previously approved excess revenues and unassigned fund balance as of the prior year end, an increase of \$128,000 to the General Fund, and a decrease of \$20,000 to the recreation fund, which will utilize existing fund balance to cover the shortfall.

While this surplus of revenues to expenses is welcome news, along with surplus presented in the mid-year report, staff remains cautious on additional use of General Fund (100) monies while we wait for additional Plan Check Fees to materialize.

**FISCAL IMPACTS:**

Budget adjustment line item requests are shown in Resolution No. 7400.

	Current Budget	Proposed Amendments	Proposed Budget
General Fund total	(237,933)	128,000	(109,933)
Cable Fund total	(9,500)	-	(9,500)
Measure T Fund total	(1,975,278)	(700,000)	(2,675,278)
Vehicle Replacement Fund total	60,000	-	60,000
Recreation Program Fund total	4,870	(20,000)	(15,130)
Net Change to Fund Balance	(2,157,840)	(592,000)	(2,749,840)

\*Carryover allocations funded from prior year available balance: \$2,146,229.

\*\*Use of unassigned fund balance at time of budget adoption: \$916,839.

**OPTIONS:**

The Council may reject staff's recommendations and provide additional guidance on reserve transfers and budget allocations.

**ATTACHMENTS:**

[Q3 Purchase Order Activity Report.pdf](#)

[Resolution 7400 Amending The City's Operating and CIP Budget for FY2021-22](#)

[REVISED.docx](#)



# Purchase Order Activity Report

## Purchase Order Summary

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 19-01292-R2				
7/1/2021	Issued		33,485.49	33485.49
<b>Vendor Number:</b> 011089		<b>Vendor Name:</b> CAROLLO ENGINEERS		
<b>Purchase Order:</b> 19-01339-R2				
7/1/2021	Issued		263,214.00	263214.00
7/1/2021	Changed		(30,915.00)	232299.00
<b>Vendor Number:</b> 013911		<b>Vendor Name:</b> MKN ASSOCIATES INC		
<b>Purchase Order:</b> 19-01456-R2				
7/1/2021	Issued		578,659.46	578659.46
7/1/2021	Changed		777,706.63	1356366.09
7/1/2021	Changed		11,824.00	1368190.09
7/1/2021	Changed		0.00	1368190.09
10/21/2021	Invoiced	9485	(18,914.79)	1349275.30
10/21/2021	Invoiced	9360	(784.06)	1348491.24
10/21/2021	Invoiced	9644	(34,679.58)	1313811.66
10/21/2021	Invoiced	9530	(24,862.83)	1288948.83
11/18/2021	Invoiced	9766	(46,635.56)	1242313.27
12/16/2021	Invoiced	9921	(25,927.34)	1216385.93
1/27/2022	Invoiced	10045	(47,322.00)	1169063.93
2/24/2022	Invoiced	10190	(44,288.24)	1124775.69
4/7/2022	Invoiced	10336	(34,533.60)	1090242.09
4/21/2022	Invoiced	100438	(12,799.00)	1077443.09
<b>Vendor Number:</b> 014369		<b>Vendor Name:</b> GSI WATER SOLUTIONS, INC.		
<b>Purchase Order:</b> 19-01464-R2				
7/1/2021	Issued		7,440.57	7440.57
<b>Vendor Number:</b> 014369		<b>Vendor Name:</b> GSI WATER SOLUTIONS, INC.		
<b>Purchase Order:</b> 19-01506-R2				
7/1/2021	Issued		7,378.71	7378.71
<b>Vendor Number:</b> 014369		<b>Vendor Name:</b> GSI WATER SOLUTIONS, INC.		
<b>Purchase Order:</b> 19-01508-R2				
7/1/2021	Issued		146.29	146.29
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 19-01512-R2				
7/1/2021	Issued		1,006.92	1006.92
<b>Vendor Number:</b> 015438		<b>Vendor Name:</b> ENCOMPASS CONSULTANT GROUP		
<b>Purchase Order:</b> 19-01578-R1				
7/1/2021	Issued		17,330.50	17330.50

## Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 010347		<b>Vendor Name:</b> RINCON CONSULTANTS, INC		
<b>Purchase Order:</b> 19-01590-R2				
7/1/2021	Issued		2.93	2.93
10/28/2021	Changed		5,604.00	5606.93
2/10/2022	Invoiced	36807	(5,600.70)	6.23
<b>Vendor Number:</b> 015450		<b>Vendor Name:</b> NORTHERN DIGITAL, INC.		
<b>Purchase Order:</b> 19-01594-R2				
7/1/2021	Issued		182.50	182.50
<b>Vendor Number:</b> 015450		<b>Vendor Name:</b> NORTHERN DIGITAL, INC.		
<b>Purchase Order:</b> 19-01611-R2				
7/1/2021	Issued		762.50	762.50
<b>Vendor Number:</b> 013911		<b>Vendor Name:</b> MKN ASSOCIATES INC		
<b>Purchase Order:</b> 19-01630-R2				
7/1/2021	Issued		100.00	100.00
<b>Vendor Number:</b> 015335		<b>Vendor Name:</b> PAVEMENT COATING CO.		
<b>Purchase Order:</b> 19-01656-R2				
7/1/2021	Issued		46,652.79	46652.79
<b>Vendor Number:</b> 015335		<b>Vendor Name:</b> PAVEMENT COATING CO.		
<b>Purchase Order:</b> 19-01688-R2				
7/1/2021	Issued		13,060.08	13060.08
<b>Vendor Number:</b> 015450		<b>Vendor Name:</b> NORTHERN DIGITAL, INC.		
<b>Purchase Order:</b> 19-01692-R2				
7/1/2021	Issued		37,566.63	37566.63
<b>Vendor Number:</b> 011861		<b>Vendor Name:</b> SUPER SEAL & STRIPE		
<b>Purchase Order:</b> 19-01695-R2				
7/1/2021	Issued		5,666.16	5666.16
<b>Vendor Number:</b> 011089		<b>Vendor Name:</b> CAROLLO ENGINEERS		
<b>Purchase Order:</b> 19-01705-R2				
7/1/2021	Issued		7,942.99	7942.99
7/1/2021	Changed		4,126.57	12069.56
10/21/2021	Invoiced	FB14748	(1,244.00)	10825.56
12/16/2021	Invoiced	FB16840	(10,820.10)	5.46
<b>Vendor Number:</b> 014475		<b>Vendor Name:</b> HUBER TECHNOLOGY		
<b>Purchase Order:</b> 19-01707-R1				
7/1/2021	Issued		176,018.20	176018.20
2/10/2022	Invoiced	II10005375	(114,397.99)	61620.21
3/24/2022	Invoiced	CD10022638	(33,695.03)	27925.18
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 19-01712-R1				
7/1/2021	Issued		3,772.50	3772.50

## Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 012895		<b>Vendor Name:</b> MNS ENGINEERS, INC.		
<b>Purchase Order:</b> 19-01762-R1				
7/1/2021	Issued		36,682.30	36682.30
9/23/2021	Changed		6,055.00	42737.30
10/21/2021	Invoiced	78507	(1,179.69)	41557.61
11/4/2021	Invoiced	78784	(8,189.13)	33368.48
12/2/2021	Invoiced	78946	(15,485.00)	17883.48
1/13/2022	Invoiced	79192	(9,767.85)	8115.63
2/10/2022	Invoiced	79612	(4,825.00)	3290.63
3/10/2022	Invoiced	79809	(3,290.63)	0.00
<b>Vendor Number:</b> 014781		<b>Vendor Name:</b> IRJ ENGINEERS, INC.		
<b>Purchase Order:</b> 19-01763-R1				
7/1/2021	Issued		3,967.50	3967.50
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 19-01775-R1				
7/1/2021	Issued		39,175.00	39175.00
2/10/2022	Invoiced	#3604	(9,700.00)	29475.00
<b>Vendor Number:</b> 011861		<b>Vendor Name:</b> SUPER SEAL & STRIPE		
<b>Purchase Order:</b> 19-01779-R1				
7/1/2021	Issued		49,325.35	49325.35
1/27/2022	Invoiced	BOND	(1,500.00)	47825.35
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 19-01780-R1				
7/1/2021	Issued		148.80	148.80
<b>Vendor Number:</b> 015630		<b>Vendor Name:</b> YEH AND ASSOCIATES, INC.		
<b>Purchase Order:</b> 19-01797-R1				
7/1/2021	Issued		40.00	40.00
<b>Vendor Number:</b> 015631		<b>Vendor Name:</b> SOUTH COAST IRON		
<b>Purchase Order:</b> 19-01799-R1				
7/1/2021	Issued		141.24	141.24
<b>Vendor Number:</b> 012696		<b>Vendor Name:</b> TORO ENTERPRISES, INC.		
<b>Purchase Order:</b> 19-01807-R1				
7/1/2021	Issued		80,379.07	80379.07
<b>Vendor Number:</b> 015438		<b>Vendor Name:</b> ENCOMPASS CONSULTANT GROUP		
<b>Purchase Order:</b> 19-01827-R1				
7/1/2021	Issued		2,835.00	2835.00
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 19-01830-R1				
7/1/2021	Issued		2,425.00	2425.00
<b>Vendor Number:</b> 015640		<b>Vendor Name:</b> HUITT-ZOLLARS, INC.		
<b>Purchase Order:</b> 19-01832-R1				
7/1/2021	Issued		8,637.62	8637.62



## Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 19-01834-R1				
7/1/2021	Issued		27,528.75	27528.75
11/4/2021	Invoiced	21025	(2,625.00)	24903.75
11/18/2021	Invoiced	21044	(1,837.50)	23066.25
12/2/2021	Invoiced	21008	(3,237.50)	19828.75
1/27/2022	Invoiced	21071	(3,325.00)	16503.75
4/7/2022	Invoiced	22009	(4,637.50)	11866.25
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 19-01835-R1				
7/1/2021	Issued		20,112.50	20112.50
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 19-01836-R1				
7/1/2021	Issued		119,743.90	119743.90
11/4/2021	Invoiced	3750	(25,555.00)	94188.90
12/16/2021	Invoiced	#3790	(22,360.06)	71828.84
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 19-01840-R1				
7/1/2021	Issued		427.55	427.55
<b>Vendor Number:</b> 015657		<b>Vendor Name:</b> C BELOW, INC.		
<b>Purchase Order:</b> 19-01842-R1				
7/1/2021	Issued		2,205.00	2205.00
<b>Vendor Number:</b> 015636		<b>Vendor Name:</b> S.L LEONARD & ASSOCIATES, INC.		
<b>Purchase Order:</b> 19-01850-R1				
7/1/2021	Issued		4,608.75	4608.75
10/21/2021	Invoiced	18-8561	(90.00)	4518.75
<b>Vendor Number:</b> 015636		<b>Vendor Name:</b> S.L LEONARD & ASSOCIATES, INC.		
<b>Purchase Order:</b> 19-01851-R1				
7/1/2021	Issued		5,863.75	5863.75
10/21/2021	Invoiced	18-8561B	(90.00)	5773.75
4/21/2022	Invoiced	19-8832A	(370.50)	5403.25
<b>Vendor Number:</b> 015636		<b>Vendor Name:</b> S.L LEONARD & ASSOCIATES, INC.		
<b>Purchase Order:</b> 19-01852-R1				
7/1/2021	Issued		6,943.75	6943.75
10/21/2021	Invoiced	18-8561C	(90.00)	6853.75
4/21/2022	Invoiced	19-8832B	(370.50)	6483.25
<b>Vendor Number:</b> 015438		<b>Vendor Name:</b> ENCOMPASS CONSULTANT GROUP		
<b>Purchase Order:</b> 19-01862-R1				
7/1/2021	Issued		1,213.75	1213.75
11/18/2021	Invoiced	03138	(1,017.50)	196.25
<b>Vendor Number:</b> 015670		<b>Vendor Name:</b> LEIGHTON CONSULTING, INC.		
<b>Purchase Order:</b> 19-01866-R1				
7/1/2021	Issued		123.43	123.43

## Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 19-01874-R1				
7/1/2021	Issued		899.50	899.50
<b>Vendor Number:</b> 015676		<b>Vendor Name:</b> METRO BUILDERS & ENGINEERS GROUP, LTD.		
<b>Purchase Order:</b> 19-01881-R1				
7/1/2021	Issued		1,028,467.43	1028467.43
10/21/2021	Invoiced	#547-5	(92,789.10)	935678.33
10/28/2021	Invoiced	547-4	(41,330.79)	894347.54
11/4/2021	Invoiced	#547-6	(440,794.30)	453553.24
12/2/2021	Invoiced	#547-7	(113,928.75)	339624.49
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 19-01887-R1				
7/1/2021	Issued		12,764.04	12764.04
10/21/2021	Invoiced	1797	(846.50)	11917.54
<b>Vendor Number:</b> 010602		<b>Vendor Name:</b> JENSEN DESIGN & SURVEY INC		
<b>Purchase Order:</b> 19-01896-R1				
7/1/2021	Issued		42,845.25	42845.25
11/4/2021	Invoiced	60441	(1,620.00)	41225.25
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 19-01909-R1				
7/1/2021	Issued		31,665.00	31665.00
7/1/2021	Changed		0.00	31665.00
10/19/2021	Changed		8,040.00	39705.00
10/21/2021	Invoiced	21009	(13,787.50)	25917.50
11/4/2021	Invoiced	21028	(12,750.00)	13167.50
11/18/2021	Invoiced	21045	(4,525.00)	8642.50
12/20/2021	Changed		12,740.00	21382.50
1/27/2022	Invoiced	21072	(8,642.50)	12740.00
4/21/2022	Invoiced	22010	(10,950.00)	1790.00
<b>Vendor Number:</b> 015714		<b>Vendor Name:</b> MP ENVIRONMENTAL SERVICES, INC.		
<b>Purchase Order:</b> 19-01917-R1				
7/1/2021	Issued		548.00	548.00
<b>Vendor Number:</b> 015632		<b>Vendor Name:</b> EARTH SYSTEMS PACIFIC		
<b>Purchase Order:</b> 19-01918-R1				
7/1/2021	Issued		24,000.00	24000.00
7/1/2021	Changed		1,000.00	25000.00
1/27/2022	Invoiced	830304	(12,000.00)	13000.00
<b>Vendor Number:</b> 014325		<b>Vendor Name:</b> KOCH SEPARATION SOLUTIONS, INC.		
<b>Purchase Order:</b> 19-01940-R1				
7/1/2021	Issued		818,460.00	818460.00
11/4/2021	Invoiced	KM224058	(36,915.96)	781544.04
11/4/2021	Invoiced	KM223460	(701,403.16)	80140.88

Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 011598		<b>Vendor Name:</b> JHD PLANNING LLC		
<b>Purchase Order:</b> 19-01982-R1				
7/1/2021	Issued		63,154.00	63154.00
1/13/2022	Invoiced	#2	(39,540.00)	23614.00
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 19-01987-R1				
7/1/2021	Issued		25,020.00	25020.00
11/4/2021	Invoiced	1796	(2,175.00)	22845.00
<b>Vendor Number:</b> 012961		<b>Vendor Name:</b> VISTA FORD		
<b>Purchase Order:</b> 19-01994-R1				
7/1/2021	Issued		78,689.95	78689.95
<b>Vendor Number:</b> 010920		<b>Vendor Name:</b> VENTURA CO. AIR POLLUTION CONTROL DISTRICT		
<b>Purchase Order:</b> 19-02022				
7/1/2021	Issued		120,000.00	120000.00
7/1/2021	Invoiced	THIRD PAYMENT DUE 7/1	(30,000.00)	90000.00
10/7/2021	Invoiced	FOURTH PAYMENT	(30,000.00)	60000.00
12/29/2021	Invoiced	INV0011792	(30,000.00)	30000.00
4/7/2022	Invoiced	SIXTH PAYMENT	(30,000.00)	0.00
<b>Vendor Number:</b> 013292		<b>Vendor Name:</b> SANTA PAULA ANIMAL RESCUE CENTER (SPARC)		
<b>Purchase Order:</b> 19-02024				
7/1/2021	Issued		150,000.00	150000.00
7/1/2021	Invoiced	JULY 2021	(12,500.00)	137500.00
7/29/2021	Invoiced	AUGUST 2021	(12,500.00)	125000.00
8/26/2021	Invoiced	SEPT 2021	(12,500.00)	112500.00
9/23/2021	Invoiced	OCTOBER 2021	(12,500.00)	100000.00
10/21/2021	Invoiced	NOVEMBER 2021	(12,500.00)	87500.00
11/18/2021	Invoiced	DEC 2021	(12,500.00)	75000.00
12/29/2021	Invoiced	INV0011791	(12,500.00)	62500.00
1/27/2022	Invoiced	FEB 2022	(12,500.00)	50000.00
2/24/2022	Invoiced	MARCH 2022	(12,500.00)	37500.00
3/24/2022	Invoiced	APRIL 2022	(12,500.00)	25000.00
4/21/2022	Invoiced	MAY 2022	(12,500.00)	12500.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 013711		<b>Vendor Name:</b> INDEPENDENT ORDER OF ODD FELLOWS		
<b>Purchase Order:</b> 19-02025				
7/1/2021	Issued		31,470.48	31470.48
7/1/2021	Invoiced	JULY 2021 RENT	(2,622.54)	28847.94
7/29/2021	Invoiced	AUGUST 2021	(2,622.54)	26225.40
8/26/2021	Invoiced	SEPTEMBER 2021	(2,622.54)	23602.86
9/23/2021	Invoiced	OCTOBER 2021	(2,622.54)	20980.32
10/21/2021	Invoiced	NOVEMBER 2021	(2,622.54)	18357.78
11/18/2021	Invoiced	DEC 2021	(2,622.54)	15735.24
12/29/2021	Invoiced	INV0011790	(2,622.54)	13112.70
1/27/2022	Invoiced	FEB 2022	(2,622.54)	10490.16
2/24/2022	Invoiced	MARCH 2022	(2,622.54)	7867.62
3/24/2022	Invoiced	APRIL 2022	(2,622.54)	5245.08
4/21/2022	Invoiced	MAY 2022	(2,622.54)	2622.54
<b>Vendor Number:</b> 011263		<b>Vendor Name:</b> SANTA PAULA SELF STORAGE		
<b>Purchase Order:</b> 19-02026				
7/1/2021	Issued		3,660.00	3660.00
7/1/2021	Invoiced	JULY 2021 #223 & 265	(305.00)	3355.00
7/29/2021	Invoiced	#265 AUG 2021	(235.00)	3120.00
7/29/2021	Invoiced	#223 AUG 2021	(70.00)	3050.00
11/4/2021	Invoiced	PAY THRU 7/1/2022	(3,050.00)	0.00
<b>Vendor Number:</b> 011263		<b>Vendor Name:</b> SANTA PAULA SELF STORAGE		
<b>Purchase Order:</b> 19-02027				
7/1/2021	Issued		7,476.00	7476.00
7/1/2021	Invoiced	JULY 2021 STORAGE REN'	(623.00)	6853.00
7/29/2021	Invoiced	AUGUST 2021	(623.00)	6230.00
9/23/2021	Invoiced	9/1/21 - 7/1/22 FOUR PC	(6,230.00)	0.00
<b>Vendor Number:</b> 015040		<b>Vendor Name:</b> HONOR STORAGE		
<b>Purchase Order:</b> 19-02028				
7/1/2021	Issued		720.00	720.00
7/1/2021	Invoiced	#17883 - JULY 2021	(60.00)	660.00
8/12/2021	Invoiced	#19068	(60.00)	600.00
9/26/2021	Invoiced	#20483	(60.00)	540.00
11/4/2021	Invoiced	#22562	(120.00)	420.00
12/2/2021	Invoiced	#23377	(60.00)	360.00
1/13/2022	Invoiced	#24377	(60.00)	300.00
2/10/2022	Invoiced	25310	(65.00)	235.00
3/10/2022	Invoiced	#26166	(65.00)	170.00
3/24/2022	Invoiced	#27321	(65.00)	105.00
<b>Vendor Number:</b> 014647		<b>Vendor Name:</b> OAKRIDGE GEOSCIENCE, INC.		
<b>Purchase Order:</b> 19-02034-R1				
7/1/2021	Issued		10,075.00	10075.00
10/21/2021	Invoiced	009.004-02	(4,755.00)	5320.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014854		<b>Vendor Name:</b> AERZEN USA CORPORATION		
<b>Purchase Order:</b> 19-02612				
12/15/2021	Issued		3,964.15	3964.15
12/15/2021	Voided - Change		(3,964.15)	0.00
<b>Vendor Number:</b> 014854		<b>Vendor Name:</b> AERZEN USA CORPORATION		
<b>Purchase Order:</b> 21-02613				
12/16/2021	Issued		3,964.15	3964.15
1/27/2022	Invoiced	SEPI-21-006199	(1,882.54)	2081.61
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-02614				
12/20/2021	Issued		23,382.00	23382.00
2/10/2022	Invoiced	1485010	(8,378.55)	15003.45
4/21/2022	Invoiced	1495896	(15,003.45)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-02615				
12/21/2021	Issued		23,382.00	23382.00
2/10/2022	Invoiced	1485011	(8,378.55)	15003.45
4/7/2022	Invoiced	1492534	(15,003.45)	0.00
<b>Vendor Number:</b> 015628		<b>Vendor Name:</b> COUNTY OF VENTURA		
<b>Purchase Order:</b> 21-02617				
1/6/2022	Issued		8,309.40	8309.40
<b>Vendor Number:</b> 012257		<b>Vendor Name:</b> PROMANTEK, INC.		
<b>Purchase Order:</b> 21-02618				
1/6/2022	Issued		6,509.00	6509.00
1/13/2022	Invoiced	INV-000928	(6,509.00)	0.00
<b>Vendor Number:</b> 012707		<b>Vendor Name:</b> KOSMONT COMPANIES		
<b>Purchase Order:</b> 21-02619				
1/6/2022	Issued		45,000.00	45000.00
1/13/2022	Invoiced	2106.3-001	(11,321.70)	33678.30
1/13/2022	Invoiced	2106.3-002	(4,920.50)	28757.80
2/10/2022	Invoiced	2106.3-003	(1,081.60)	27676.20
<b>Vendor Number:</b> 015901		<b>Vendor Name:</b> WOODSTOT MODULES, LLC		
<b>Purchase Order:</b> 21-02620				
1/7/2022	Issued		14,108.84	14108.84
2/10/2022	Invoiced	02192025	(14,108.84)	0.00
<b>Vendor Number:</b> 015821		<b>Vendor Name:</b> BARRISTER PROFESSIONAL SERVICES, LLC.		
<b>Purchase Order:</b> 21-02621				
1/7/2022	Issued		11,502.00	11502.00
1/13/2022	Invoiced	21-08-0021-002	(9,243.00)	2259.00
1/13/2022	Invoiced	21-08-0021-001	(2,259.00)	0.00
<b>Vendor Number:</b> 015508		<b>Vendor Name:</b> 101 ROOFING & CONSTRUCTION, INC.		
<b>Purchase Order:</b> 21-10001				
7/6/2021	Issued		8,000.00	8000.00
7/29/2021	Invoiced	321	(8,000.00)	0.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 012109		<b>Vendor Name:</b> MANAGED HEALTH NETWORK		
<b>Purchase Order:</b> 21-10002				
7/7/2021	Issued		1,503.36	1503.36
7/29/2021	Invoiced	PRM-063633	(125.28)	1378.08
8/26/2021	Invoiced	PRM-064384	(125.28)	1252.80
9/23/2021	Invoiced	PRM-061954	(125.28)	1127.52
9/23/2021	Invoiced	PRM-065306	(125.28)	1002.24
10/7/2021	Invoiced	PRM-066057	(125.28)	876.96
11/18/2021	Invoiced	PRM-066798	(125.28)	751.68
1/13/2022	Invoiced	PRM-067629	(125.28)	626.40
3/10/2022	Invoiced	PRM-069810	(125.28)	501.12
4/7/2022	Invoiced	PRM-070620	(125.28)	375.84
<b>Vendor Number:</b> 013539		<b>Vendor Name:</b> WAGE WORKS, INC.		
<b>Purchase Order:</b> 21-10003				
7/7/2021	Issued		1,216.80	1216.80
8/26/2021	Invoiced	INV2925566	(101.40)	1115.40
9/23/2021	Invoiced	INV2999229	(101.40)	1014.00
10/7/2021	Invoiced	INV3062361	(101.40)	912.60
11/18/2021	Invoiced	INV3133421	(101.40)	811.20
12/2/2021	Invoiced	INV3198911	(109.20)	702.00
1/27/2022	Invoiced	INV3264158	(109.20)	592.80
2/10/2022	Invoiced	INV3357419	(109.20)	483.60
3/10/2022	Invoiced	INV3468829	(105.30)	378.30
<b>Vendor Number:</b> 015442		<b>Vendor Name:</b> MARIPOSA LANDSCAPES, INC.		
<b>Purchase Order:</b> 21-10004				
7/8/2021	Issued		60,068.00	60068.00
8/26/2021	Invoiced	94130	(4,589.00)	55479.00
9/23/2021	Invoiced	94472	(4,589.00)	50890.00
10/21/2021	Invoiced	94849	(4,589.00)	46301.00
11/18/2021	Invoiced	95339	(4,589.00)	41712.00
11/18/2021	Invoiced	95132	(585.00)	41127.00
12/16/2021	Invoiced	95672	(4,589.00)	36538.00
2/10/2022	Invoiced	96114	(4,589.00)	31949.00
2/24/2022	Invoiced	96440	(4,589.00)	27360.00
3/24/2022	Invoiced	96835	(4,589.00)	22771.00
<b>Vendor Number:</b> 010903		<b>Vendor Name:</b> USA BLUE BOOK		
<b>Purchase Order:</b> 21-10005				
7/12/2021	Issued		3,428.20	3428.20
8/12/2021	Invoiced	661016	(1,603.29)	1824.91
8/12/2021	Invoiced	659291	(1,832.76)	-7.85
<b>Vendor Number:</b> 015805		<b>Vendor Name:</b> JUSTFOIA, INC.		
<b>Purchase Order:</b> 21-10006				
7/13/2021	Issued		5,750.00	5750.00
7/13/2021	Changed		0.00	5750.00
7/29/2021	Invoiced	RN3591	(5,750.00)	0.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 011524		<b>Vendor Name:</b> SOLID WASTE SOLUTIONS		
<b>Purchase Order:</b> 21-10007				
7/1/2021	Issued		14,500.00	14500.00
8/26/2021	Invoiced	5014	(362.00)	14138.00
9/23/2021	Invoiced	5015	(633.50)	13504.50
10/21/2021	Invoiced	5016	(905.00)	12599.50
11/18/2021	Invoiced	5017	(90.50)	12509.00
3/24/2022	Invoiced	5018	(1,267.00)	11242.00
4/21/2022	Invoiced	5019	(3,077.00)	8165.00
<b>Vendor Number:</b> 011524		<b>Vendor Name:</b> SOLID WASTE SOLUTIONS		
<b>Purchase Order:</b> 21-10008				
7/14/2021	Issued		31,500.00	31500.00
8/26/2021	Invoiced	167	(2,988.00)	28512.00
9/23/2021	Invoiced	168	(2,037.25)	26474.75
10/21/2021	Invoiced	169	(875.50)	25599.25
11/18/2021	Invoiced	170	(226.25)	25373.00
12/16/2021	Invoiced	171	(2,263.00)	23110.00
1/27/2022	Invoiced	172	(1,040.75)	22069.25
2/24/2022	Invoiced	173	(4,211.25)	17858.00
3/24/2022	Invoiced	174	(1,201.50)	16656.50
4/21/2022	Invoiced	175	(3,077.00)	13579.50
<b>Vendor Number:</b> 014369		<b>Vendor Name:</b> GSI WATER SOLUTIONS, INC.		
<b>Purchase Order:</b> 21-10010				
7/15/2021	Issued		165,042.00	165042.00
8/26/2021	Invoiced	0694.003 - 23	(11,403.64)	153638.36
10/7/2021	Invoiced	0694.003 - 24	(8,113.85)	145524.51
11/4/2021	Invoiced	0694.003 - 25	(34,412.47)	111112.04
12/2/2021	Invoiced	00694.003 - 26	(12,499.64)	98612.40
1/27/2022	Invoiced	00694.003 - 28	(6,775.20)	91837.20
1/27/2022	Invoiced	00694.003 - 27	(6,611.29)	85225.91
3/10/2022	Invoiced	00694.003 - 29	(15,121.83)	70104.08
4/7/2022	Invoiced	00694.003 - 30	(6,816.70)	63287.38
4/21/2022	Invoiced	00694.003 - 31	(7,276.20)	56011.18
<b>Vendor Number:</b> 013360		<b>Vendor Name:</b> ENGEO INCORPORATED		
<b>Purchase Order:</b> 21-10011				
7/23/2021	Issued		19,800.00	19800.00
9/9/2021	Invoiced	264570	(1,050.00)	18750.00
9/23/2021	Invoiced	265318	(780.25)	17969.75
10/21/2021	Invoiced	266158	(297.75)	17672.00
11/18/2021	Invoiced	266974	(938.80)	16733.20
1/27/2022	Invoiced	267582	(1,017.55)	15715.65
1/27/2022	Invoiced	268384	(752.00)	14963.65
2/10/2022	Invoiced	269308	(282.00)	14681.65
3/10/2022	Invoiced	270098	(3,384.25)	11297.40
4/30/2022	Invoiced	271721	(456.50)	10840.90

Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 013544		<b>Vendor Name:</b> LARRY WALKER ASSOCIATES, INC.		
<b>Purchase Order:</b> 21-10012				
7/26/2021	Issued		94,619.00	94619.00
4/7/2022	Invoiced	00506.11-15	(4,501.00)	90118.00
<b>Vendor Number:</b> 015799		<b>Vendor Name:</b> CALIFORNIA CONSULTING, INC.		
<b>Purchase Order:</b> 21-10013				
7/26/2021	Issued		42,000.00	42000.00
8/26/2021	Invoiced	4770	(5,758.07)	36241.93
9/23/2021	Invoiced	4789	(3,500.00)	32741.93
10/21/2021	Invoiced	4834	(3,500.00)	29241.93
11/18/2021	Invoiced	4864	(3,500.00)	25741.93
2/10/2022	Invoiced	4950	(3,500.00)	22241.93
2/24/2022	Invoiced	4952	(3,500.00)	18741.93
<b>Vendor Number:</b> 015807		<b>Vendor Name:</b> ALLIANCE SOURCE TESTING LLC		
<b>Purchase Order:</b> 21-10014				
7/27/2021	Issued		5,900.00	5900.00
7/27/2021	Changed		90.00	5990.00
7/27/2021	Changed		565.00	6555.00
8/26/2021	Invoiced	199866	(565.00)	5990.00
9/9/2021	Invoiced	200146	(5,990.00)	0.00
<b>Vendor Number:</b> 015639		<b>Vendor Name:</b> SUEZ TREATMENT SOLUTIONS, INC.		
<b>Purchase Order:</b> 21-10015				
7/27/2021	Issued		2,236.23	2236.23
4/7/2022	Invoiced	900155727	(2,126.86)	109.37
<b>Vendor Number:</b> 014639		<b>Vendor Name:</b> GOLD COAST ENVIRONMENTAL		
<b>Purchase Order:</b> 21-10016				
7/27/2021	Issued		2,890.00	2890.00
<b>Vendor Number:</b> 010856		<b>Vendor Name:</b> TRACNET CORP		
<b>Purchase Order:</b> 21-10017				
7/27/2021	Issued		23,775.86	23775.86
7/29/2021	Invoiced	1039	(23,775.86)	0.00
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10018				
7/27/2021	Issued		175.00	175.00
7/27/2021	Changed		1,925.00	2100.00
8/26/2021	Invoiced	135963-22	(175.00)	1925.00
9/9/2021	Invoiced	135963-23	(175.00)	1750.00
10/7/2021	Invoiced	135963-24	(175.00)	1575.00
11/4/2021	Invoiced	135963-25	(175.00)	1400.00
12/2/2021	Invoiced	135963-26	(175.00)	1225.00
2/24/2022	Invoiced	135963-28	(175.00)	1050.00
2/24/2022	Invoiced	135963-27	(175.00)	875.00
2/24/2022	Invoiced	135963-29	(175.00)	700.00
4/7/2022	Invoiced	135963-30	(175.00)	525.00
4/21/2022	Invoiced	135963-31	(175.00)	350.00



Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10019				
7/27/2021	Issued		2,100.00	2100.00
8/26/2021	Invoiced	135962-22	(175.00)	1925.00
9/9/2021	Invoiced	135962-23	(175.00)	1750.00
10/7/2021	Invoiced	135962-24	(175.00)	1575.00
11/4/2021	Invoiced	135962-25	(175.00)	1400.00
12/2/2021	Invoiced	135962-26	(175.00)	1225.00
2/24/2022	Invoiced	135962-29	(175.00)	1050.00
2/24/2022	Invoiced	135962-28	(175.00)	875.00
2/24/2022	Invoiced	135962-27	(175.00)	700.00
4/7/2022	Invoiced	135962-30	(175.00)	525.00
4/21/2022	Invoiced	135962-31	(175.00)	350.00
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10020				
7/27/2021	Issued		2,300.00	2300.00
8/26/2021	Invoiced	134702-32	(460.00)	1840.00
9/9/2021	Invoiced	134702-33	(460.00)	1380.00
10/7/2021	Invoiced	134702-34	(460.00)	920.00
11/4/2021	Invoiced	134702-35	(460.00)	460.00
12/2/2021	Invoiced	134702.36	(460.00)	0.00
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10021				
7/27/2021	Issued		2,400.00	2400.00
8/26/2021	Invoiced	136887-15	(200.00)	2200.00
9/9/2021	Invoiced	136887-16	(200.00)	2000.00
10/7/2021	Invoiced	136887-17	(200.00)	1800.00
11/4/2021	Invoiced	136887-18	(200.00)	1600.00
12/2/2021	Invoiced	136887-19	(200.00)	1400.00
2/24/2022	Invoiced	136887-21	(200.00)	1200.00
2/24/2022	Invoiced	136887-20	(200.00)	1000.00
2/24/2022	Invoiced	136887-22	(200.00)	800.00
4/7/2022	Invoiced	136887-23	(200.00)	600.00
4/21/2022	Invoiced	136887-24	(200.00)	400.00
<b>Vendor Number:</b> 014427		<b>Vendor Name:</b> HARRINGTON INDUSTRIAL PLASTICS		
<b>Purchase Order:</b> 21-10022				
7/27/2021	Issued		19,021.07	19021.07
9/23/2021	Invoiced	01389749	(19,156.38)	-135.31

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 011811		<b>Vendor Name:</b> DE LAGE LANDEN		
<b>Purchase Order:</b> 21-10023				
7/28/2021	Issued		3,000.00	3000.00
7/29/2021	Invoiced	73124470	(217.77)	2782.23
8/26/2021	Invoiced	73451589	(221.96)	2560.27
10/7/2021	Invoiced	73754844	(278.94)	2281.33
10/21/2021	Invoiced	74075556	(506.82)	1774.51
11/18/2021	Invoiced	74358490	(507.36)	1267.15
2/24/2022	Invoiced	75410337	(163.07)	1104.08
3/24/2022	Invoiced	75705657	(268.05)	836.03
<b>Vendor Number:</b> 013561		<b>Vendor Name:</b> GOVERNMENTJOBS.COM, INC.		
<b>Purchase Order:</b> 21-10024				
7/28/2021	Issued		6,151.38	6151.38
7/29/2021	Invoiced	INV-20142	(6,151.38)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10025				
7/29/2021	Issued		23,382.00	23382.00
10/21/2021	Invoiced	1450542	(15,003.45)	8378.55
12/16/2021	Invoiced	1473234	(8,378.55)	0.00
<b>Vendor Number:</b> 015602		<b>Vendor Name:</b> MATA, IVAN		
<b>Purchase Order:</b> 21-10026				
8/5/2021	Issued		84,600.00	84600.00
10/7/2021	Invoiced	1137	(4,555.00)	80045.00
10/21/2021	Invoiced	1154	(7,040.00)	73005.00
12/2/2021	Invoiced	1188	(6,920.00)	66085.00
12/2/2021	Invoiced	1163	(6,920.00)	59165.00
1/27/2022	Invoiced	1202	(6,920.00)	52245.00
1/27/2022	Invoiced	1217	(6,920.00)	45325.00
3/10/2022	Invoiced	1229	(6,920.00)	38405.00
4/7/2022	Invoiced	1268	(6,920.00)	31485.00
<b>Vendor Number:</b> 015813		<b>Vendor Name:</b> TIME ACCESS SYSTEMS, INC.		
<b>Purchase Order:</b> 21-10027				
8/9/2021	Issued		6,083.00	6083.00
9/9/2021	Invoiced	18121	(6,083.00)	0.00
<b>Vendor Number:</b> 015050		<b>Vendor Name:</b> CASTANEDA, FRANCISCO		
<b>Purchase Order:</b> 21-10028				
8/10/2021	Issued		9,000.00	9000.00
9/23/2021	Invoiced	1663	(9,000.00)	0.00
<b>Vendor Number:</b> 014854		<b>Vendor Name:</b> AERZEN USA CORPORATION		
<b>Purchase Order:</b> 21-10029				
8/10/2021	Issued		5,600.00	5600.00
8/10/2021	Changed		462.00	6062.00
1/27/2022	Invoiced	SEPI-21-006008	(6,062.00)	0.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 011582		<b>Vendor Name:</b> ECS IMAGING INC		
<b>Purchase Order:</b> 21-10030				
8/10/2021	Issued		7,290.00	7290.00
8/12/2021	Invoiced	16099	(7,290.00)	0.00
<b>Vendor Number:</b> 015044		<b>Vendor Name:</b> ARACO ENTERPRISES LLC DBA ATHENS ENVIRONMENT/		
<b>Purchase Order:</b> 21-10031				
8/11/2021	Issued		137,268.00	137268.00
8/26/2021	Invoiced	10755963	(11,439.00)	125829.00
9/23/2021	Invoiced	10909510	(11,439.00)	114390.00
10/21/2021	Invoiced	11055580	(11,169.00)	103221.00
11/18/2021	Invoiced	11203121	(11,439.00)	91782.00
12/16/2021	Invoiced	11361156	(11,439.00)	80343.00
1/27/2022	Invoiced	11502800	(11,439.00)	68904.00
<b>Vendor Number:</b> 011373		<b>Vendor Name:</b> B&H PHOTO-VIDEO		
<b>Purchase Order:</b> 21-10032				
8/1/2021	Issued		4,526.91	4526.91
8/26/2021	Invoiced	192157316	(1,284.82)	3242.09
8/26/2021	Invoiced	192182551	(3,242.09)	0.00
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10033				
8/11/2021	Issued		3,480.00	3480.00
8/26/2021	Invoiced	138445-03	(290.00)	3190.00
9/9/2021	Invoiced	138445-04	(290.00)	2900.00
10/7/2021	Invoiced	138445-05	(290.00)	2610.00
11/4/2021	Invoiced	138445-06	(290.00)	2320.00
12/2/2021	Invoiced	138445-07	(290.00)	2030.00
2/24/2022	Invoiced	138445-08	(290.00)	1740.00
2/24/2022	Invoiced	138445-10	(290.00)	1450.00
2/24/2022	Invoiced	138445-09	(290.00)	1160.00
4/7/2022	Invoiced	138445-11	(290.00)	870.00
4/21/2022	Invoiced	138445-12	(290.00)	580.00
<b>Vendor Number:</b> 010066		<b>Vendor Name:</b> DISPENSING TECHNOLOGY CORPORATION		
<b>Purchase Order:</b> 21-10034				
8/16/2021	Issued		7,451.39	7451.39
10/21/2021	Invoiced	14091	(7,451.39)	0.00
<b>Vendor Number:</b> 015514		<b>Vendor Name:</b> CRAFTCO, INC.		
<b>Purchase Order:</b> 21-10035				
8/16/2021	Issued		6,532.89	6532.89
9/23/2021	Invoiced	9402548613	(6,532.89)	0.00
<b>Vendor Number:</b> 015514		<b>Vendor Name:</b> CRAFTCO, INC.		
<b>Purchase Order:</b> 21-10036				
8/16/2021	Issued		3,139.25	3139.25
9/23/2021	Invoiced	9402548612	(3,139.25)	0.00

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015514		<b>Vendor Name:</b> CRAFCO, INC.		
<b>Purchase Order:</b> 21-10037				
8/16/2021	Issued		1,509.01	1509.01
9/23/2021	Invoiced	9402548614	(1,509.01)	0.00
<b>Vendor Number:</b> 014494		<b>Vendor Name:</b> AXON ENTERPRISES		
<b>Purchase Order:</b> 21-10038				
8/17/2021	Issued		21,138.30	21138.30
2/10/2022	Invoiced	INUS046295	(21,138.30)	0.00
<b>Vendor Number:</b> 014494		<b>Vendor Name:</b> AXON ENTERPRISES		
<b>Purchase Order:</b> 21-10039				
8/17/2021	Issued		10,608.50	10608.50
12/2/2021	Invoiced	INUS028867	(10,608.50)	0.00
<b>Vendor Number:</b> 011341		<b>Vendor Name:</b> CALIFORNIA JPIA		
<b>Purchase Order:</b> 21-10040				
8/17/2021	Issued		5,974.00	5974.00
8/26/2021	Invoiced	ENVIRO1100	(5,974.00)	0.00
<b>Vendor Number:</b> 015820		<b>Vendor Name:</b> ACR - MARCIAL OLIVEROS		
<b>Purchase Order:</b> 21-10041				
8/17/2021	Issued		6,315.00	6315.00
8/26/2021	Invoiced	1298	(6,315.00)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10042				
8/18/2021	Issued		20,472.24	20472.24
9/9/2021	Invoiced	1454068	(3,533.28)	16938.96
9/9/2021	Invoiced	1455960	(3,533.28)	13405.68
12/2/2021	Invoiced	1472295	(13,405.68)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10043				
8/18/2021	Issued		23,070.24	23070.24
9/23/2021	Invoiced	1456640	(13,015.98)	10054.26
12/16/2021	Invoiced	1473235	(10,054.26)	0.00
<b>Vendor Number:</b> 011594		<b>Vendor Name:</b> DELL MARKETING L.P.		
<b>Purchase Order:</b> 21-10044				
8/19/2021	Issued		7,339.19	7339.19
10/21/2021	Invoiced	10512604182	(7,339.19)	0.00
<b>Vendor Number:</b> 011389		<b>Vendor Name:</b> TYLER TECHNOLOGIES, INC		
<b>Purchase Order:</b> 21-10045				
8/19/2021	Issued		10,337.88	10337.88
8/26/2021	Invoiced	025-337857	(10,337.88)	0.00

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015505		<b>Vendor Name:</b> TRIPEPI, SMITH AND ASSOCIATES, INC.		
<b>Purchase Order:</b> 21-10046				
8/19/2021	Issued		25,135.00	25135.00
9/9/2021	Invoiced	6552	(3,300.00)	21835.00
9/9/2021	Invoiced	6626	(665.00)	21170.00
9/9/2021	Invoiced	6671	(3,300.00)	17870.00
10/7/2021	Invoiced	6827	(3,300.00)	14570.00
11/4/2021	Invoiced	6980	(3,300.00)	11270.00
12/2/2021	Invoiced	7110	(3,300.00)	7970.00
1/13/2022	Invoiced	7286	(3,300.00)	4670.00
1/27/2022	Invoiced	7394	(3,400.00)	1270.00
<b>Vendor Number:</b> 015603		<b>Vendor Name:</b> TRAFFIC MANAGEMENT, INC.		
<b>Purchase Order:</b> 21-10047				
8/23/2021	Issued		200.00	200.00
8/23/2021	Changed		1,192.29	1392.29
8/23/2021	Changed		4,607.71	6000.00
8/26/2021	Invoiced	756110	(150.00)	5850.00
10/21/2021	Invoiced	780534	(1,455.90)	4394.10
10/21/2021	Invoiced	760579	(364.29)	4029.81
10/21/2021	Invoiced	764384	(828.00)	3201.81
<b>Vendor Number:</b> 015515		<b>Vendor Name:</b> OVIVO USA, LLC		
<b>Purchase Order:</b> 21-10048				
8/19/2021	Issued		67,509.00	67509.00
8/19/2021	Changed		5,569.49	73078.49
3/10/2022	Invoiced	8482321	(73,078.49)	0.00

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014719		<b>Vendor Name:</b> INTERWEST CONSULTING GROUP		
<b>Purchase Order:</b> 21-10049				
8/30/2021	Issued		80,000.00	80000.00
11/4/2021	Invoiced	72755	(777.50)	79222.50
11/4/2021	Invoiced	72597	(350.00)	78872.50
11/4/2021	Invoiced	72369	(178.50)	78694.00
11/4/2021	Invoiced	72326	(650.00)	78044.00
11/4/2021	Invoiced	72338	(397.50)	77646.50
11/4/2021	Invoiced	72231	(445.00)	77201.50
11/4/2021	Invoiced	71736	(421.25)	76780.25
11/4/2021	Invoiced	71737	(397.50)	76382.75
11/4/2021	Invoiced	71521	(397.50)	75985.25
11/4/2021	Invoiced	71319	(255.00)	75730.25
11/4/2021	Invoiced	73031	(445.00)	75285.25
11/4/2021	Invoiced	71315	(610.75)	74674.50
11/4/2021	Invoiced	71216	(603.75)	74070.75
11/4/2021	Invoiced	71042	(421.25)	73649.50
11/4/2021	Invoiced	71015	(390.00)	73259.50
11/4/2021	Invoiced	70819	(397.50)	72862.00
11/4/2021	Invoiced	70462	(378.00)	72484.00
11/4/2021	Invoiced	71844	(255.00)	72229.00
11/4/2021	Invoiced	70296	(890.00)	71339.00
11/4/2021	Invoiced	70279	(1,205.00)	70134.00
11/4/2021	Invoiced	71231	(224.00)	69910.00
11/4/2021	Invoiced	70324	(350.00)	69560.00
11/4/2021	Invoiced	72602	(190.75)	69369.25
2/24/2022	Invoiced	64553A	(17,589.39)	51779.86
<b>Vendor Number:</b> 015829		<b>Vendor Name:</b> MANUFACTURERS EDGE INC.		
<b>Purchase Order:</b> 21-10050				
8/30/2021	Issued		1,634.70	1634.70
8/30/2021	Changed		(802.35)	832.35
9/23/2021	Invoiced	SIN126818	(832.35)	0.00
<b>Vendor Number:</b> 010975		<b>Vendor Name:</b> VRSD		
<b>Purchase Order:</b> 21-10051				
8/30/2021	Issued		960,000.00	960000.00
10/21/2021	Invoiced	234302, 234303-08/31/2	(74,143.03)	885856.97
11/18/2021	Invoiced	SEPT234302,302E,302H,3	(73,402.65)	812454.32
12/16/2021	Invoiced	234302,302E,303	(81,032.84)	731421.48
1/27/2022	Invoiced	234302,E,H,234303	(73,296.27)	658125.21
2/10/2022	Invoiced	12/31/21 234302,E,H,303	(89,756.01)	568369.20
3/10/2022	Invoiced	JUNE 2021 234302,E,234303	(28,205.00)	540164.20
3/10/2022	Invoiced	JAN 2022 234302,E,234303	(70,892.31)	469271.89
3/10/2022	Invoiced	JULY 2021 234302,E,H,234303	(70,541.48)	398730.41
3/24/2022	Invoiced	FEB 2022 WRF OPS & MA	(77,613.48)	321116.93

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015398		<b>Vendor Name:</b> BUNNIN CHEVROLET OF SANTA PAULA		
<b>Purchase Order:</b> 21-10052				
8/31/2021	Issued		6,811.01	6811.01
10/7/2021	Invoiced	CTCS23442	(6,811.01)	0.00
<b>Vendor Number:</b> 010799		<b>Vendor Name:</b> SPARLING INSTRUMENTS, INC.		
<b>Purchase Order:</b> 21-10053				
8/31/2021	Issued		3,053.40	3053.40
<b>Vendor Number:</b> 012961		<b>Vendor Name:</b> VISTA FORD		
<b>Purchase Order:</b> 21-10054				
9/1/2021	Issued		36,950.87	36950.87
9/1/2021	Changed		(3.20)	36947.67
<b>Vendor Number:</b> 015778		<b>Vendor Name:</b> ADVANCED TURF SOLUTIONS, INC.		
<b>Purchase Order:</b> 21-10055				
9/1/2021	Issued		1,677.25	1677.25
9/1/2021	Voided - Change		(1,677.25)	0.00
<b>Vendor Number:</b> 015832		<b>Vendor Name:</b> BNI PUBLICATIONS, INC.		
<b>Purchase Order:</b> 21-10056				
9/1/2021	Issued		242.76	242.76
<b>Vendor Number:</b> 010333		<b>Vendor Name:</b> SIEMENS MOBILITY		
<b>Purchase Order:</b> 21-10057				
9/2/2021	Issued		43,923.08	43923.08
9/9/2021	Invoiced	5610278031	(1,368.60)	42554.48
9/9/2021	Invoiced	5620036952	(1,729.22)	40825.26
10/7/2021	Invoiced	5620037379	(1,314.80)	39510.46
10/7/2021	Invoiced	5620037410	(3,183.86)	36326.60
10/7/2021	Invoiced	5610278419	(1,368.60)	34958.00
12/2/2021	Invoiced	5610278814	(1,368.60)	33589.40
12/2/2021	Invoiced	5620035989	(1,567.75)	32021.65
12/16/2021	Invoiced	5610279073	(7,350.00)	24671.65
12/16/2021	Invoiced	5610279105	(1,675.00)	22996.65
1/13/2022	Invoiced	5620038399	(1,961.95)	21034.70
1/13/2022	Invoiced	5610279281	(1,368.60)	19666.10
2/10/2022	Invoiced	5610278645	(1,368.60)	18297.50
2/10/2022	Invoiced	5620037534	(1,556.20)	16741.30
2/10/2022	Invoiced	5620038644	(1,531.59)	15209.71
2/10/2022	Invoiced	5610279019	(1,368.60)	13841.11
3/10/2022	Invoiced	5620039117	(1,918.05)	11923.06
3/10/2022	Invoiced	5610279684	(1,368.60)	10554.46
3/24/2022	Invoiced	5620039112	(1,541.53)	9012.93
4/7/2022	Invoiced	5610280140	(1,368.60)	7644.33
4/7/2022	Invoiced	5620039315	(1,775.33)	5869.00
4/21/2022	Invoiced	5610280338	(3,200.00)	2669.00
4/21/2022	Invoiced	5610279923	(1,420.00)	1249.00

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 012961		<b>Vendor Name:</b> VISTA FORD		
<b>Purchase Order:</b> 21-10058				
9/3/2021	Issued		28,978.72	28978.72
<b>Vendor Number:</b> 014427		<b>Vendor Name:</b> HARRINGTON INDUSTRIAL PLASTICS		
<b>Purchase Order:</b> 21-10059				
9/7/2021	Issued		30,650.40	30650.40
4/7/2022	Invoiced	013C1246	(10,442.82)	20207.58
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10060				
9/9/2021	Issued		23,070.24	23070.24
9/9/2021	Voided - Change		(23,070.24)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10061				
9/9/2021	Issued		23,382.00	23382.00
10/21/2021	Invoiced	1461554	(15,003.45)	8378.55
1/13/2022	Invoiced	1476883	(8,378.55)	0.00
<b>Vendor Number:</b> 014427		<b>Vendor Name:</b> HARRINGTON INDUSTRIAL PLASTICS		
<b>Purchase Order:</b> 21-10062				
9/14/2021	Issued		1,431.80	1431.80
10/21/2021	Invoiced	013C0098	(1,528.12)	-96.32
<b>Vendor Number:</b> 015807		<b>Vendor Name:</b> ALLIANCE SOURCE TESTING LLC		
<b>Purchase Order:</b> 21-10063				
9/14/2021	Issued		5,650.00	5650.00
10/7/2021	Invoiced	200511	(565.00)	5085.00
10/21/2021	Invoiced	199730	(565.00)	4520.00
10/21/2021	Invoiced	200691	(565.00)	3955.00
10/21/2021	Invoiced	200302	(565.00)	3390.00
11/4/2021	Invoiced	200902	(565.00)	2825.00
11/18/2021	Invoiced	201125	(565.00)	2260.00
12/2/2021	Invoiced	201310	(565.00)	1695.00
12/16/2021	Invoiced	201508	(565.00)	1130.00
<b>Vendor Number:</b> 015837		<b>Vendor Name:</b> TOTAL TEMPERATURE INSTRUMENTATION INC.		
<b>Purchase Order:</b> 21-10064				
9/14/2021	Issued		3,929.48	3929.48
10/7/2021	Invoiced	IN590676	(3,929.48)	0.00
<b>Vendor Number:</b> 014427		<b>Vendor Name:</b> HARRINGTON INDUSTRIAL PLASTICS		
<b>Purchase Order:</b> 21-10065				
9/14/2021	Issued		268.33	268.33
10/21/2021	Invoiced	013C0274	(294.49)	-26.16



Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014129		<b>Vendor Name:</b> SAM HILL & SONS, INC		
<b>Purchase Order:</b> 21-10067				
7/22/2021	Issued		31,633.82	31633.82
9/23/2021	Invoiced	3891	(6,435.60)	25198.22
10/21/2021	Invoiced	3919	(6,016.19)	19182.03
1/13/2022	Invoiced	3895	(7,312.36)	11869.67
2/10/2022	Invoiced	3969	(3,408.62)	8461.05
3/24/2022	Invoiced	4020 A	(8,461.05)	0.00
<b>Vendor Number:</b> 011436		<b>Vendor Name:</b> TRAVIS AGRICULTURAL CONSTRUCTION INC		
<b>Purchase Order:</b> 21-10068				
7/22/2021	Issued		43,631.02	43631.02
9/23/2021	Invoiced	21829F	(2,958.98)	40672.04
10/7/2021	Invoiced	21921F	(2,857.18)	37814.86
10/21/2021	Invoiced	21673F	(13,660.15)	24154.71
10/21/2021	Invoiced	21906F	(8,385.40)	15769.31
11/18/2021	Invoiced	211074F	(5,159.86)	10609.45
11/18/2021	Invoiced	211075F	(6,741.57)	3867.88
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10069				
9/14/2021	Issued		23,070.24	23070.24
10/21/2021	Invoiced	1461555	(13,015.98)	10054.26
1/13/2022	Invoiced	1476884	(10,054.26)	0.00
<b>Vendor Number:</b> 015840		<b>Vendor Name:</b> ENVIRONMENTAL RESOURCE ASSOCIATION, INC.		
<b>Purchase Order:</b> 21-10070				
9/14/2021	Issued		226.77	226.77
12/2/2021	Invoiced	987804	(226.77)	0.00
<b>Vendor Number:</b> 015841		<b>Vendor Name:</b> MERIDIAN RAPID DEFENSE GROUP, LLC		
<b>Purchase Order:</b> 21-10071				
9/15/2021	Issued		159,784.86	159784.86
10/7/2021	Invoiced	08192021-SPPD	(159,784.86)	0.00
<b>Vendor Number:</b> 015785		<b>Vendor Name:</b> FORD CREDIT MUNICIPAL FINANCE		
<b>Purchase Order:</b> 21-10072				
9/20/2021	Issued		22,582.03	22582.03
<b>Vendor Number:</b> 011811		<b>Vendor Name:</b> DE LAGE LANDEN		
<b>Purchase Order:</b> 21-10073				
9/20/2021	Issued		16,528.30	16528.30
9/20/2021	Voided - Change		(16,528.30)	0.00
<b>Vendor Number:</b> 015441		<b>Vendor Name:</b> INTEGRA REALTY RESOURCES		
<b>Purchase Order:</b> 21-10074				
9/20/2021	Issued		20,000.00	20000.00
<b>Vendor Number:</b> 015785		<b>Vendor Name:</b> FORD CREDIT MUNICIPAL FINANCE		
<b>Purchase Order:</b> 21-10075				
9/20/2021	Issued		29,924.70	29924.70

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015844		<b>Vendor Name:</b> SAFARILAND, LLC		
<b>Purchase Order:</b> 21-10076				
9/22/2021	Issued		107.17	107.17
1/13/2022	Invoiced	1010-401178	(107.16)	0.01
<b>Vendor Number:</b> 010286		<b>Vendor Name:</b> PROFORCE LAW ENFORCEMENT		
<b>Purchase Order:</b> 21-10077				
9/22/2021	Issued		285.51	285.51
10/21/2021	Invoiced	462461	(285.51)	0.00
<b>Vendor Number:</b> 014639		<b>Vendor Name:</b> GOLD COAST ENVIRONMENTAL		
<b>Purchase Order:</b> 21-10078				
9/27/2021	Issued		2,890.00	2890.00
10/21/2021	Invoiced	12963	(2,890.00)	0.00
<b>Vendor Number:</b> 015603		<b>Vendor Name:</b> TRAFFIC MANAGEMENT, INC.		
<b>Purchase Order:</b> 21-10079				
9/27/2021	Issued		359.39	359.39
<b>Vendor Number:</b> 015848		<b>Vendor Name:</b> NATIONAL LEAD FOR AMERICA, INC.		
<b>Purchase Order:</b> 21-10080				
9/28/2021	Issued		20,000.00	20000.00
10/21/2021	Invoiced	0000465	(20,000.00)	0.00
<b>Vendor Number:</b> 015770		<b>Vendor Name:</b> PROVANTAGE LLC		
<b>Purchase Order:</b> 21-10081				
9/29/2021	Issued		4,521.52	4521.52
10/21/2021	Invoiced	9072496	(4,521.52)	0.00
<b>Vendor Number:</b> 015852		<b>Vendor Name:</b> GRISWOLD INDUSTRIES		
<b>Purchase Order:</b> 21-10082				
9/30/2021	Issued		13,615.00	13615.00
1/27/2022	Invoiced	835994	(5,283.62)	8331.38
1/27/2022	Invoiced	835995	(3,855.23)	4476.15
<b>Vendor Number:</b> 011389		<b>Vendor Name:</b> TYLER TECHNOLOGIES, INC		
<b>Purchase Order:</b> 21-10083				
10/4/2021	Issued		12,700.05	12700.05
10/7/2021	Invoiced	025-341953	(12,700.05)	0.00
<b>Vendor Number:</b> 014475		<b>Vendor Name:</b> HUBER TECHNOLOGY		
<b>Purchase Order:</b> 21-10084				
10/5/2021	Issued		569.69	569.69
12/2/2021	Invoiced	CD10021993	(573.81)	-4.12
<b>Vendor Number:</b> 015640		<b>Vendor Name:</b> HUITT-ZOLLARS, INC.		
<b>Purchase Order:</b> 21-10085				
10/6/2021	Issued		4,672.50	4672.50
10/6/2021	Changed		500.00	5172.50
10/7/2021	Invoiced	3123750402	(480.00)	4692.50
10/7/2021	Invoiced	3123750403	(1,940.00)	2752.50
10/7/2021	Invoiced	3123750401	(2,252.50)	500.00
10/7/2021	Invoiced	3123750404	(500.00)	0.00

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015858		<b>Vendor Name:</b> BURT PROCESS EQUIPMENT, INC.		
<b>Purchase Order:</b> 21-10086				
10/7/2021	Issued		34,725.00	34725.00
4/21/2022	Invoiced	5317174	(34,725.00)	0.00
<b>Vendor Number:</b> 010218		<b>Vendor Name:</b> NEW IMAGE AUTO BODY		
<b>Purchase Order:</b> 21-10087				
10/18/2021	Issued		14,299.44	14299.44
10/21/2021	Invoiced	3232	(14,299.44)	0.00
<b>Vendor Number:</b> 010975		<b>Vendor Name:</b> VRSD		
<b>Purchase Order:</b> 21-10088				
10/19/2021	Issued		276,633.75	276633.75
10/21/2021	Invoiced	234200-202,234202E,234	(22,893.16)	253740.59
11/4/2021	Invoiced	SEPT234200,201,204,205	(22,544.48)	231196.11
12/16/2021	Invoiced	234200,201,202E,205,300	(32,555.45)	198640.66
2/10/2022	Invoiced	12/31/21 234200,201,205	(32,748.80)	165891.86
3/10/2022	Invoiced	JAN 2022 234200-205,234	(26,129.55)	139762.31
3/10/2022	Invoiced	NOV 2021 SEWER COLLEC	(26,426.35)	113335.96
3/24/2022	Invoiced	FEB 2022 SEWER COLLEC	(48,709.80)	64626.16
<b>Vendor Number:</b> 015645		<b>Vendor Name:</b> DEPARTMENT OF FORESTRY AND FIRE PROTECTION		
<b>Purchase Order:</b> 21-10089				
10/21/2021	Issued		1,258,504.59	1258504.59
12/21/2021	Invoiced	CR-282	(1,258,504.59)	0.00
<b>Vendor Number:</b> 015645		<b>Vendor Name:</b> DEPARTMENT OF FORESTRY AND FIRE PROTECTION		
<b>Purchase Order:</b> 21-10090				
10/21/2021	Issued		290,424.15	290424.15
10/21/2021	Invoiced	CR-282B	(290,424.15)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10091				
10/25/2021	Issued		19,999.64	19999.64
12/16/2021	Invoiced	1476092	(19,999.64)	0.00
<b>Vendor Number:</b> 010791		<b>Vendor Name:</b> SOFT CHOICE CORPORATION		
<b>Purchase Order:</b> 21-10092				
10/25/2021	Issued		25,991.86	25991.86
11/18/2021	Invoiced	90452111	(25,991.86)	0.00
<b>Vendor Number:</b> 015450		<b>Vendor Name:</b> NORTHERN DIGITAL, INC.		
<b>Purchase Order:</b> 21-10093				
10/26/2021	Issued		13,360.00	13360.00
11/18/2021	Invoiced	056541	(4,077.50)	9282.50
2/24/2022	Invoiced	056638	(7,175.00)	2107.50

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 21-10094				
10/26/2021	Issued		72,800.00	72800.00
10/26/2021	Changed		0.00	72800.00
10/26/2021	Changed		135,700.00	208500.00
11/18/2021	Invoiced	1795	(16,117.94)	192382.06
11/18/2021	Invoiced	1782	(17,557.94)	174824.12
11/18/2021	Invoiced	1850	(19,814.46)	155009.66
12/16/2021	Invoiced	1729	(17,686.96)	137322.70
3/10/2022	Invoiced	1920	(15,522.34)	121800.36
3/10/2022	Invoiced	2007	(17,686.96)	104113.40
3/10/2022	Invoiced	2008	(17,187.34)	86926.06
4/21/2022	Invoiced	2079	(15,813.00)	71113.06
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 21-10095				
10/26/2021	Issued		22,050.00	22050.00
12/2/2021	Invoiced	1872	(3,934.80)	18115.20
12/16/2021	Invoiced	1886	(3,655.47)	14459.73
1/27/2022	Invoiced	1952	(10,427.48)	4032.25
3/10/2022	Invoiced	2001	(3,014.15)	1018.10
3/24/2022	Invoiced	2017	(907.20)	110.90
<b>Vendor Number:</b> 013039		<b>Vendor Name:</b> GRANICUS, INC.		
<b>Purchase Order:</b> 21-10096				
10/27/2021	Issued		22,036.00	22036.00
11/4/2021	Invoiced	143047	(22,036.00)	0.00
<b>Vendor Number:</b> 010975		<b>Vendor Name:</b> VRSD		
<b>Purchase Order:</b> 21-10097				
7/7/2021	Issued		24,814.00	24814.00
<b>Vendor Number:</b> 014805		<b>Vendor Name:</b> ISSQUARED, INC.		
<b>Purchase Order:</b> 21-10098				
11/2/2021	Issued		12,328.10	12328.10
<b>Vendor Number:</b> 014427		<b>Vendor Name:</b> HARRINGTON INDUSTRIAL PLASTICS		
<b>Purchase Order:</b> 21-10099				
11/22/2021	Issued		1,238.40	1238.40
11/22/2021	Changed		16.90	1255.30
12/16/2021	Invoiced	013C1173	(1,255.30)	0.00
<b>Vendor Number:</b> 015016		<b>Vendor Name:</b> S P L LANDSCAPE INC.		
<b>Purchase Order:</b> 21-10100				
10/1/2021	Issued		6,888.00	6888.00
11/18/2021	Invoiced	15477	(6,888.00)	0.00
<b>Vendor Number:</b> 012961		<b>Vendor Name:</b> VISTA FORD		
<b>Purchase Order:</b> 21-10101				
11/9/2021	Issued		28,978.72	28978.72
2/24/2022	Invoiced	234573	(28,978.72)	0.00

## Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015504		<b>Vendor Name:</b> YNIGUEZ, EDUARDO		
<b>Purchase Order:</b> 21-10102				
11/9/2021	Issued		12,500.00	12500.00
1/13/2022	Invoiced	#2111102	(5,625.00)	6875.00
<b>Vendor Number:</b> 015876		<b>Vendor Name:</b> MOHAWK LIFTS LLC		
<b>Purchase Order:</b> 21-10103				
11/10/2021	Issued		46,558.13	46558.13
<b>Vendor Number:</b> 014639		<b>Vendor Name:</b> GOLD COAST ENVIRONMENTAL		
<b>Purchase Order:</b> 21-10104				
11/10/2021	Issued		1,081.12	1081.12
11/10/2021	Changed		21.60	1102.72
12/16/2021	Invoiced	13031	(1,102.72)	0.00
<b>Vendor Number:</b> 010036		<b>Vendor Name:</b> AARDVARK		
<b>Purchase Order:</b> 21-10105				
11/16/2021	Issued		3,076.56	3076.56
<b>Vendor Number:</b> 014427		<b>Vendor Name:</b> HARRINGTON INDUSTRIAL PLASTICS		
<b>Purchase Order:</b> 21-10106				
11/16/2021	Issued		846.00	846.00
4/7/2022	Invoiced	013C1610	(873.24)	-27.24
<b>Vendor Number:</b> 015884		<b>Vendor Name:</b> NATIONAL AUTO FLEET GROUP		
<b>Purchase Order:</b> 21-10107				
11/17/2021	Issued		30,762.51	30762.51
<b>Vendor Number:</b> 010532		<b>Vendor Name:</b> HOMB, KARL		
<b>Purchase Order:</b> 21-10108				
11/17/2021	Issued		6,975.00	6975.00
11/18/2021	Invoiced	48694	(6,975.00)	0.00
<b>Vendor Number:</b> 015844		<b>Vendor Name:</b> SAFARILAND, LLC		
<b>Purchase Order:</b> 21-10109				
11/18/2021	Issued		21,546.62	21546.62
11/18/2021	Changed		0.00	21546.62
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 21-10110				
11/18/2021	Issued		9,200.00	9200.00
<b>Vendor Number:</b> 015886		<b>Vendor Name:</b> JTEC CORPORATION		
<b>Purchase Order:</b> 21-10111				
11/22/2021	Issued		123,900.00	123900.00
1/27/2022	Invoiced	JTEC-MP200	(60,135.00)	63765.00
2/24/2022	Invoiced	JTEC-MP201	(57,570.00)	6195.00
<b>Vendor Number:</b> 010013		<b>Vendor Name:</b> SAN DIEGO POLICE EQUIPMENT CO		
<b>Purchase Order:</b> 21-10112				
11/22/2021	Issued		10,437.82	10437.82

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 013911		<b>Vendor Name:</b> MKN ASSOCIATES INC		
<b>Purchase Order:</b> 21-10113				
11/22/2021	Issued		8,350.00	8350.00
12/16/2021	Invoiced	9934	(8,009.54)	340.46
1/27/2022	Invoiced	10102	(191.58)	148.88
4/21/2022	Invoiced	100469	(146.26)	2.62
<b>Vendor Number:</b> 015887		<b>Vendor Name:</b> SPECTRUM COMMUNICATIONS		
<b>Purchase Order:</b> 21-10114				
11/22/2021	Issued		15,223.20	15223.20
1/13/2022	Invoiced	218921	(14,129.72)	1093.48
<b>Vendor Number:</b> 015527		<b>Vendor Name:</b> MIWALL CORPORATION		
<b>Purchase Order:</b> 21-10115				
11/22/2021	Issued		8,119.29	8119.29
4/7/2022	Invoiced	1010846	(6,230.31)	1888.98
<b>Vendor Number:</b> 014380		<b>Vendor Name:</b> WATERWISEPRO TRAINING LLC		
<b>Purchase Order:</b> 21-10116				
11/23/2021	Issued		5,850.00	5850.00
12/16/2021	Invoiced	12/7/2021	(5,850.00)	0.00
<b>Vendor Number:</b> 014051		<b>Vendor Name:</b> SUNNY COMMUNICATIONS, INC.		
<b>Purchase Order:</b> 21-10117				
11/23/2021	Issued		41,822.39	41822.39
2/24/2022	Invoiced	104525	(41,822.39)	0.00
<b>Vendor Number:</b> 015829		<b>Vendor Name:</b> MANUFACTURERS EDGE INC.		
<b>Purchase Order:</b> 21-10118				
11/23/2021	Issued		2,304.34	2304.34
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 21-10119				
11/23/2021	Issued		1,020,413.00	1020413.00
2/10/2022	Invoiced	#3828	(863,452.59)	156960.41
4/7/2022	Invoiced	3842	(24,272.73)	132687.68
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 21-10120				
11/9/2021	Issued		5,000.00	5000.00
12/16/2021	Invoiced	#3808	(5,000.00)	0.00
<b>Vendor Number:</b> 010595		<b>Vendor Name:</b> J & H ENGINEERING GENERAL CONTRACTOR, INC		
<b>Purchase Order:</b> 21-10121				
11/9/2021	Issued		48,342.50	48342.50
12/16/2021	Invoiced	#3809	(48,342.50)	0.00
<b>Vendor Number:</b> 015884		<b>Vendor Name:</b> NATIONAL AUTO FLEET GROUP		
<b>Purchase Order:</b> 21-10122				
11/24/2021	Issued		104,038.27	104038.27

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015807		<b>Vendor Name:</b> ALLIANCE SOURCE TESTING LLC		
<b>Purchase Order:</b> 21-10123				
11/24/2021	Issued		14,270.00	14270.00
2/24/2022	Invoiced	202771	(4,180.00)	10090.00
2/28/2022	Changed		4,180.00	14270.00
4/21/2022	Invoiced	203165	(14,270.00)	0.00
<b>Vendor Number:</b> 014854		<b>Vendor Name:</b> AERZEN USA CORPORATION		
<b>Purchase Order:</b> 21-10124				
11/24/2021	Issued		5,329.09	5329.09
11/24/2021	Changed		718.00	6047.09
1/27/2022	Invoiced	SEPI-21-006007	(6,047.09)	0.00
<b>Vendor Number:</b> 015603		<b>Vendor Name:</b> TRAFFIC MANAGEMENT, INC.		
<b>Purchase Order:</b> 21-10125				
11/24/2021	Issued		241.36	241.36
<b>Vendor Number:</b> 010903		<b>Vendor Name:</b> USA BLUE BOOK		
<b>Purchase Order:</b> 21-10126				
11/22/2021	Issued		961.27	961.27
11/22/2021	Changed		2.16	963.43
1/13/2022	Invoiced	814047,814046,813952	(963.43)	0.00
<b>Vendor Number:</b> 015821		<b>Vendor Name:</b> BARRISTER PROFESSIONAL SERVICES, LLC.		
<b>Purchase Order:</b> 21-10127				
12/2/2021	Issued		13,371.26	13371.26
12/16/2021	Invoiced	21-03-0020-004	(3,978.00)	9393.26
12/16/2021	Invoiced	21-03-0020-001	(3,006.17)	6387.09
12/16/2021	Invoiced	21-03-0020-002	(6,387.09)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10128				
12/2/2021	Issued		5,986.09	5986.09
4/7/2022	Invoiced	1485009	(5,986.09)	0.00
<b>Vendor Number:</b> 015884		<b>Vendor Name:</b> NATIONAL AUTO FLEET GROUP		
<b>Purchase Order:</b> 21-10129				
12/8/2021	Issued		57,630.96	57630.96
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10130				
12/9/2021	Issued		23,382.00	23382.00
1/13/2022	Invoiced	1479156	(8,378.55)	15003.45
3/24/2022	Invoiced	1490155	(15,003.45)	0.00
<b>Vendor Number:</b> 014854		<b>Vendor Name:</b> AERZEN USA CORPORATION		
<b>Purchase Order:</b> 21-10131				
12/10/2021	Issued		21,108.75	21108.75
1/27/2022	Invoiced	SEPI-21-005965	(21,529.14)	-420.39
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10132				
12/13/2021	Issued		4,510.20	4510.20
1/13/2022	Invoiced	1478498	(4,510.20)	0.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10133				
12/13/2021	Issued		5,302.12	5302.12
<b>Vendor Number:</b> 015785		<b>Vendor Name:</b> FORD CREDIT MUNICIPAL FINANCE		
<b>Purchase Order:</b> 21-10134				
12/14/2021	Issued		16,091.53	16091.53
<b>Vendor Number:</b> 015893		<b>Vendor Name:</b> INTERNATIONAL BUSINESS INFORMATION TECHNOLOG		
<b>Purchase Order:</b> 21-10135				
12/14/2021	Issued		6,413.81	6413.81
1/27/2022	Invoiced	INV-000667	(5,925.00)	488.81
<b>Vendor Number:</b> 011336		<b>Vendor Name:</b> CDCE INC.		
<b>Purchase Order:</b> 21-10136				
12/29/2021	Issued		1,180.00	1180.00
2/24/2022	Invoiced	139414-1	(180.00)	1000.00
2/24/2022	Invoiced	139414-2	(180.00)	820.00
4/7/2022	Invoiced	139414-3	(180.00)	640.00
4/21/2022	Invoiced	139414-4	(180.00)	460.00
<b>Vendor Number:</b> 011010		<b>Vendor Name:</b> WILLDAN FINANCIAL SERVICES		
<b>Purchase Order:</b> 21-10137				
1/4/2022	Issued		48,072.50	48072.50
1/4/2022	Invoiced	00224408	(12,275.00)	35797.50
1/4/2022	Invoiced	00224523	(11,537.50)	24260.00
1/4/2022	Invoiced	00224654	(12,160.00)	12100.00
1/4/2022	Invoiced	00224940	(12,100.00)	0.00
<b>Vendor Number:</b> 014494		<b>Vendor Name:</b> AXON ENTERPRISES		
<b>Purchase Order:</b> 21-10138				
1/5/2022	Issued		9,680.60	9680.60
2/10/2022	Invoiced	INUS046006	(9,680.60)	0.00
<b>Vendor Number:</b> 010241		<b>Vendor Name:</b> OILFIELD ELECTRIC & MOTOR		
<b>Purchase Order:</b> 21-10139				
1/18/2022	Issued		75,500.00	75500.00
<b>Vendor Number:</b> 010241		<b>Vendor Name:</b> OILFIELD ELECTRIC & MOTOR		
<b>Purchase Order:</b> 21-10140				
1/18/2022	Issued		87,530.00	87530.00
<b>Vendor Number:</b> 010903		<b>Vendor Name:</b> USA BLUE BOOK		
<b>Purchase Order:</b> 21-10141				
1/18/2022	Issued		1,670.17	1670.17
2/24/2022	Invoiced	861345	(1,670.17)	0.00
<b>Vendor Number:</b> 013997		<b>Vendor Name:</b> MICHAEL BAKER INTERNATIONAL		
<b>Purchase Order:</b> 21-10142				
1/20/2022	Issued		24,500.00	24500.00
<b>Vendor Number:</b> 013997		<b>Vendor Name:</b> MICHAEL BAKER INTERNATIONAL		
<b>Purchase Order:</b> 21-10143				
1/20/2022	Issued		24,500.00	24500.00



## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 010828		<b>Vendor Name:</b> STATE WATER RESOURCE CONTROL BOARD		
<b>Purchase Order:</b> 21-10144				
1/20/2022	Issued		49,560.00	49560.00
1/27/2022	Invoiced	WD-0191459	(49,560.00)	0.00
<b>Vendor Number:</b> 010685		<b>Vendor Name:</b> SANTA PAULA BASIN PUMPER ASSOC		
<b>Purchase Order:</b> 21-10145				
1/20/2022	Issued		17,148.00	17148.00
1/27/2022	Invoiced	2021118	(17,148.00)	0.00
<b>Vendor Number:</b> 010960		<b>Vendor Name:</b> PUBLIC WORKS AGENCY		
<b>Purchase Order:</b> 21-10146				
1/20/2022	Issued		13,895.00	13895.00
1/27/2022	Invoiced	WPD-1293	(13,895.00)	0.00
<b>Vendor Number:</b> 010828		<b>Vendor Name:</b> STATE WATER RESOURCE CONTROL BOARD		
<b>Purchase Order:</b> 21-10147				
1/20/2022	Issued		34,797.80	34797.80
1/27/2022	Invoiced	LW-1037096	(34,797.80)	0.00
<b>Vendor Number:</b> 015717		<b>Vendor Name:</b> INTERNATIONAL ENVIRONMENTAL CORPORATION		
<b>Purchase Order:</b> 21-10148				
1/20/2022	Issued		49,950.00	49950.00
4/7/2022	Invoiced	7663	(49,950.00)	0.00
<b>Vendor Number:</b> 015908		<b>Vendor Name:</b> NEW ENGLAND SHEET METAL AND MECHANICAL CO.		
<b>Purchase Order:</b> 21-10149				
1/21/2022	Issued		5,190.59	5190.59
2/10/2022	Invoiced	17395	(5,190.59)	0.00
<b>Vendor Number:</b> 013911		<b>Vendor Name:</b> MKN ASSOCIATES INC		
<b>Purchase Order:</b> 21-10150				
1/31/2022	Issued		22,737.00	22737.00
2/24/2022	Invoiced	10320	(21,867.63)	869.37
<b>Vendor Number:</b> 015913		<b>Vendor Name:</b> RAPID DUCT TESTING & AIR BALANCING, INC.		
<b>Purchase Order:</b> 21-10151				
2/1/2022	Issued		1,400.00	1400.00
3/10/2022	Invoiced	44830	(1,400.00)	0.00
<b>Vendor Number:</b> 015633		<b>Vendor Name:</b> M6 CONSULTING, INC.		
<b>Purchase Order:</b> 21-10152				
2/1/2022	Issued		40,000.00	40000.00
2/10/2022	Invoiced	1781	(3,276.12)	36723.88
2/10/2022	Invoiced	1809	(1,408.36)	35315.52
2/10/2022	Invoiced	1856	(7,858.38)	27457.14
2/10/2022	Invoiced	1909	(17,770.36)	9686.78
<b>Vendor Number:</b> 015884		<b>Vendor Name:</b> NATIONAL AUTO FLEET GROUP		
<b>Purchase Order:</b> 21-10153				
2/3/2022	Issued		62,754.95	62754.95
<b>Vendor Number:</b> 015899		<b>Vendor Name:</b> DIAMANTE ELECTRIC, INC.		
<b>Purchase Order:</b> 21-10154				
2/4/2022	Issued		8,628.00	8628.00

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 010347		<b>Vendor Name:</b> RINCON CONSULTANTS, INC		
<b>Purchase Order:</b> 21-10155				
2/8/2022	Issued		59,507.00	59507.00
3/24/2022	Invoiced	37250	(1,404.50)	58102.50
4/21/2022	Invoiced	38315	(13,348.34)	44754.16
<b>Vendor Number:</b> 010903		<b>Vendor Name:</b> USA BLUE BOOK		
<b>Purchase Order:</b> 21-10156				
2/8/2022	Issued		1,099.22	1099.22
3/24/2022	Invoiced	886752	(1,099.22)	0.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10157				
2/9/2022	Issued		23,252.10	23252.10
<b>Vendor Number:</b> 013716		<b>Vendor Name:</b> LIBERTY PARK WATER CO.		
<b>Purchase Order:</b> 21-10158				
2/14/2022	Issued		73,000.00	73000.00
2/24/2022	Invoiced	2022 PAYMENT	(73,000.00)	0.00
<b>Vendor Number:</b> 015919		<b>Vendor Name:</b> HUDAK, TRACY		
<b>Purchase Order:</b> 21-10159				
2/14/2022	Issued		10,500.00	10500.00
3/10/2022	Invoiced	2810	(2,334.00)	8166.00
<b>Vendor Number:</b> 015505		<b>Vendor Name:</b> TRIPEPI, SMITH AND ASSOCIATES, INC.		
<b>Purchase Order:</b> 21-10160				
2/14/2022	Issued		50,000.00	50000.00
3/10/2022	Invoiced	7566	(3,400.00)	46600.00
4/7/2022	Invoiced	7644	(218.75)	46381.25
4/7/2022	Invoiced	7720	(3,400.00)	42981.25
<b>Vendor Number:</b> 013302		<b>Vendor Name:</b> NETMOTION WIRELESS, INC.		
<b>Purchase Order:</b> 21-10161				
2/15/2022	Issued		2,127.14	2127.14
<b>Vendor Number:</b> 010867		<b>Vendor Name:</b> TRI COUNTY OFFICE FURNITURE		
<b>Purchase Order:</b> 21-10162				
2/16/2022	Issued		2,303.11	2303.11
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10163				
2/23/2022	Issued		23,382.00	23382.00
<b>Vendor Number:</b> 015318		<b>Vendor Name:</b> BADGER METER		
<b>Purchase Order:</b> 21-10164				
2/23/2022	Issued		23,070.24	23070.24
<b>Vendor Number:</b> 010404		<b>Vendor Name:</b> FENCE FACTORY SATICOY		
<b>Purchase Order:</b> 21-10165				
2/28/2022	Issued		3,716.25	3716.25
3/10/2022	Invoiced	437403	(3,716.25)	0.00
<b>Vendor Number:</b> 010306		<b>Vendor Name:</b> QUINN COMPANY		
<b>Purchase Order:</b> 21-10166				
3/3/2022	Issued		118,121.53	118121.53

## Purchase Order Activity Report

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014129		<b>Vendor Name:</b> SAM HILL & SONS, INC		
<b>Purchase Order:</b> 21-10167				
3/7/2022	Issued		49,999.00	49999.00
3/24/2022	Invoiced	3992	(14,777.03)	35221.97
3/24/2022	Invoiced	4020 B	(6,533.38)	28688.59
4/7/2022	Invoiced	4085	(13,831.61)	14856.98
<b>Vendor Number:</b> 015925		<b>Vendor Name:</b> CS-ASSOCIATED MUNICIPAL CORP.		
<b>Purchase Order:</b> 21-10168				
3/7/2022	Issued		6,725.00	6725.00
3/7/2022	Changed		838.11	7563.11
4/21/2022	Invoiced	17651	(7,563.11)	0.00
<b>Vendor Number:</b> 015525		<b>Vendor Name:</b> WBCP, INC.		
<b>Purchase Order:</b> 21-10169				
3/7/2022	Issued		26,464.24	26464.24
3/24/2022	Invoiced	6682	(26,464.24)	0.00
<b>Vendor Number:</b> 010306		<b>Vendor Name:</b> QUINN COMPANY		
<b>Purchase Order:</b> 21-10170				
3/7/2022	Issued		126,172.37	126172.37
<b>Vendor Number:</b> 010306		<b>Vendor Name:</b> QUINN COMPANY		
<b>Purchase Order:</b> 21-10171				
3/7/2022	Issued		34,372.62	34372.62
<b>Vendor Number:</b> 015778		<b>Vendor Name:</b> ADVANCED TURF SOLUTIONS, INC.		
<b>Purchase Order:</b> 21-10172				
3/14/2022	Issued		3,523.16	3523.16
3/14/2022	Voided - Change		(3,523.16)	0.00
<b>Vendor Number:</b> 015747		<b>Vendor Name:</b> HACH COMPANY		
<b>Purchase Order:</b> 21-10173				
3/15/2022	Issued		12,446.00	12446.00
<b>Vendor Number:</b> 012070		<b>Vendor Name:</b> TRAFFIC TECHNOLOGIES		
<b>Purchase Order:</b> 21-10174				
3/15/2022	Issued		404.23	404.23
<b>Vendor Number:</b> 014857		<b>Vendor Name:</b> RRM DESIGN GROUP		
<b>Purchase Order:</b> 21-10175				
3/17/2022	Issued		20,000.00	20000.00
4/7/2022	Invoiced	2242-01-0222	(572.50)	19427.50
<b>Vendor Number:</b> 015640		<b>Vendor Name:</b> HUITT-ZOLLARS, INC.		
<b>Purchase Order:</b> 21-10176				
3/17/2022	Issued		195,960.00	195960.00
<b>Vendor Number:</b> 015962		<b>Vendor Name:</b> BIOAIR SOLUTIONS, LLC		
<b>Purchase Order:</b> 21-10177				
3/17/2022	Changed		181.00	181.00
4/18/2022	Issued		2,626.78	2807.78
<b>Vendor Number:</b> 014475		<b>Vendor Name:</b> HUBER TECHNOLOGY		
<b>Purchase Order:</b> 21-10178				
3/18/2022	Issued		31,010.46	31010.46

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 014663		<b>Vendor Name:</b> PHOENIX CIVIL ENGINEERING, INC.		
<b>Purchase Order:</b> 21-10179				
3/21/2022	Issued		979,380.00	979380.00
<b>Vendor Number:</b> 015717		<b>Vendor Name:</b> INTERNATIONAL ENVIRONMENTAL CORPORATION		
<b>Purchase Order:</b> 21-10180				
3/21/2022	Issued		7,400.00	7400.00
3/24/2022	Invoiced	7665	(7,400.00)	0.00
<b>Vendor Number:</b> 012728		<b>Vendor Name:</b> ZAMBELLI FIREWORKS		
<b>Purchase Order:</b> 21-10181				
3/21/2022	Issued		30,000.00	30000.00
4/7/2022	Invoiced	#518871	(12,500.00)	17500.00
<b>Vendor Number:</b> 015717		<b>Vendor Name:</b> INTERNATIONAL ENVIRONMENTAL CORPORATION		
<b>Purchase Order:</b> 21-10182				
3/22/2022	Issued		25,500.00	25500.00
3/24/2022	Invoiced	7640	(6,000.00)	19500.00
3/24/2022	Invoiced	7641	(19,500.00)	0.00
<b>Vendor Number:</b> 011389		<b>Vendor Name:</b> TYLER TECHNOLOGIES, INC		
<b>Purchase Order:</b> 21-10183				
3/22/2022	Issued		9,209.19	9209.19
4/7/2022	Invoiced	025-370972	(9,209.19)	0.00
<b>Vendor Number:</b> 015717		<b>Vendor Name:</b> INTERNATIONAL ENVIRONMENTAL CORPORATION		
<b>Purchase Order:</b> 21-10184				
3/22/2022	Issued		31,900.00	31900.00
4/21/2022	Invoiced	7710	(31,900.00)	0.00
<b>Vendor Number:</b> 015438		<b>Vendor Name:</b> ENCOMPASS CONSULTANT GROUP		
<b>Purchase Order:</b> 21-10186				
3/24/2022	Issued		4,750.00	4750.00
<b>Vendor Number:</b> 015632		<b>Vendor Name:</b> EARTH SYSTEMS PACIFIC		
<b>Purchase Order:</b> 21-10187				
3/24/2022	Issued		17,700.00	17700.00
<b>Vendor Number:</b> 015970		<b>Vendor Name:</b> ESSENTIAL PACKS LLC		
<b>Purchase Order:</b> 21-10188				
3/29/2022	Issued		4,015.96	4015.96
<b>Vendor Number:</b> 015438		<b>Vendor Name:</b> ENCOMPASS CONSULTANT GROUP		
<b>Purchase Order:</b> 21-10189				
3/30/2022	Issued		61,002.00	61002.00
<b>Vendor Number:</b> 015438		<b>Vendor Name:</b> ENCOMPASS CONSULTANT GROUP		
<b>Purchase Order:</b> 21-10190				
3/30/2022	Issued		86,997.00	86997.00
<b>Vendor Number:</b> 013815		<b>Vendor Name:</b> PATRIOT ENVIRONMENTAL SERVICES		
<b>Purchase Order:</b> 21-10191				
4/1/2022	Issued		27,997.20	27997.20
<b>Vendor Number:</b> 015969		<b>Vendor Name:</b> CALIFORNIA ARBOR CARE INC.		
<b>Purchase Order:</b> 21-10192				
4/4/2022	Issued		11,200.00	11200.00

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Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015977		<b>Vendor Name:</b> INSULATION LABS		
<b>Purchase Order:</b> 21-10193				
4/5/2022	Issued		18,253.61	18253.61
4/5/2022	Changed		1,800.00	20053.61
<b>Vendor Number:</b> 011089		<b>Vendor Name:</b> CAROLLO ENGINEERS		
<b>Purchase Order:</b> 21-10194				
4/5/2022	Issued		163,569.00	163569.00
<b>Vendor Number:</b> 015900		<b>Vendor Name:</b> EXPRESS GLASS AND WINDOW, INC.		
<b>Purchase Order:</b> 21-10195				
4/6/2022	Issued		9,732.00	9732.00
<b>Vendor Number:</b> 010975		<b>Vendor Name:</b> VRSD		
<b>Purchase Order:</b> 21-10196				
4/7/2022	Issued		12,567.00	12567.00
<b>Vendor Number:</b> 013911		<b>Vendor Name:</b> MKN ASSOCIATES INC		
<b>Purchase Order:</b> 21-10197				
4/11/2022	Issued		12,503.00	12503.00
<b>Vendor Number:</b> 015987		<b>Vendor Name:</b> MAINTSTAR, INC.		
<b>Purchase Order:</b> 21-10198				
4/11/2022	Issued		97,500.00	97500.00
<b>Vendor Number:</b> 014475		<b>Vendor Name:</b> HUBER TECHNOLOGY		
<b>Purchase Order:</b> 21-10199				
4/12/2022	Issued		6,495.00	6495.00
<b>Vendor Number:</b> 015829		<b>Vendor Name:</b> MANUFACTURERS EDGE INC.		
<b>Purchase Order:</b> 21-10200				
4/13/2022	Issued		1,739.04	1739.04
<b>Vendor Number:</b> 014475		<b>Vendor Name:</b> HUBER TECHNOLOGY		
<b>Purchase Order:</b> 21-10201				
4/14/2022	Issued		4,334.78	4334.78
<b>Vendor Number:</b> 015985		<b>Vendor Name:</b> F H PUMPS, INC.		
<b>Purchase Order:</b> 21-10202				
4/14/2022	Issued		8,172.88	8172.88
<b>Vendor Number:</b> 015989		<b>Vendor Name:</b> MERCHANT MCINTYRE & ASSOCIATES, LLC		
<b>Purchase Order:</b> 21-10203				
4/15/2022	Issued		30,000.00	30000.00
4/21/2022	Invoiced	109-2022-004	(6,000.00)	24000.00
<b>Vendor Number:</b> 015993		<b>Vendor Name:</b> NORTH AMERICAN RESCUE LLC		
<b>Purchase Order:</b> 21-10204				
4/18/2022	Issued		2,284.25	2284.25
<b>Vendor Number:</b> 011373		<b>Vendor Name:</b> B&H PHOTO-VIDEO		
<b>Purchase Order:</b> 21-10205				
4/19/2022	Issued		13,258.95	13258.95
4/19/2022	Changed		0.00	13258.95

Purchase Order Activity Report

Issued Date Range 07/01/2021 - 04/28/2022

Date	Activity Type	Payable ID	Activity Amount	Balance
<b>Vendor Number:</b> 015980				
<b>Vendor Name:</b> GANDARA, KATHY M.				
<b>Purchase Order:</b> 21-10206				
4/19/2022	Issued		8,501.81	8501.81
4/21/2022	Invoiced	409	(8,501.81)	0.00
<b>Vendor Number:</b> 015972				
<b>Vendor Name:</b> FOUR STAR INVESTIGATIONS, LLC				
<b>Purchase Order:</b> 21-10207				
4/19/2022	Issued		6,849.91	6849.91
4/21/2022	Invoiced	AI-22-002	(6,849.91)	0.00
<b>Vendor Number:</b> 015997				
<b>Vendor Name:</b> PM & JM LLC				
<b>Purchase Order:</b> 21-10208				
4/20/2022	Issued		6,949.88	6949.88
<b>Vendor Number:</b> 010689				
<b>Vendor Name:</b> SANTA PAULA CHAMBER OF COMMERCE				
<b>Purchase Order:</b> 21-10209				
4/20/2022	Issued		10,000.00	10000.00
4/21/2022	Invoiced	1294	(10,000.00)	0.00
<b>Vendor Number:</b> 015976				
<b>Vendor Name:</b> DR MARIA CHURCH INTERNATIONAL LLC				
<b>Purchase Order:</b> 21-10210				
4/21/2022	Issued		5,900.00	5900.00
4/21/2022	Invoiced	000192022	(5,900.00)	0.00
<b>Vendor Number:</b> 011389				
<b>Vendor Name:</b> TYLER TECHNOLOGIES, INC				
<b>Purchase Order:</b> 21-10211				
4/21/2022	Issued		18,256.72	18256.72
<b>Vendor Number:</b> 015633				
<b>Vendor Name:</b> M6 CONSULTING, INC.				
<b>Purchase Order:</b> 21-10212				
4/28/2022	Issued		27,825.00	27825.00
<b>Vendor Number:</b> 014369				
<b>Vendor Name:</b> GSI WATER SOLUTIONS, INC.				
<b>Purchase Order:</b> 21-20000				
11/2/2021	Issued		6,980.00	6980.00
1/27/2022	Invoiced	00694.008 - 1	(4,943.55)	2036.45
3/10/2022	Invoiced	00694.008 - 2	(1,705.00)	331.45
4/7/2022	Invoiced	00694.008 - 3	(175.00)	156.45
<b>Vendor Number:</b> 012895				
<b>Vendor Name:</b> MNS ENGINEERS, INC.				
<b>Purchase Order:</b> 7-10530-R2				
7/1/2021	Issued		6,465.54	6465.54

**RESOLUTION NO. 7400**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA,  
CALIFORNIA, AMENDING THE CITY'S OPERATING AND CIP BUDGET FOR  
FISCAL YEAR 2021/22.**

SECTION 1: The City Council for the City of Santa Paula does resolve as follows:

- A. The City Council adopted the Operating Budget and Capital Improvement program for Fiscal Year 2021/22 on June 23, 2021,
- B. City Council received a Third Quarter fiscal update on May 4, 2022,
- C. Current revenue projections for various line items vary from the adopted Fiscal Year 2021/22 budget.

SECTION 2: The City Manager, has proposed a budget adjustment as described in the Council report dated May 4, 2022 for Fiscal Years 2021/22 based on the determination by the City Manager that various items require immediate attention.

SECTION 3: The City of Santa Paula's operating and CIP Budget for Fiscal Year 2021/22 is hereby amended as follows:

GENERAL LEDGER	DESCRIPTION	DEBIT	CREDIT
100-4-1000-1150	BUILDING PERMITS		100,000
100-4-1000-1170	PLUMBING PERMITS	15,000	
100-4-1000-1180	MECHANICAL PERMITS	5,000	
100-4-1000-1240	ENERGY PERMITS	5,000	
100-4-1000-5032	INSPECTION FEES		50,000
100-4-1000-5036	APPLICATION PROCESSING FEE	10,000	
100-4-1000-5063	MISC-DEPARTMENT REIMB	10,000	
100-4-3000-5030	PLAN CHECK FEES		15,000
100-4-4500-5063	MISC-DEPARTMENT REIMB	200,000	
100-4-4500-6106	WORKERS' COMP REIMB-MISC.		57,000
100-4-5000-1201	PERMIT ISSUANCE, INSPECT/MAP		25,000
100-4-7500-0600	BUSINESS LICENSE FEE		10,000
100-4-7500-3010	INVESTMENT EARNINGS	30,000	
100-4-7500-3030	RENTS AND CONCESSIONS		40,000
100-4-7500-4013	VEHICLE LIC FEE COLL IN EXCESX		12,000
100-4-7500-4015	PROPERTY TAX PMT IN LIEU		15,000
100-5-0504-203	PROF/CONTR SVCS-LEGAL	50,000	
100-5-0504-217	PROF/CONTR SVCS-GEN INVEST	50,000	

100-5-0511-209	PROF/CONTR SVCS-OTHER	20,000	
100-5-0512-209	PROF/CONTR SVCS-OTHER	1,000	
100-5-4501-003	SALARIES-OVERTIME		200,000
104-4-7500-0151	MEASURE T 1% SALES TAX		85,000
104-5-1502-002	SALARIES-PART TIME	30,000	
104-5-1502-610	EQUIPMENT-NEW	40,000	
104-5-1531-209	PROF/CONTR SVCS-OTHER	30,000	
104-5-9285-660	IMPROV OTHER THAN BLDGS-REHAB	360,000	
104-5-9329-620	BUILDINGS-NEW	250,000	
104-5-9330-620	BUILDINGS-NEW	75,000	
115-4-1500-5401	YOUTH TEEN PROGRAMS	20,000	
219-4-7500-0760	INCLUSIONARY HSING ORD IMP		170,000
219-5-9093-502	CONTRIBUTIONS-OTHER AGENCIES	170,000	

*\*Credits increase revenue and decrease expense budgets. Debits decrease revenue and increase expense budgets.*

**SECTION 4:** The City Clerk will certify to the passage and adoption of this Resolution; will enter the same in the book of original Resolutions of said City; will make a minute of the passage and adoption thereof in the record of proceedings of the City Council of said City, in the minutes of the meeting at which the same is passed and adopted.

PASSED, AND ADOPTED, this 18th day of May, 2022.

\_\_\_\_\_  
Jenny Crosswhite, Mayor

ATTEST:

\_\_\_\_\_  
Julie Latshaw, City Clerk

*Approved as to form:*

\_\_\_\_\_  
John C. Cotti, City Attorney

*Approved as to content:*

\_\_\_\_\_  
Dan Singer, City Manager



**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: James Mason, Community & Economic Development Director

Subject: REVISED DRAFT HOUSING ELEMENT REVIEW & REQUEST FOR ADOPTION / RESUBMITTAL TO CALIFORNIA HCD

Date: May 18, 2022

Agenda Item: 10.A

---

**RECOMMENDATION:**

Staff recommend that the City Council:

- Open the public hearing; receive testimonial and documentary evidence, and;
- Adopt Resolution No. 7401, adopting the 2021-2029 Housing Element, and;
- Direct Staff to incorporate any additional feedback and submit the adopted 2021-2029 Housing Element to the California Department of Housing and Community Development (“HCD”) for review, pursuant to State law.

---

**BACKGROUND:**

All cities within the Southern California Association of Governments (“SCAG”) region are required to prepare and adopt an updated Housing Element of the General Plan for the 2021-2029 period. The Housing Element establishes goals, policies, programs and objectives to address existing and projected housing needs, including the City’s share of regional housing needs as assigned in the Regional Housing Needs Assessment (“RHNA”). Additional background information and materials from previous meetings on the Housing Element update are available for online review at [www.mysantapaula.com](http://www.mysantapaula.com).

Last September, after public review and meetings held by the Planning Commission and City Council, a Draft Housing Element was submitted to the California Department of Housing and Community Development (“HCD”) for review pursuant to State law. HCD provided comments on the Draft Housing Element to the City in November 2021 (Attachment E). Cities are required by law to consider HCD’s comments prior to adopting a Housing Element update.

City staff and consultant prepared responses and revisions to the Draft Housing Element to address HCD’s comments, and integrated them into a Revised Draft Housing Element in early 2022, provided as Attachment B to this report.

At the April 26, 2022 Planning Commission meeting, staff presented the Revised Draft Housing Element along with a summary of issues raised in HCD’s November 2021 review letter and responded to Commission questions and comments. At the conclusion of the public hearing the Planning Commission adopted Resolution No. 3836, recommending City Council

adoption of the Revised Draft Housing Element.

Since the Planning Commission hearing, City staff and consultant have continued working with local housing stakeholders including the Santa Paula Affordable Housing Task Force (“SPAHTF”) to gain additional input and further refine the Revised Draft Housing Element. SPAHTF comments and recommendations are summarized in Attachment C along with staff’s comments on those recommendations.

**The purpose of this meeting is to allow the City Council and community stakeholders the opportunity to review the Revised Draft Housing Element and SPAHTF comments, and for the City Council to provide direction and consider adoption of the document.**

Staff will incorporate additional material into the Housing Element as appropriate to reflect direction from the City Council prior to submittal to HCD.

**ANALYSIS:**

The City’s Housing Element was last updated in 2013. Under State law, cities in the Southern California Association of Governments (“SCAG”) region must update their Housing Elements every eight years. Normally, this process would already be complete, however, due to the COVID pandemic and increased scrutiny by HCD related to the state’s housing ‘crisis’, completion of Housing Element updates throughout California has been delayed. Unlike any other element of the General Plan, state law requires cities to submit Housing Elements to HCD for review, and grants HCD authority to issue opinions as to whether Housing Elements comply with state law. A finding of substantial compliance by HCD is referred to as “certification” of the Housing Element. To date, only 14 of the 197 jurisdictions in the SCAG region have received certification by HCD. As of the time this report was prepared, only one jurisdiction in Ventura County (the County of Ventura) had obtained certification. All cities in Ventura County are currently deemed out of compliance with State Housing Element law according to HCD. Eligibility for some grant funding programs is contingent upon certification of the Housing Element, and recent legislation also gives expanded enforcement authority to HCD and the Attorney General, including fines and State-mandated changes to local land use and housing policies and regulations.

Generally, the two most significant issues that must be addressed in the Housing Element are: 1) whether City plans and regulations comply with State laws regarding housing for persons with special needs (such as farmworkers and persons with disabilities); and 2) how the City will accommodate the additional housing assigned through the RHNA process. Santa Paula’s total RHNA allocation for the 6<sup>th</sup> cycle is 657 units distributed among four income categories as follows:

**New Housing Needs (2021-2029) – Santa Paula**

Income Category	Housing Units
Very Low Income* (<50% AMI)	102
Low Income (50-80% AMI)	99
Moderate Income (80-120% AMI)	121
Above Moderate (>120% AMI)	335

**Total****657**

\*The “extremely low income” category (<30% AMI) is a subset of the very low category.

A summary matrix of HCD comments and City responses is provided as Attachment D. Changes to the original draft Housing Element made in response to HCD comments are shown in a redline version of the Revised Housing Element, which is available for review on [www.mysantapaula.com](http://www.mysantapaula.com). The page numbers shown in the summary matrix refer to the redlined Housing Element document.

Formal adoption of a Housing Element by the City Council is a required step in the HCD compliance process. After City Council adoption the Housing Element must be submitted to HCD for additional review.

**COMMUNITY ENGAGEMENT**

The COVID pandemic had significant impacts on the City’s original work program for community engagement on the Housing Element update; however, the following public events and opportunities for review were successfully held:

- Project website (English & español) – *mysantapaula.com*
- Frequently Asked Questions
- Opinion survey
- Stakeholder interviews
- Santa Paula Times
- Social Media
- Publication and Distribution of the New Policy Matrix, June 1, 2021
- Joint City Council / Planning Commission work session, July 7, 2021
- Main Street Open House #1, July 15, 2021
- Publication and Distribution of the Recommended Draft Housing Element – Goals, Policies and Programs, July 30, 2021
- Main Street Open House #2, August 6, 2021
- Publication and Distribution of the Recommended Draft Housing Element – Full Document, August 12, 2021
- Planning Commission Hearing #1, August 24, 2021
- City Council Hearing #1, September 15, 2021
- 60-Day HCD and Public Review
- Planning Commission Hearing #2, March 22, 2022
- Planning Commission Hearing #2 (continued from March 22), April 26, 2022
- Santa Paula Affordable Housing Task Force Review/Comment, April/May 2022
- City Council Hearing #2, (May 18, 2022)
- 60-Day HCD and Public Review

Comments from community stakeholders have been considered and incorporated into the revised draft Housing Element as described in Appendix C of the Housing Element, and comments from the Santa Paula Affordable Housing Task Force and staff responses are summarized in Attachment C to this report.

**ENVIRONMENTAL REVIEW**

The proposed amendment to the Housing Element of the City’s General Plan is exempt from

California Environmental Quality Act (CEQA) requirements pursuant to Section 15061, *Review for Exemption of the CEQA Guidelines*. Specifically, Guidelines Section 15061(b)(3) states, in part, that a project is exempt from CEQA if “the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

Adoption of the Housing Element would not approve any development project or change any land use regulations. Future housing development proposals and potential amendments to land use regulations will be subject to CEQA review.

### **PUBLIC NOTIFICATION**

As a citywide initiative, public notice of this meeting and availability of the Revised Draft was published in the *Santa Paula Times* on Friday, May 6, 2022.

Public notice of this meeting and the availability of the Revised Draft also included an email “blast” to the General Plan interest list of approximately 300 persons, affected public agencies, organizations, property owners and other interested parties.

### **STRATEGIC PLAN:**

Completion of the Housing Element is a direct metric of Economic Development Goal (B) (3): *Continue the process of developing a Citywide property inventory for viable commercial and housing locations.*

### **FISCAL IMPACTS:**

There are no direct fiscal impacts associated with this item.

### **OPTIONS:**

The following alternatives are available to the City Council:

1. Adopt Resolution No. 7401, formally adopting the 2021-2029 Housing Element, and direct Staff to incorporate any additional feedback into the final document prior to submitting to the California Department of Housing and Community Development (“HCD”) for review pursuant to State law, or;
2. Direct Staff to make changes to the Revised Draft 2021-2029 Housing Element and return at a later date for formal adoption and authorization to submit to HCD, or;
3. Continue the hearing in order to obtain further information or for Staff to make any requested revisions to the Revised Draft 2021-2029 Housing Element.

### **ATTACHMENTS:**

[A - CC Resolution No. 7401 \(Draft\).docx](#)

[B - 2021-2029 Housing Element \(Revised Draft\).pdf](#)

[D - Summary of HCD Comments and City Responses 04.2022.pdf](#)

[E - HCD 1st Draft Comment Letter 11.15.2021.pdf](#)

[F - PC Resolution No. 3836 \(Signed\).pdf](#)



# **ATTACHMENT A**

**CC RESOLUTION NO. 7401**

**CITY COUNCIL  
RESOLUTION NO. 7401**

**A RESOLUTION ADOPTING THE 2021-2029 HOUSING ELEMENT OF THE  
2040 SANTA PAULA GENERAL PLAN**

**Project No. 2020-CI-06**

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. Government Code § 65588 requires every California city and county to update its Housing Element periodically. The Housing Element establishes goals, policies and programs to encourage the maintenance and expansion of the City's housing supply to meet demand;
- B. During 2021, the City prepared a draft Housing Element update for the 2021-2029 planning period in accordance with Government Code Section 65580 et seq.;
- C. The City conducted duly noticed public meetings to discuss and receive public comment regarding the Housing Element update on December 18, 2019, July 7, 2021, August 24, 2021, and September 15, 2021;
- D. On September 16, 2021 the City submitted a draft 2021-2029 Housing Element to the California Department of Housing and Community Development ("HCD") for review pursuant to the requirements of State law;
- E. On November 15, 2021 HCD issued a letter finding that the draft element addressed many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law;
- F. On April 21, 2022 the City posted a revised draft Housing Element for public review. Revisions to the draft Housing Element have been made addressing each of HCD's findings as summarized in the City Council staff report dated May 18, 2022;
- G. The Planning Commission held duly noticed public hearings on March 22 and April 26, 2022 to receive public testimony on the revised draft Housing Element, and at the conclusion of the public hearing on April 26 adopted PC Resolution No. 3836, recommending the City Council adopt the revised draft Housing Element;
- H. The City Council considered the information provided by the Planning Commission, City staff, HCD, and public testimony. This Resolution, and its findings, are made based upon the evidence presented to the Council at its public hearing on May 18, 2022 including, without limitation, the staff report submitted by the Planning Division.

- I. The 2021-2029 Housing Element update is covered by the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to CEQA;

SECTION 2: *General Plan*, the City Council makes the following findings:

- A. The 2021-2029 Housing Element is in the public interest and there is a community benefit resulting from the Housing Element Update including, without limitation, assisting in the provision of housing for all income groups and persons with special needs, preserving the affordable housing stock, and minimizing governmental constraints to providing housing.
- B. The 2021-2029 Housing Element is consistent with the goals, policies, and objectives of the General Plan. The Housing Element establishes policies, procedures, and incentives for the City's land use planning activities that serve to maintain and expand the City's housing supply to adequately house people currently living and expected to live in the City.
- C. The 2021-2029 Housing Element will not conflict with the SPMC.
- D. The proposed 2021-2029 Housing Element promotes public health, safety, and general welfare and serves the goals and purposes of the General Plan by facilitating the continued production of housing for all incomes, thereby improving housing and living conditions for all residents. The Housing Element provides housing construction objectives consistent with the Regional Housing Needs Assessment.

SECTION 3: *Environmental Assessment*.

- A. The City Council finds that the 2021-2029 Housing Element update is covered by the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to CEQA.

SECTION 4: *Adoption and Submittal*.

- A. Based on the findings made in this Resolution, the City Council adopts the 2021-2029 Housing Element as set forth in attached Exhibit "A," which is incorporated herein by reference.



- B. The City Council hereby directs Staff to submit the adopted 2021-2029 Housing Element to HCD for the required 60-day review. The City Manager is directed to make any subsequent clerical or technical revisions to the Housing Element as may be necessary to obtain a finding of substantial compliance from the Department of Housing and Community Development.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the 2021-2029 Housing Element. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* All summaries of information in the findings which precede this section are based on substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: This Resolution will remain effective until superseded by a subsequent resolution.

PASSED AND ADOPTED this 18<sup>th</sup> Day of May, 2022.

ATTEST:

\_\_\_\_\_  
Jenny Crosswhite, Mayor

\_\_\_\_\_  
Julie Latshaw, City Clerk

Approved as to form:

\_\_\_\_\_  
John C. Cotti, City Attorney

Approved as to content:

\_\_\_\_\_  
Dan Singer, City Manager

**RESOLUTION NO. 7401  
EXHIBIT A**

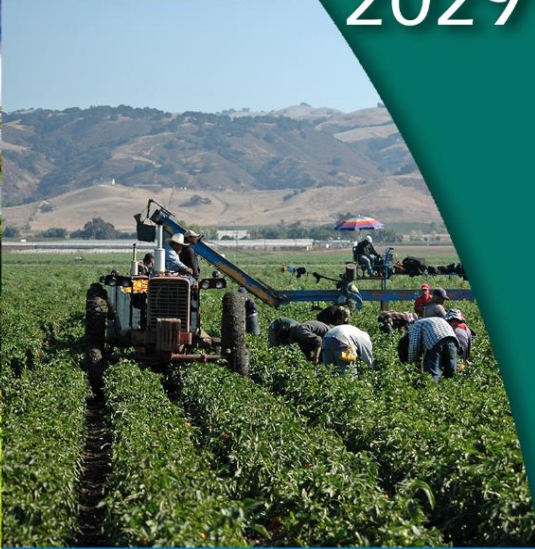
**CITY OF SANTA PAULA  
2021-2029 HOUSING ELEMENT**  
*(\*Included as Attachment B in 5/18 staff report)*

# **ATTACHMENT B**

**2021-2029 HOUSING ELEMENT  
(REVISED DRAFT)**



# 2029 Housing Element



Revised Draft  
April 26, 2022

# **Acknowledgements**

## **City Council**

Jenny Crosswhite, Mayor  
Andy Sobel, Vice Mayor  
Rick Araiza, Councilmember  
Leslie Cornejo, Councilmember  
Carlos Juarez, Councilmember

## **Planning Commission**

Jason Herber, Chair  
Aaron Dunkel, Vice Chair  
JaQuay Bangs  
Maria Grace Kelly  
Elyssa Vasquez

## **City Staff**

Dan Singer, City Manager  
James Mason, CED Director  
Jeff Mitchem, AICP, Planning Manager  
Tom Tarantino, Associate Planner/GIS Analyst  
Anna Arroyo, Assistant Planner  
Taylor Hernvall, Assistant Planner  
Neal Morrissette, CED Technician

Consulting Assistance:

JHD Planning LLC

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## **I. INTRODUCTION**

### **A. Purpose of the Housing Element**

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulations that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government.

Santa Paula's Housing Element provides policies and programs to address the following important housing issues as well as other identified local needs.

- Preservation and improvement of its aging housing stock;
- A relatively high level of household overcrowding and housing overpayment;
- A limited supply of large rental units;
- Provision of adequate housing for farm workers;
- The need to promote homeownership opportunities; and
- The desire to achieve a more economically balanced community.

As mandated by State law, the planning period for this Housing Element extends from 2021 to 2029. This Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and fair housing (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III); and
- A review of potential constraints, both governmental and non-governmental, to meeting Santa Paula's identified housing needs (Chapter IV);

- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

## **B. Community Context**

Incorporated in 1902, the City of Santa Paula is in the geographical center of Ventura County, and is located in the rich agricultural Santa Clara Valley (see Figure I-1). Surrounded by orange, lemon and avocado groves, Santa Paula is commonly referred to as the "Citrus Capital of the World." The City is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in Ventura County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years. As of 2021, the city had an estimated population of 30,691 residents according to the California Department of Finance.

Demographic shifts are taking place in the city impacting housing needs. First, Santa Paula has a growing Hispanic population. In 1990, 59% of the city's population was of Hispanic origin, and according to recent Census estimates has increased to more than 80% since then. Second, the city is home to an increasing number of younger families, as evidenced by the growth in both the young to mid-adult (age 25 to 44) and school age (5 to 19) populations. The provision of adequate affordable housing, including larger rental units and first-time homeownership opportunities for younger growing families, is thus an important issue facing Santa Paula.

Santa Paula is a predominantly lower- and moderate-income community and seeks to be more economically balanced. To achieve this goal, additional "move-up" housing opportunities are necessary to attract working professionals and upper-income households.

Because the majority of the housing stock in Santa Paula is over 30 years old, maintenance and repair is a significant housing concern. The City is continuing to promote neighborhood upgrading through a combined approach of code enforcement and provision of home rehabilitation assistance.

Housing costs in Santa Paula are relatively affordable in comparison to most Ventura County cities. Even so, decent housing of suitable size may be out of reach for many lower-income families. As a result, many households in Santa Paula are overpaying and many "double up" with other families to afford rents, which in turn contributes to overcrowding.

## **C. Public Participation**

Public participation is an important component of the planning process in Santa Paula, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process.

## **D. Consistency with Other Elements of the General Plan**

State law requires that all portions of the General Plan be internally consistent. The City of Santa Paula General Plan was comprehensively updated in 2020 and consists of seven elements: 1) Land Use; 2) Circulation and Mobility; 3) Housing; 4) Environmental and Cultural Resources; 5) Hazards and Public Safety; 6) Public Services and Utilities; and 7) Economic Development and Downtown. This Housing Element builds upon and is consistent with the policies and programs set forth in other elements of the General Plan. As the General Plan is amended over time, the City will review the Housing Element for internal consistency and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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## II. HOUSING NEEDS ASSESSMENT

Incorporated in 1902, the City of Santa Paula is near the geographical center of Ventura County in the rich agricultural Santa Clara Valley. Surrounded by orange, lemon and avocado groves, Santa Paula is referred to as the “Citrus Capital of the World.” The city is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in Ventura County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years.

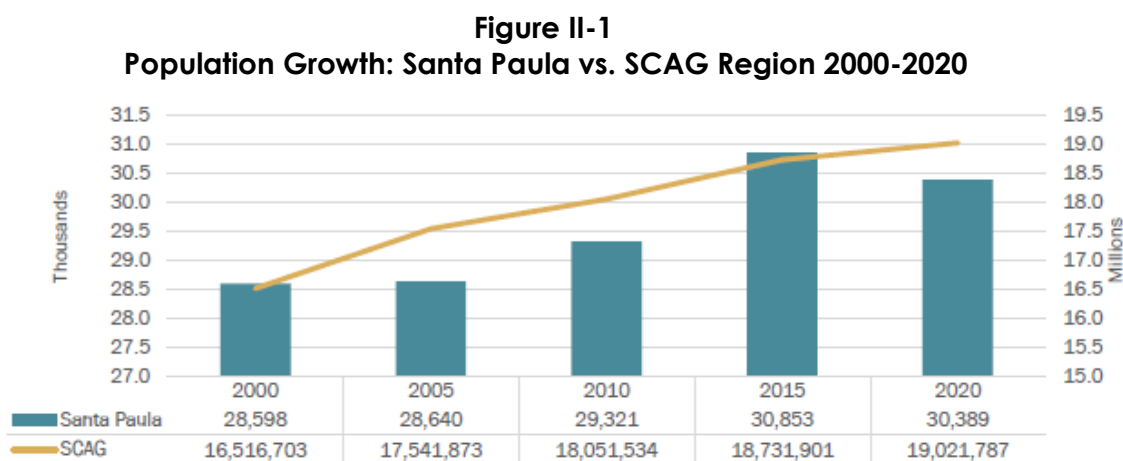
This chapter examines general population and household characteristics such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., type, tenure, age and condition, costs) are also addressed. Finally, the city’s projected housing needs based on the Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes recent data from the U.S. Census Bureau, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from other organizations. The implications of these findings for the City’s housing policies and programs are also discussed.

### A. Population Characteristics

#### 1. Population Growth Trends

Santa Paula had a 2020 total population of 30,389 including 133 living in group quarters according to the California Department of Finance. Over the 2000-2020 period Santa Paula had an annual growth rate of 0.3% compared to 0.7% for the region (Figure II-1).

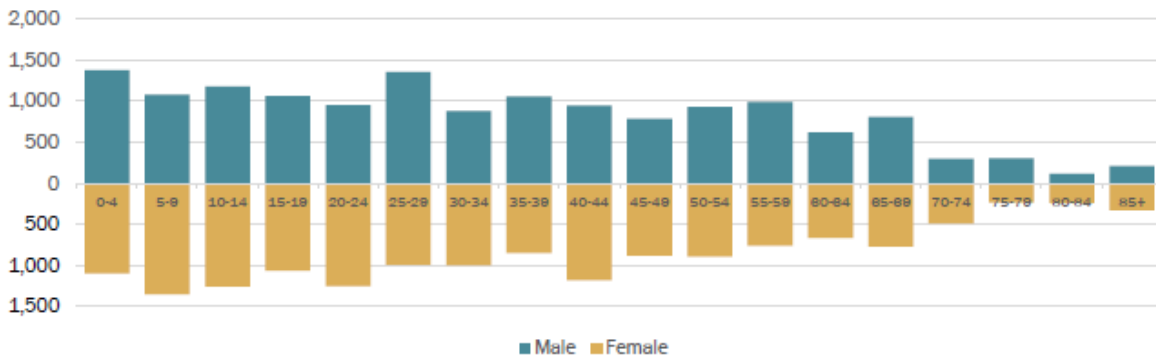


CA DOF E-5 Population and Housing Unit Estimates

## 2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-1 shows recent estimates of the city’s population by age group and gender. The population of Santa Paula is 49.4% male and 50.6% female. The share of the population of Santa Paula under 18 years of age is 29%, which is higher than the regional share of 23.4%. Santa Paula’s seniors (65 and above) make up 12.6% of the population, which is lower than the regional share of 13%.

**Table II-1  
Population by Age and Gender – Santa Paula**



*American Community Survey 2014-2018 5-year estimates*

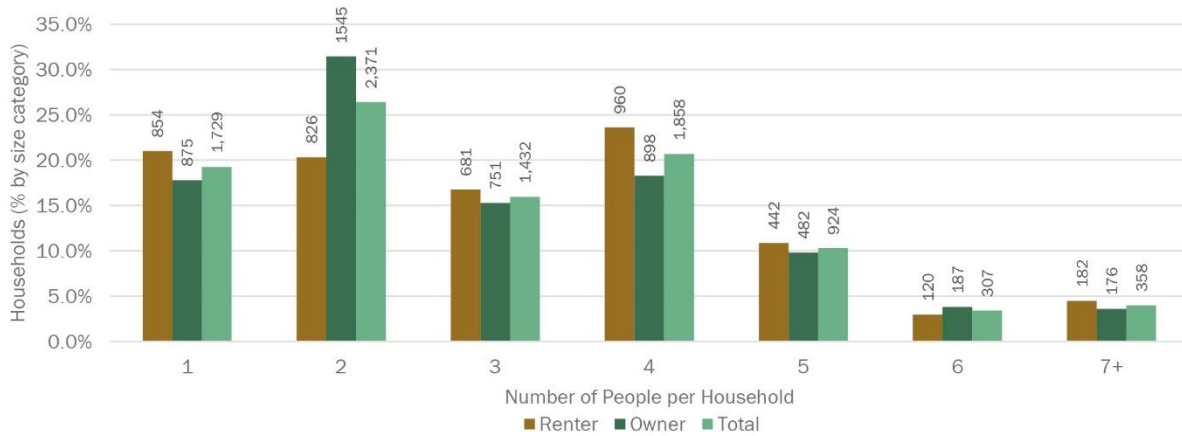
## B. Household Characteristics

### 1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-2 illustrates the range of household sizes in Santa Paula for owners, renters, and overall. The most commonly occurring household size is two people (26.4%) and the second-most commonly occurring household is of four people (20.7%). Santa Paula has a lower share of single-person households than the SCAG region overall (19.3% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%). While these statistics suggest that there is a greater need for large units in Santa Paula than for some other areas of Ventura County, there is also a substantial number of persons living alone.

**Table II-2  
Household Size – Santa Paula**

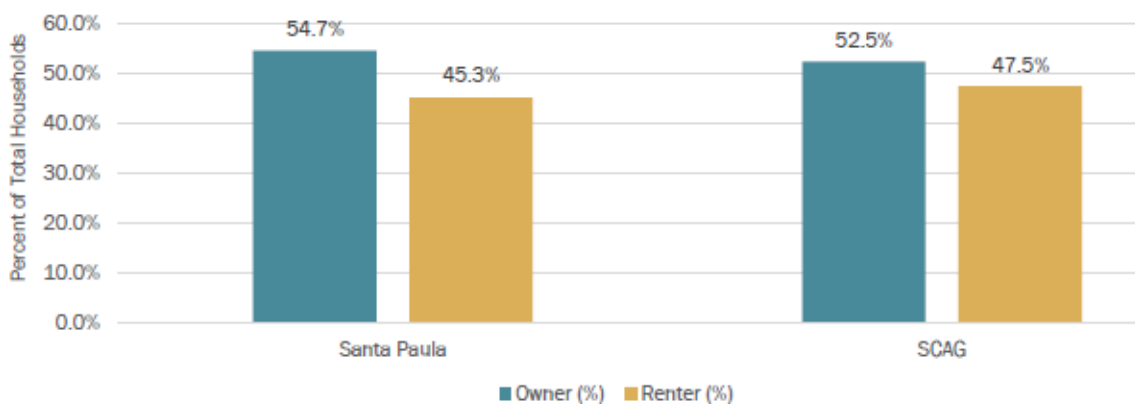


American Community Survey 2014-2018 5-year estimates.

## 2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-3 provides a comparison of the number of owner-occupied and renter-occupied units in the city as compared to the SCAG region as a whole. Santa Paula's housing stock consists of 8,979 total units, 4,914 of which are owner-occupied and 4,065 of which are renter-occupied. The share of renters in Santa Paula is lower than in the SCAG region overall.

**Table II-3  
Household Tenure**



American Community Survey 2014-2018 5-year estimates.

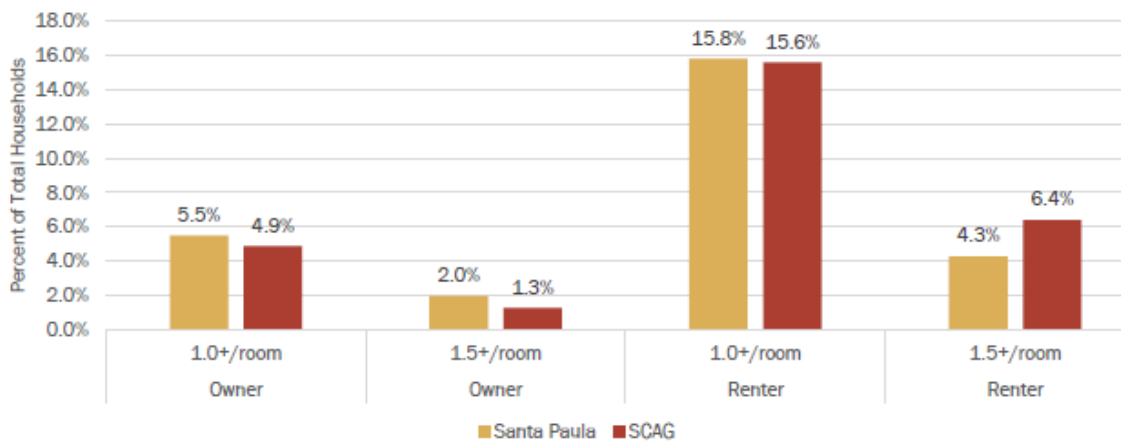


### 3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-4 shows recent overcrowding estimates for Santa Paula compared to the SCAG region as a whole. In Santa Paula, 271 owner-occupied and 642 renter-occupied households had more than 1.0 occupants per room, while 97 owner-occupied households and 174 renter-occupied households had more than 1.5 occupants per room.

The Housing Plan includes several programs intended to address the problem of overcrowding, including Program 4: Section 8 Rental Assistance, Program 6: Rent Stabilization and Just Cause Eviction Protections, Program 8: Mortgage Credit Certificate, Program 9: Workforce and Special Needs Housing Development, Program 10: Multi-Family Housing Acquisition and Rehabilitation, Program 11: Affordable Housing Funding Sources, Program 12: Inclusionary Housing, Program 13: Accessory Dwelling Units, Program 15: Adequate Sites for Housing Development, Program 19: Density Bonus Ordinance, and Program 21: Affordability by Design.

**Table II-4  
Overcrowding by Tenure – Santa Paula vs. SCAG Region**



*American Community Survey 2014-2018 5-year estimates.*

### 4. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-5 displays recent HUD estimates for overpayment by income category and tenure. This table shows that overpayment is much more prevalent among households with incomes in the extremely-low and very-low categories, especially renters.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer

maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to alleviate overpayment. These programs include the owner-occupied housing rehabilitation program, rental housing rehabilitation program, Section 8 rental assistance program, mobile home rent stabilization program, mobile home park resident ownership program, downpayment and mortgage assistance programs (through Ventura Cities Mortgage Finance Authority), mortgage credit certificate program, workforce and senior housing development program, multi-family housing acquisition and rehabilitation program, and the inclusionary housing program.

**Table II-5  
Overpayment by Income Category and Tenure – Santa Paula**

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,130	950	1,260
Household Income >30% to less-than or= 50% HAMFI	890	240	1,160
Household Income >50% to less-than or= 80% HAMFI	319	4	845
Household Income >80% to less-than or= 100% HAMFI	40		285
Household Income >100% HAMFI	4		515
<b>Total</b>	<b>2,383</b>	<b>1,194</b>	<b>4,065</b>
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	190	150	315
Household Income >30% to less-than or= 50% HAMFI	340	200	715
Household Income >50% to less-than or= 80% HAMFI	415	85	1,005
Household Income >80% to less-than or= 100% HAMFI	245	85	755
Household Income >100% HAMFI	335	10	2,125
<b>Total</b>	<b>1,525</b>	<b>530</b>	<b>4,915</b>

### Extremely-Low-Income Households

*Extremely-low-income (ELI)* is defined as less than 30% of area median income. Households with extremely-low-income have a variety of housing needs. Table II-6 provides a breakdown of ELI households by race and ethnicity. The race/ethnicity with the highest share of ELI households in Santa Paula is Asian and other, non-Hispanic (32.5% compared to 22% of total population). In the SCAG region, the highest share of ELI households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

ELI households often face multiple housing problems. As shown previously in Table II-5 above, ELI households also have the highest rates of overpayment. Overcrowding is also a common problem because ELI households cannot afford the cost of housing units of adequate size for the number of people in the household or may be doubled-up with another household to afford rent.

**Table II-6  
Extremely-Low-Income Households – Santa Paula**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	2,322	379	16.3%
Black, non-Hispanic	18	4	22.2%
Asian and other, non-Hispanic	209	68	32.5%
Hispanic	6,465	1,530	23.7%
<b>TOTAL</b>	<b>9,014</b>	<b>1,981</b>	<b>22.0%</b>
Renter-occupied	3,975	1,530	38.5%
Owner-occupied	5,040	455	9.0%
<b>TOTAL</b>	<b>9,015</b>	<b>1,985</b>	<b>22.0%</b>

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

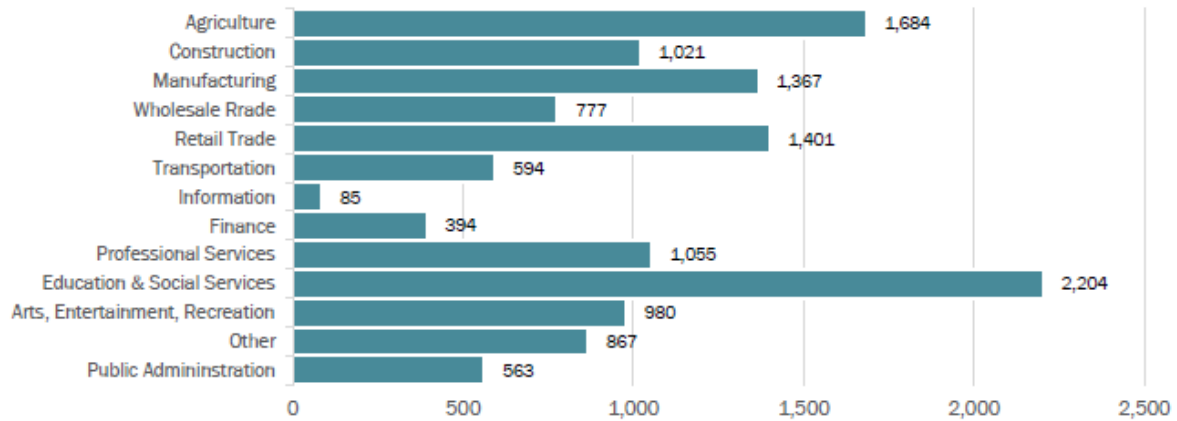
## C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

### 1. Current Employment Characteristics

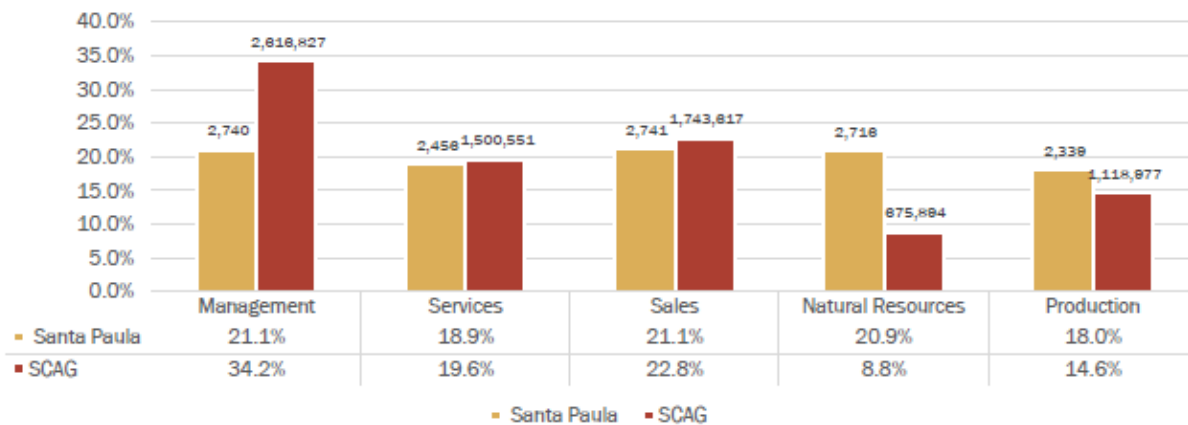
Current employment and projected job growth have a significant influence on housing needs during this planning period. According to recent ACS data (Table II-7) Santa Paula has 12,992 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 2,204 employees (17% of total) and the second most prevalent industry is Agriculture with 1,684 employees (13% of total). Employment by occupation for Santa Paula compared to the SCAG region is shown in Table II-8.

**Table II-7  
Employment by Industry – Santa Paula**



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

**Table II-8  
Employment by Occupation – Santa Paula vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

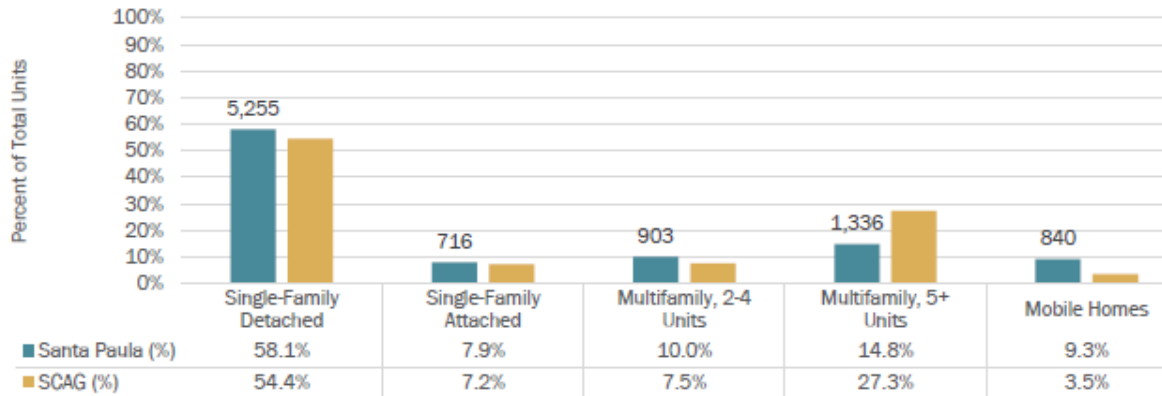
## D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

### 1. Housing Type and Growth Trends

Table II-9 provides recent estimates of Santa Paula's housing stock by type compared to the region as a whole. Santa Paula has a total of approximately 9,050 housing units, with single-family detached being the most prevalent housing type. The share of all single-family units in Santa Paula is 66%, which is higher than the 62% share for the entire SCAG region.

**Table II-9  
Housing by Type – Santa Paula vs. SCAG Region**



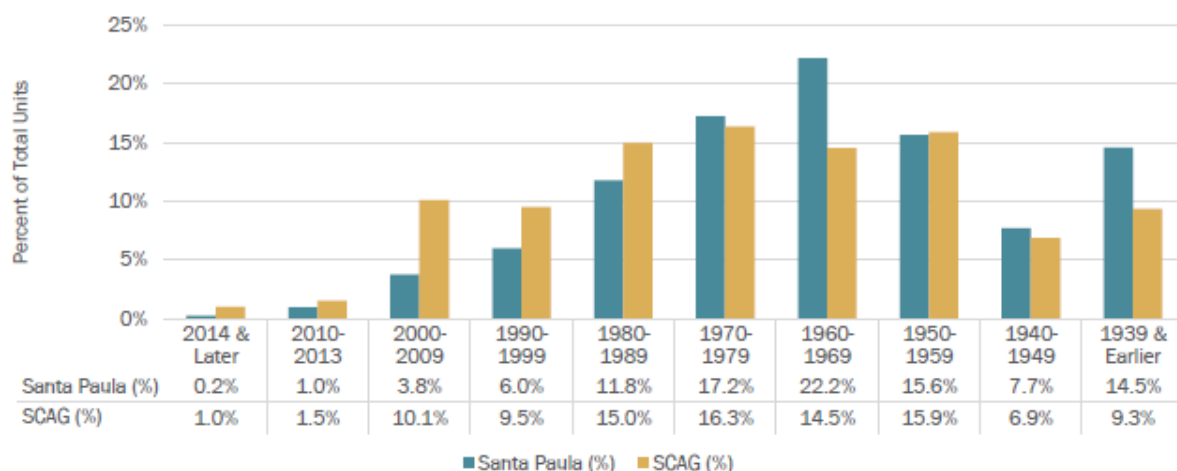
CA DOF E-5 Population and Housing Unit Estimates

### 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing.

Table II-10 shows the age distribution of the housing stock in Santa Paula compared to the SCAG region as a whole as reported in recent Census estimates.

**Table II-10  
Age of Housing Stock –  
Santa Paula vs. SCAG Region**



*American Community Survey 2014-2018 5-year estimates.*

This table shows that the majority of owner-occupied and rented units in Santa Paula were constructed prior to 1970. These findings suggest that there may be substantial need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the city's housing stock.

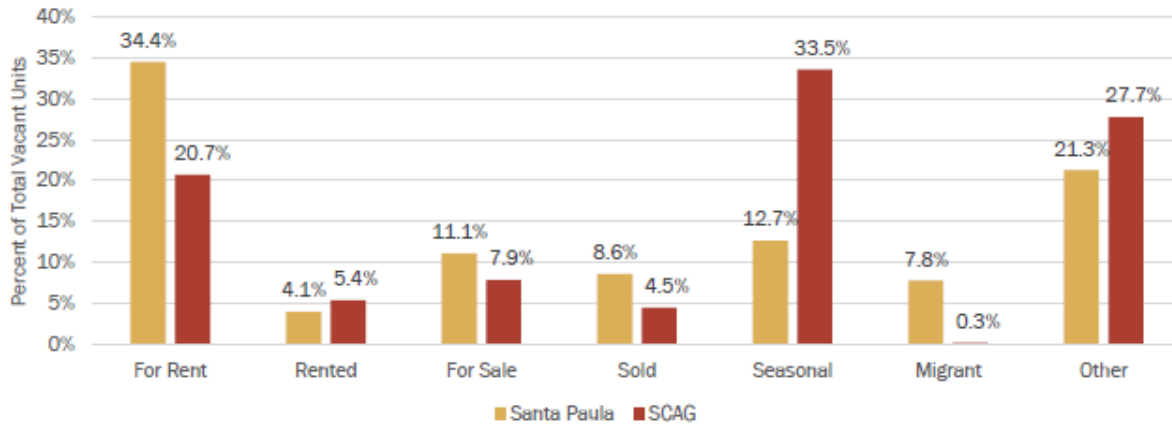
Single-family home neighborhoods in Santa Paula are generally well-maintained and contain only isolated properties in deteriorated condition that require moderate rehabilitation. However, the denser, older residential neighborhoods to the south and east of downtown are in need of varying degrees of upgrading, and some units are likely to qualify for rehabilitation assistance. Based on observations of City staff, it is estimated that approximately 40% of the total housing stock (3,600 units) are in need of some type of repair to correct deficiencies or complete replacement.

The City currently administers several programs to facilitate upgrade of the housing stock and stabilization of neighborhoods, including Code Enforcement, owner and renter rehabilitation programs, and the Remove and Replace Program.

### 3. Vacancy

According to recent Department of Finance data, the housing vacancy rate in Santa Paula is approximately 3%. The estimated distribution of vacant units by category is shown in Table II-11.

**Table II-11  
Vacant Units by Type –  
Santa Paula vs. SCAG Region**



*American Community Survey 2014-2018 5-year estimates.*

## 4. Housing Cost

### a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

Table II-12 shows 2021-22 affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on State standards, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable rent for very-low-income households is \$1,411. The maximum affordable rent for low-income households is \$2,259, while the maximum for moderate-income households is \$2,964. These figures are based on a 4-person household and are adjusted for different household sizes.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-12 have been estimated based on typical conditions.

**Table II-12  
Income Categories and Affordable Housing Costs –  
Ventura County**

Income Category	Maximum Income	Maximum Affordable Rent	Maximum Affordable Price (est.)
Extremely low	\$33,850	\$845	*
Very low	\$56,450	\$1,411	*
Low	\$90,350	\$2,259	*
Moderate	\$118,550	\$2,964	\$500,000
Above moderate	Over \$118,550	Over \$2,964	Over \$500,000

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

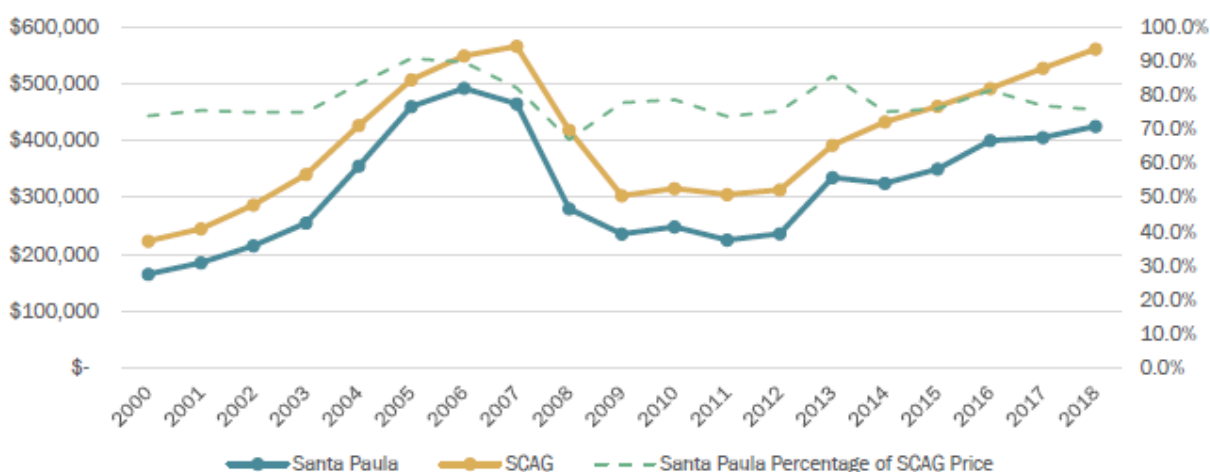
\* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

**b. For-Sale Housing**

Between 2000 and 2018, median home sales prices in Santa Paula increased 158% while prices in the SCAG region increased 151%. 2018 median home sales prices in Santa Paula were \$425,000 and the highest experienced since 2000 was \$492,000 in 2006. Prices in Santa Paula have ranged from a low of 66.9% of the SCAG region median in 2008 and a high of 90.8% in 2005 (Table II-13). These statistics show that housing in Santa Paula is generally more affordable than average for the entire SCAG region.

**Table II-13  
Median Existing Home Sales Price 2000-2018 –  
Santa Paula vs. SCAG Region**

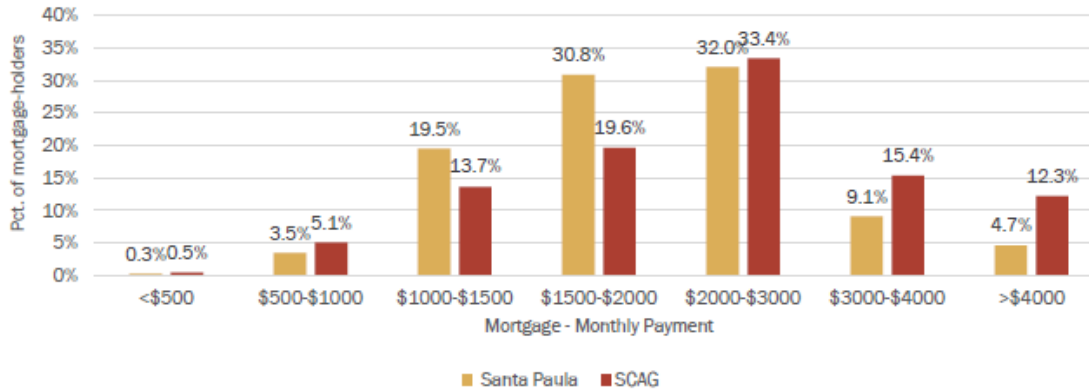


*SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.*



While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 54.7% of Santa Paula and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Santa Paula is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/month as shown in Table II-14.

**Table II-14  
Monthly Mortgage Costs –  
Santa Paula vs. SCAG Region**

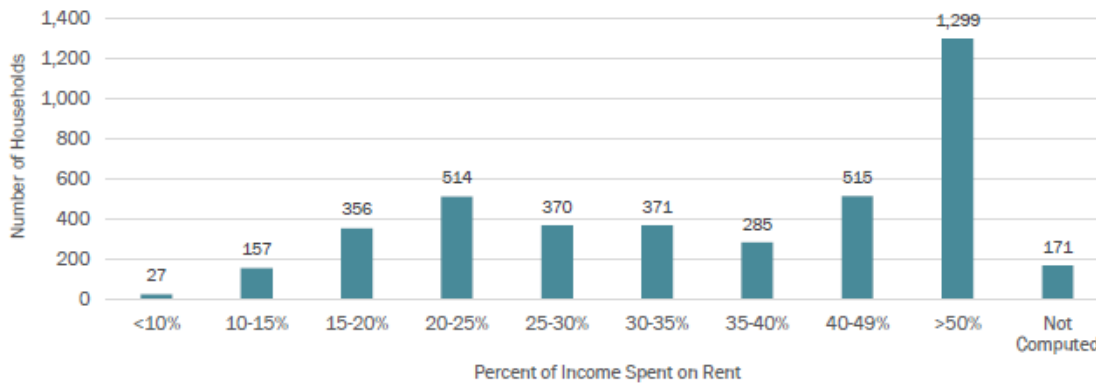


American Community Survey 2014-2018 5-year estimates.

**c. Rental Housing**

Across Santa Paula's 4,065 renter households, 2,470 (61%) spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region as a whole. Additionally, 1,299 renter households in Santa Paula (32%) spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (Table II-15). According to recent ACS estimates, the median rent in Santa Paula was \$1,277 per month.

**Table II-15  
Percentage of Income Spent on Rent –  
Santa Paula**



## E. Special Needs

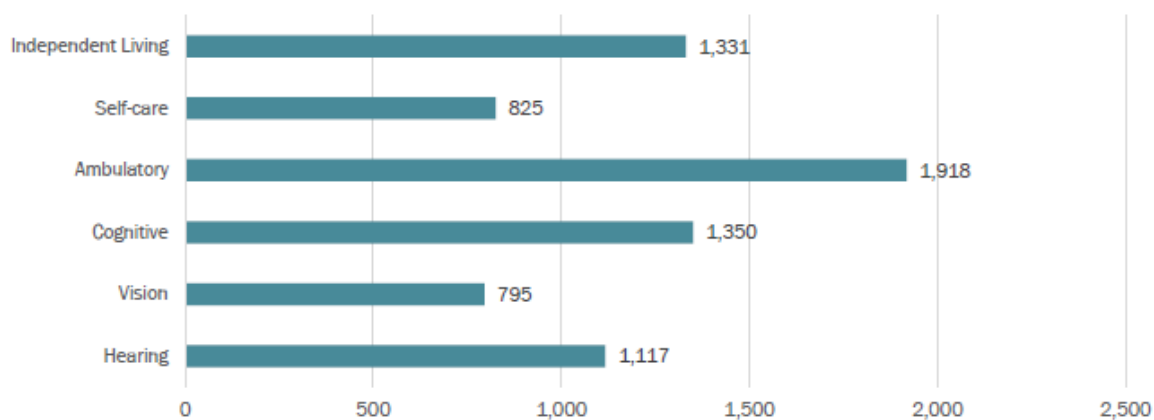
Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disabilities, or other conditions. As a result, some Santa Paula residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

### 1. Persons with Disabilities

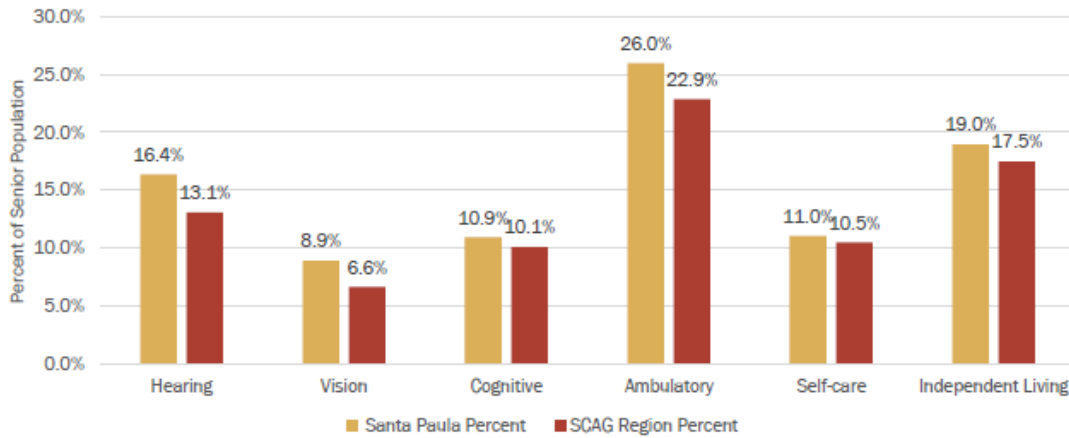
In Santa Paula, the most commonly occurring disabilities are ambulatory, cognitive and independent living (Table II-16). Of those aged 65 and over, ambulatory problems were the most common disability, experienced by 26% of Santa Paula’s seniors and 23% of seniors in the entire SCAG region (Table II-17). As seen in Table II-18, approximately 42% of persons with a disability were in the labor force. Housing opportunities for persons with disabilities can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. The Municipal Code also includes procedures to provide reasonable accommodation for persons with disabilities pursuant to State law (Program 22).

**Table II-16  
Disabilities by Type –  
Santa Paula**



*American Community Survey 2014-2018 5-year estimates.*

**Table II-17  
Disabilities by Type for Seniors 65+ –  
Santa Paula**



American Community Survey 2014-2018 5-year estimates.

**Table II-18  
Employment Status for Persons with Disabilities –  
Santa Paula**

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	574	33%	11,606	73%
Unemployed	149	9%	929	6%
Not in Labor Force	1,022	59%	3,395	21%
<b>TOTAL</b>	<b>1,745</b>		<b>15,930</b>	

American Community Survey 2014-2018 5-year estimates.

**Developmental Disabilities**

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Santa Paula is served by the Tri-Counties Regional Center<sup>1</sup> (TCRC) which is based in Santa Barbara and operates a field office in Oxnard. As of 2019 the Center served approximately 15,200 clients. According to data compiled by DDS, there were approximately 372 persons with developmental disabilities in the Santa Paula zip code who were receiving services from TCRC, and the vast majority of those lived in the home of a family member or guardian. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

While most persons with developmental disabilities live with a relative or guardian, these arrangements can create difficulties particularly as the caregivers grow older and may no longer be able to provide the level of assistance needed. Living arrangements such as permanent supportive housing and residential care facilities can address the needs of those with developmental disabilities. As discussed in the Constraints chapter and the

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<sup>1</sup> [www.tri-counties.org](http://www.tri-counties.org)

Housing Plan, the City facilitates the production of these types of facilities through its zoning regulations as well as assistance to non-profit organizations.

## 2. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. According to recent Census estimates, of Santa Paula's 2,093 elderly households, 28% earn less than 30% of the median income compared to 24% for the entire SCAG region, and 54% earn less than 50% of the median income compared to 31% in the SCAG region (Table II-19). Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

The City encourages affordable and accessible housing options for seniors through a variety of programs described in the Housing Action Plan, including the Santa Paula Housing Authority's Section 8 program (Program 4), Mobile Home Park Tenant Protections (Program 5), Mobile Home Rent Stabilization (Program 6), Workforce and Senior Housing Development (Program 9), and a Reasonable Accommodation Ordinance (Program 22).

**Table II-19  
Elderly Households by Income and Tenure –  
Santa Paula**

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	280	300	580	27.7%
	30-50% HAMFI	320	220	540	25.8%
	50-80% HAMFI	165	49	214	10.2%
	80-100% HAMFI	240	4	244	11.7%
	> 100% HAMFI	440	75	515	24.6%
<b>TOTAL</b>		<b>1,445</b>	<b>648</b>	<b>2,093</b>	

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.*

## 3. Large Households

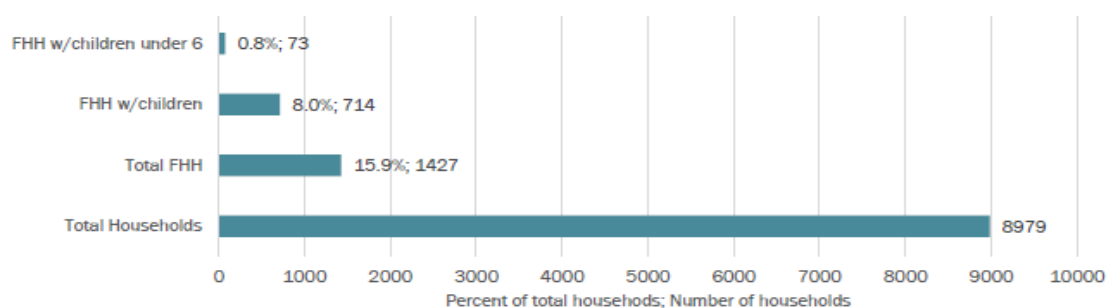
Household size is an indicator of need for large units. Large households are defined as those with five or more members. As shown previously (Table II-2) about 18% of Santa Paula households had five or more members (744 renter households and 845 owner households). While this distribution indicates a need for large units with four or more bedrooms, there are substantially more small households with one or two persons in Santa Paula. The City responds to the needs of large households through participation in the Housing Authority's Section 8 program which allows renters to afford larger units and the CDBG funded Owner-Occupied Housing Rehabilitation (Loan) Program which can be used for the addition one bedroom and one bathroom.

### 4. Female-Headed Households

According to recent Census estimates (Table II-20), about 16% of Santa Paula households are female-headed (compared to 14% in the SCAG region), 8% are female-headed and with children (compared to 7% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1% in the SCAG region). Approximately 11% of Santa Paula's households are experiencing poverty, compared to 8 percent of households in the SCAG region (Table II-21). Poverty thresholds vary by household type. In 2018, the poverty threshold for a family consisting of 2 adults and 2 children was \$25,465/year.

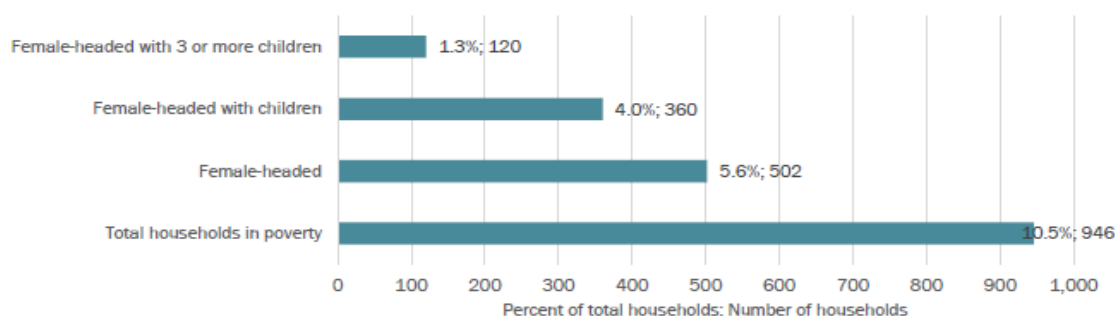
While female-headed households represent a relatively small portion of all Santa Paula households, they often have special challenges of balancing work and childcare responsibilities. The City responds to the needs of female-headed households through participation in the CDBG program and the Housing Authority's Section 8 program. The inclusionary housing program and the density bonus program also facilitate production of affordable housing that helps to address the needs of female-headed households.

**Table II-20  
Female Headed Households by Type –  
Santa Paula**



American Community Survey 2014-2018 5-year estimates.

**Table II-21  
Female Headed Households by Poverty Status – Santa Paula**

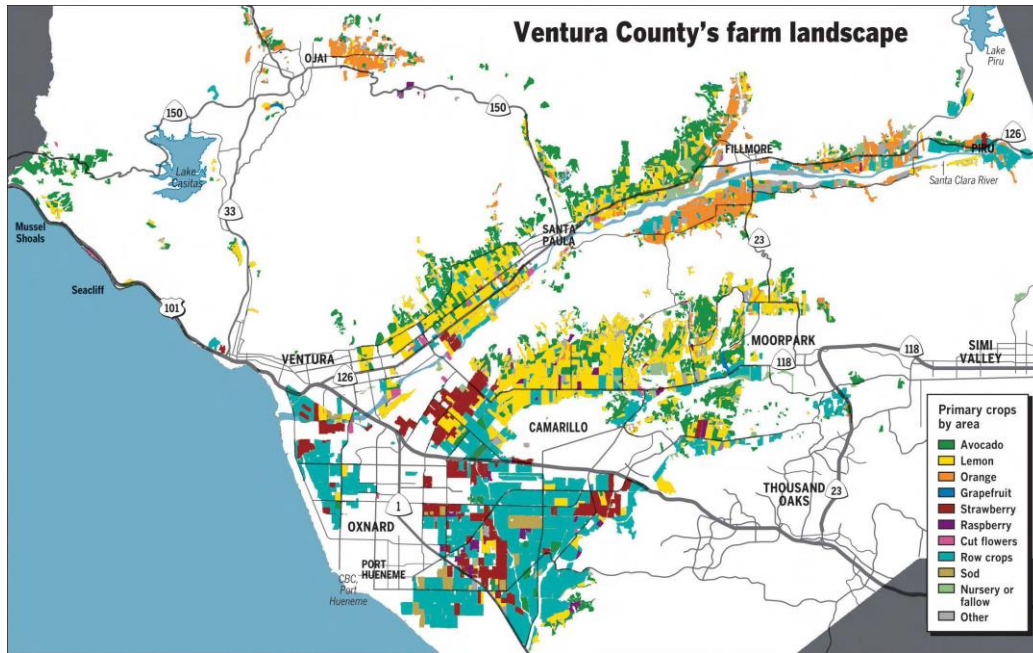


American Community Survey 2014-2018 5-year estimates.

### 5. Farm Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total annual crop value of nearly \$2 billion in 2019<sup>2</sup>. There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Open Space and Agricultural Resources) initiatives that have been approved by voters. Figure II-2 illustrates the wide variety of crops produced in the county.

**Figure II-2  
Ventura County Agricultural Production Areas**



Source: Ventura County Farm Bureau, 2021

Accurate statistics regarding agricultural workers in Ventura County, especially migrant workers, are difficult to obtain. According to the County of Ventura<sup>3</sup> there are an estimated 18,000 to 23,000 farmworkers in the county. Recent Census data estimated that there are 1,402 jobs in the farming, fishing and forestry occupations in Santa Paula, of which 666 were full-time, year-round jobs (Table II-22).

**Table II-22  
Ventura County Farm Workers by Occupation**

Santa Paula	Percent of total Santa Paula workers:	SCAG Total	
1402	10.79%	57,741	Total jobs: Farming, fishing, and forestry occupations
666	7.85%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

<sup>2</sup> Ventura County Agricultural Commissioner, 2019 Crop Report

<sup>3</sup> Farmworker Housing in Ventura County, APAC meeting, 12/9/2020

The majority of farm laborers in the greater Santa Paula area are permanent non-migrant and seasonal laborers. According to the California Department of Housing and Community Development There are approximately 14 State-licensed employee housing camps in Ventura County, of which three are located in Santa Paula. In addition to these camps, the housing needs of farmworkers are addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. In compliance with the Employee Housing Act (Health and Safety Code §17021.5 and §17021.6), City regulations allow farmworker housing consistent with State law (see also the discussion of farmworker housing regulations in Chapter IV – Constraints). The City has also approved non-profit affordable housing developments that respond to the needs of permanent and seasonal farmworkers.

## **6. Homeless Persons**

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. An increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The most recent Ventura County Continuum of Care Alliance homelessness survey report published in 2020 estimated that there were 1,743 homeless persons in Ventura County at the time of the survey. The cities of Oxnard and Ventura accounted for nearly two-thirds (63%) of the total (567 persons representing 32.5% and 531 persons representing 30.5%, respectively). The survey identified 95 homeless persons in Santa Paula, which represents about 5% of the county total. Of the 95 homeless persons, 21 were sheltered and 74 were unsheltered.

Although there are myriad causes of homelessness, among the most common causes are substance abuse, domestic violence and mental illness.

There is one homeless services facility within the City of Santa Paula, operated by SPIRIT of Santa Paula at 1498 E. Harvard Boulevard. In addition to its 42 beds, this facility provides services for the homeless such as meals, financial assistance, counseling and outreach. In addition, there is one 15-bed recovery and sober living facility (Jackson House) and one permanent supportive housing facility (Harvard Place). The Santa Paula Housing Authority also provides public housing assistance. As noted in the Constraints chapter, the City of Santa Paula has been proactive in facilitating the development of these facilities, including waiving approximately \$50,000 in fees for Spirit of Santa Paula and expediting permit approval for Jackson House. City regulations regarding emergency shelters and other facilities that address the needs of homeless persons are discussed in Chapter IV – Constraints, and Program 15 in the Housing Plan describes City efforts to address the problems of homelessness.



**F. Assisted Housing at Risk of Conversion**

This section identifies all residential projects in the city that are under an affordability covenant, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period 2021-2031. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), State, local and/or other program.

Table II-23 provides a list of developments within the City of Santa Paula that include deed-restricted low-income rental units. According to the California Housing Partnership Corporation and City records there are no units at risk of converting to market rate during the 2021-2031 time period.

**Table II-23  
Assisted Affordable Housing Developments –  
Santa Paula**

Project	Year	No. of Units	Program	Covenant Expires
Santa Paulan, CEDC 115 N. 4 <sup>th</sup> St.	1992	151	The City facilitated the development by providing financial assistance and rezoning the site to R-4. In addition, the project was financed through County funds and Low-Income Housing Tax Credits (LIHTC). The complex provides all 151 units at reduced rents to very low- and low-income seniors.	2061
Casa Garcia CEDC 220 S. Garcia St.	1998	14	14 low income rental units (45 Years)	2052
Santa Paula Village 218 N. 8 <sup>th</sup> St.	1999	56	The City approved the issuance of multi-family revenue bonds in the amount of \$3 million to finance the acquisition and rehabilitation of the development.	2052
El Dorado Apartments 241 S. 8 <sup>th</sup> St.		22	The project is owned by the Santa Paula Housing Authority. All units are restricted for occupancy by lower-income households in perpetuity.	Permanent
Thompson Citrus Court 517, 519, 611 East Harvard Blvd.	2004	28	This mixed-use project includes 15 deed restricted units affordable to lower-income households. (45 Years)	2049
Harvard Place Apts. 320 W. Harvard Blvd.	2006	40	Accommodates 39 very low-income units and 1 moderate-income unit.	2060
Vista Hermosa CEDC 200 W. Santa Ana St.	2007	24	Allows for 24 very low-income units for farm worker families. The City granted this project \$150,000 in CDBG funds. (45 Years)	2061
Corporation for Better Housing 622 E. Main St.	2007	41	Allows for 41 very low-income units.	2061
Judson / CEDC 236 W. Harvard Blvd.	2008	35	Apartment project includes 35 deed restricted units affordable to lower-income households. The project received a reduction in common open space and a reduction in parking requirements. (45 Years)	2062
Rodney Fernandez Gardens/CEDC 210 W. Santa Barbara St.	2011	90	Allow for 90 rental multi-family apartments (33 low and 51 very low)	2065/2067
The Orchards at Santa Paula/VC Housing Auth.	2012	20	This Project is owned by the Santa Paula Housing Authority. All units are restricted for very low income households (30 years).	2042

Source: California Housing Partnership Corporation; City of Santa Paula 2021

## G. Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The latest RHNA was adopted by the Southern California Association of Governments (SCAG) in March 2021 and covers the projection period of June 30, 2021 to October 15, 2029. The future need for housing is determined by the forecasted growth in households in a community, a vacancy adjustment to promote housing choice and mobility, an adjustment to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses, and existing need due to current overcrowding and overpayment.

The total housing need for the City of Santa Paula during the 2021-2029 period is 1,285 units, which is distributed by income category as shown in Table II-24.

**Table II-24**  
**2021-2029 Regional Housing Needs –**  
**Santa Paula**

Very Low*	Low	Moderate	Above Mod	Total
102	99	121	335	657

Source: SCAG 2021

Notes:

\*Includes 51 units in the extremely-low-income category pursuant to State law

The City's resources for addressing this future housing need are discussed in Chapter III.



### III. RESOURCES

#### A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to include an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The table shows that the city’s land inventory exceeds the RHNA allocation in all income categories. The Housing Action Plan (Chapter V) contains several programs that will facilitate the production of housing needed for the planning period.

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

#### B. Financial and Administrative Resources

##### 1. State and Federal Resources

**Community Development Block Grant Program (CDBG)** - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Santa Paula is a participating jurisdiction under the Ventura Urban County Entitlement Area for the CDBG program. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City expects to receive approximately \$125,000 in CDBG funds annually, translating to approximately \$1 million during the 8-year Housing Element planning period. This is less than half the amount received in the prior planning period. The majority of these funds are expected to be used for housing code enforcement and rehabilitation programs.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

**Mortgage Credit Certificates (MCC)** – This program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a

home. Using an MCC, first-time buyers can save \$700 to \$2,500 a year on their annual federal income tax bill. The City contracts with Affordable Housing Applications for administration of this program.

**Other State and Federal Resources** - City has also utilized other State and federal funding sources as appropriate. For example, the City was successful in securing \$500,000 in State CalHome grant funds to fund its housing rehabilitation program. Multifamily Housing Revenue Bonds and mortgage revenue bond financing have also been used by the City when financing terms and conditions were appropriate. These funding sources are typically used on a project-by-project basis and are not secure, annual funding sources such as CDBG and Redevelopment housing set-aside funds. However, they do represent the City's commitment to work with non-profit and for profit developers in applying for all available funding resources that could be used to ensure an affordable housing project.

## 2. Local Resources

**Santa Paula Housing Authority** – The Santa Paula Housing Authority provides Section 8 rental subsidies to lower income families and seniors. Section 8 vouchers assist lower-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit.

**Cabrillo Economic Development Corporation (CEDC):** The Cabrillo Economic Development Corporation (CEDC) is an active affordable housing developer in Ventura and Santa Barbara counties. CEDC also has construction, property management, homeownership, counseling, and community building divisions. CEDC has developed several projects in Santa Paula: The Santa Paulan, a 151-unit senior apartment complex; Casa Garcia, a 14-unit affordable townhouse development for large families; Vista Hermosa, a 24-unit affordable apartment complex on West Santa Ana Street; and Rodney Fernandez Gardens, a 90-unit apartment project that



Rodney Fernandez Gardens (CEDC)

also includes a child day care center in close proximity to the project site.

**Mercy Charities Housing California (MCHC):** Mercy Charities is a statewide non-profit housing development corporation whose mission is to support and strengthen communities through the provision of quality, affordable, services-enriched housing for lower income individuals and families. MCHC has been active in nearby Oxnard, and has completed construction of several affordable housing projects.

**Habitat for Humanity of Ventura County:** Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Habitat builds and repairs homes for families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other

groups provide most of the labor for the homes. Habitat has developed several projects in Santa Paula.

**Many Mansions, Inc.:** Many Mansions is a non-profit housing and community development organization founded in 1979 to promote and provide safe, well-managed housing to limited income residents of the Conejo Valley and surrounding communities in Ventura County. Many Mansions develops, owns, and self-manages special needs and permanent affordable housing. The organization also provides resident services, housing counseling, a food bank and homeownership counseling.

**Peoples' Self-Help Housing Corporation (PSHHC):** PSHHC is a housing and community development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC provides design, implementation, technical assistance, and property management of low-income homeownership and rental housing. PSHHC is known to have produced attractive single-family homes at affordable prices in Santa Barbara.

**Corporation for Better Housing:** Corporation for Better Housing is a non-profit development organization that developed and manages a 41-unit apartment complex for farm worker families.

**Partners in Housing:** Built and manages a 40-unit apartment complex for very-low- and extremely-low-income persons and provides onsite supportive services for its residents with disabilities.

## C. Energy Conservation Opportunities

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from non-renewable resources (Title 24 of the California Administrative Code). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Santa Paula including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low-income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable

housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

The City of Santa Paula is a member of the Ventura County Regional Energy Alliance (VCREA), a regional public agency whose mission is to establish Ventura County, its communities, and neighboring regions as leaders in developing and implementing durable, sustainable energy initiatives that support sensible growth, a healthy environment and economy, an enhanced quality of life, and greater self-reliance for the region, by (1) reducing energy demand and increasing energy efficiency, and (2) advancing the use of clean, efficient and renewable local resources. VCREA works to help bring energy awareness and return Public Goods Charge (PGC) utility ratepayer rebates back to individuals, businesses, local government agencies and community organizations within the Ventura region.

VCREA, in partnership with the Southern California Gas Company and Southern California Edison Company, also maintains and staffs the Ventura County Energy Resource Center (VCERC), a central clearinghouse for energy information in Ventura County, designed to assist public agencies, businesses, and residential customers find information and appropriate resources to enhance responsible and efficient use of energy resources. The VCERC is funded by California utility ratepayers. Additional VCREA services and programs include: an energy newsletter and website; training seminars; participation in community outreach events; technical services; connecting business and residential customers to utility programs, incentives and rebates; resources to mitigate climate change; Employee Energy Efficiency Plan; Implementation of EnergyStar Building Program; Small Measure Energy Efficiency Initiatives Program; and Resources for Green Building Approaches to Energy Efficiency.

## **IV. CONSTRAINTS**

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Potential constraints to housing are discussed below and include governmental constraints and non-governmental constraints.

### **A. Governmental Constraints**

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

#### **1. Land Use Plans and Regulations**

##### **a. General Plan**

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under State law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The City's General Plan was comprehensively updated in 2020. The Land Use Element provides for six residential land use designations and two mixed-use designation allowing residential uses, as shown in Table IV-1. In addition, residential or mixed-use development is allowed in all four commercial designations.



**Table IV-1  
General Plan Land Use Categories Allowing Residential Uses  
Santa Paula General Plan**

Designation	Maximum Density*	Description
Residential Hillside	3	Single-family residential and accessory uses.
Residential - Single Family	8	Residential and accessory uses.
Residential - Medium Density	15	Residential and accessory uses.
Residential - Medium High Density	21	Residential and accessory uses.
Residential - High Density	29	Residential and accessory uses.
Mobile Home Park	10	Mobile home parks.
Mixed Use: Office/Residential	29	Commercial and residential uses.
Mixed Use: Commercial/Light Industrial/Residential	21	Uses are allowed to mix to reflect the heavy commercial character and infill housing opportunity of East Main Street. Stand-alone residential is also allowed.
Central Business	No maximum	Primary intended uses include retail shops and restaurants on the ground floor facing the street, with other business or residential uses permitted in the remaining ground floor areas and the upper floors.
Commercial - Neighborhood	1 unit per business occupancy	Convenience shopping and personal services. Residential is also permissible.
Commercial - Office	29	Professional offices, banks, medical clinics. Mixed-use commercial/residential and stand-alone residential development is also permissible.
Commercial - General	29	Retail and services for the entire city, auto sales, and other highway-oriented commercial uses. Mixed-use commercial/residential and stand-alone residential is also permissible.

Source: City of Santa Paula General Plan, 2021.  
\*Density expressed in dwelling units per gross acre.

**b. Save Open Space and Agricultural Resources (SOAR)**

Approved by Santa Paula voters in 2000 and renewed in 2016, this measure establishes a City Urban Restriction Boundary (CURB) inside the City’s Sphere of Influence. The CURB creates an additional approval step in the process beyond staff review and approval by the Planning Commission and City Council for developers wishing to develop land located outside the CURB line. Developers who desire to develop such property must voter approval. The CURB line may also be amended in annual 20-acre increments to comply with State law regarding the provision of housing for all economic segments of the community. There are a few situation-specific exceptions to the CURB requirement, including public park lands and public schools.

**c. Measure L6-Citizens Advocating Responsible Expansion**

Adopted in 2006 and extended in 2016, the Citizens Advocating Responsible Expansion Initiative, aka the “81-Acre Initiative” generally requires voter approval for large-scale developments proposed on 81 or more acres of property. In 2008, the City Council adopted Ordinance No. 1188, which added Chapter 16.237 to the Santa Paula Municipal Code to implement the 81-Acre Initiative. As noted in SPMC Sec. 16.237, developments that amend the Land Use Element of the General Pan to increase the density or land

intensity on property located within the City's planning areas, which includes its Sphere of Influence, generally require voter approval. Other than the voter-approved East Area 1 ("Harvest at Limoneira") project, no projects have been submitted that would trigger Ordinance No. 1188. If a project were submitted that required voter approval, the applicant would be responsible for the cost of conducting the required election. Projects with affordable units are not exempt from the initiative, although elections would be "piggy-backed" with other ballot measures that may be required for the project (e.g., SOAR) thereby reducing administrative costs.

#### **d. Greenbelt Agreements**

In Ventura County, greenbelts are created by agreements between neighboring public agencies. They represent an agreement between two or more jurisdictions concerning urban form, the protection of farmland and open space land, the future extension of urban services/facilities, and annexations. These greenbelts are intended to operate as buffers and participating public entities agree not to extend municipal services into greenbelts or to annex greenbelt lands. Santa Paula currently participates in two Greenbelt Agreements that affect lands contiguous to the city on the east and the west:

- The Santa Paula and San Buenaventura (Ventura) Greenbelt Agreement: Adopted in 1967, between the County of Ventura and cities of Santa Paula and Ventura, this agreement covers approximately 8,350 acres from the Adams Barranca westward to the Franklin Barranca, with no clearly defined southern or northern boundaries. The agreement was intended to cover the flat prime agricultural lands south of Foothill Road.
- The Santa Paula and Fillmore Greenbelt Agreement: Established in 1980 between the County of Ventura and cities of Fillmore and Santa Paula, was amended in 2000 and 2009, this agreement covers 34,200 acres and represents the largest greenbelt in Ventura County covering Sespe Creek adjacent to Fillmore and the western boundary is coterminous with the City CURB. The southern boundary is the South Mountain ridgeline and Oak Ridge, while the northern boundary lies at the Los Padres National Forest boundary.

#### **e. Zoning Designations and Development Standards**

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

Residential Zones

The nine residential zones are as follows:

HR-PD1	Hillside Residential – Planned Development (0-1 du/ac)
HR-PD2	Hillside Residential – Planned Development (0-3 du/ac)
R-A	Rural Residential
R-1	Single Family Residential
R-1a	Small Lot Single Family Residential
R-2	Medium Density Residential
R-3	Medium High Density Residential
R-4	High Density Residential
MHP	Mobile Home Park

A summary of the development standards for these residential zones is provided in Table IV-2. Development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing.

**Table IV-2  
Development Standards – Residential Zones**

Requirement	District								
	HR-PD1	HR-PD2	R-A	R-1	R-1a	R-2	R-3	R-4	MHP
Maximum Density (DU)	1 du/ac	2 du/ac	4 du/ac	7 du/ac	7 du/ac	15 du/ac	21 du/ac	29 du/ac	10 du/ac
Minimum Density (DU)	N/A	N/A	N/A	N/A	N/A	N/A	16 du/ac	22 du/ac	N/A
Minimum Lot Area (sq. ft.)	43,560	14,500	10,000	6,000	n/a	6,000	6,000	6,000	3,500
Minimum distance between dwellings (ft.)	10	10	10	10	10	10	10	10	6
Minimum Front Yard (ft.)*	25	25	25	20	15	20	20	20	5
Minimum Rear Yard (ft.)**	25	10	25	10	10	20	20	20	3
Maximum Building Height (ft.)	35	35	35	35	35	35	45	45	25

Source: Santa Paula Development Code, 2022

\*From the ultimate street right-of-way line

\*\*1<sup>st</sup> story setback

Densities range from the lower-density rural residential single-family zones with a maximum of two units per acre to a maximum of 29 units per acre in the R-4 Zone. Under State law, density bonuses would permit more units than allowed by the underlying zone depending on the amount of affordable units provided. It should be noted that residential development (primarily individual single-family homes on existing rural lots) is also a permitted use in the Agricultural zones at very low densities (i.e., 20-acre minimum lot size). For a project located within the City’s Planned Development (PD) overlay zone, minimum lot sizes and development standards can be flexible if it is part of an approved comprehensive planned development permit application.



In the past few years, several multi-family projects have been entitled in the R-2 (15 du/ac max.) and R-3 (21 du/ac max.) zones, some of which achieved the maximum allowable densities. The height limits for these zones (35 feet and 45 feet respectively) are greater than some other Ventura County cities and do not act as a constraint to development. The height limit for the R-4, which has a maximum density of 29 du/ac, is also comparable to other cities.

### Non-Residential Zones Allowing Residential or Mixed-Use Development

In addition to the residential zones listed above, the five non-residential zones listed below permit varying levels of mixed-use or residential development. Stand-alone residential development is allowed by-right in all of these commercial zones except the CBD where residential is allowed as part of a mixed-use project. Development standards in these zones are summarized in Table IV-3.

- CBD** Central Business District
- C-O** Commercial Office
- C-G** General Commercial
- C-LI** Commercial/Light Industrial
- C-N** Neighborhood Commercial

**Table IV-3  
Residential Development Standards in Commercial Zones**

Requirement	C-O	C-G	C-LI	C-N	CBD
Maximum Density (DU)	29	29	21	*	Unlimited
Maximum Lot Coverage (%)	75	80	80	75	100
Minimum Front Yard (ft.)*	10	10	10	10	0 or 10**
Minimum Rear Yard (ft.)**	5 or 10***	5 or 10***	5 or 25***	10	0 or 10***
Maximum Building Height (ft.)	2-1/2 stories/ 35 ft.	3 stories/ 45 ft.	3 stories/ 45 ft.	1 story 20 ft.	3 stories/ 45 ft.

\*1 unit per business occupancy

\*\* When located across from a residential zone

\*\*\*When abutting a residential zone

Mixed-use and residential projects recently built or approved in non-residential zones are summarized in Table IV-4. The average density of these projects is over 30 units/acre and nearly all projects included deed-restricted affordable units. Given the history of successful mixed-use and residential development in Santa Paula, several commercial sites are included in the Residential Land Inventory (Appendix B) in fulfillment of RHNA requirements.



Citrus Court Apartments Mixed Use Project

**Table IV-4  
Recent Residential Developments in Non-Residential Zones**

Project	Zoning	Density (units/acre)	Income Category				Total
			Very Low	Low	Mod	Above	
519 E. Harvard Blvd.	C-G	28	2*	26*			28
320 W. Harvard Blvd.	C-G	47	40*				40
622 E. Main St.	C-G	55	40*				40
234 W. Harvard Blvd.	C-G	29	2*	33*			35
720 E. Main St.	C-G	14		6*		8	14
15891 W. Telegraph Rd.	C-G	15		2*			2
1115 E. Harvard Blvd.	C-G	18		3*		15	18
1445 E. Main St.	C-G	36			9		9
714 W. Harvard Blvd.	C-G	35	7*	62*			69
18004 E. Telegraph Rd.	C-LI	25	83 (33 ELI)*	83*		132	298
895 Faulkner Rd.	C-G	25		37*		207	244
603 E. Main St.	C-G	43		7*		20	27
720 E. Main St.	C-G	67		12*			12
129-133 N. Mill St.	C-O	24		20*			20
Average Density		32.9					

\*Deed-restricted units

### Specific Plans

The City has adopted several specific plans that provide customized land use regulations. The largest specific plan with potential for additional residential development during the planning period is the East Area 1 Specific Plan (“Harvest at Limineira”). This specific plan area was annexed to the City in 2013 and development commenced in 2017.

The East Area 1 Specific Plan encompasses approximately 501 acres and allows a total of 1,500 residential units distributed among five planning areas. Chapter 5 of the specific plan describes development standards for a range of housing types including single-family, multi-family and live/work mixed-use projects in a “form-based code” system. This system does not limit maximum densities, and regulates development based on building configuration and physical layout on the site. The plan allows all types of residential uses

by-right, except senior housing in the CV (Civic Institutional) and RD (Railroad District) zones.

The density of residential development within the East Area 1 plan is controlled mainly by development standards such as height limit and setbacks, which are summarized in Table IV-5.

**Table IV-5  
Residential Development Standards – East Area 1 Specific Plan**

Requirement	District						
	NE	NG-1	NG-2	NG-3	NC	RD	CV*
Minimum Front Yard (ft.)*	25	20	15	10	0	0	15
Minimum Rear Yard (ft.)**	25	25	25	25	4	4	10
Maximum Eave Height (ft.)	20	20	24	30	30	30	30**

Source: East Area 1 Specific Plan  
 NE=Neighborhood Edge  
 NG-1=Neighborhood General 1  
 NG-2=Neighborhood General 2  
 NG-3=Neighborhood General 3  
 NC=Neighborhood Center  
 RD=Railroad District  
 CV=Civic/Institutional  
 \*Residential uses limited to senior housing and medical care facilities  
 \*\*Tower features may be up to 50 ft.

Height limits are expressed as maximum eave height (rather than ridge) and range from 20 to 30 feet. These standards can accommodate 2- and 3-story buildings, which are sufficient to achieve densities in the range of 20-30 units/acre. Based on State law, this density is appropriate to facilitate lower-income housing in Santa Paula. Please refer to Appendix B for additional analysis of the realistic potential for additional housing during the planning period within this specific plan area.

**Provision of Housing for Lower-Income Households**

Low-income housing can be accommodated in all zones permitting residential use in Santa Paula, provided they meet site development standards. These may include multi-family units in residential or commercial zones, or accessory dwelling units that are permitted within all residential zones. Please refer to Appendix B for a more detailed discussion of affordability characteristics of housing in Santa Paula.

A summary of the residential uses permitted by the City's zoning regulations is provided in Table IV-6.

**Table IV-6  
Allowed Residential Development by Zone**

Housing Type	HR-PD1	HR-PD2	R-A	R-1	R-1(a)	R-2	R-3	R-4	MHP	C-N	C-O	CBD	G-C	C/LI	LI
Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Family (duplex)						P	P	P	P	P	P	P	P	P	
Multi-Family						P	P	P		P	P	P	P	P	
Mobile or Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Dwelling Units	P	P	P	P	P	P	P	P		P	P	P	P	P	
Live/Work Studio										P	P	P	P	P	
Mixed Use										P	P	P	P	P	
Farm Worker Housing								C						C	C
Emergency Shelters											C		C	P	C
Transitional & Supportive Housing	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
SRO/Group Quarters								C					C		
Community Care Facility (6 or fewer)	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Community Care Facility (7+)						C	C	C			C	C	C		
Assisted Living/ Convalescent Care						C	C	C		C	C	C	C		

P = Permitted C = Conditional Use Permit

\*Permitted subject to minimum affordability requirements

\*\*Permitted subject to the same standards as other residential uses of the same type in the same zone

Source: Santa Paula Developemnt Code 2021

## f. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

- **Extremely-Low-Income Households.** Many of the persons and households discussed in this section under the topic of special needs fall within the Extremely-low-income category, which is defined as 30% or less of area median income, or up to \$33,850 per year for a 4-person household in Ventura County (2021).

A variety of City policies and programs described in Chapter V address the needs of extremely-low-income households, including those in need of residential care facilities, and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires significant public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

**Residential Care Facilities.** Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. State law provides that State-licensed residential care facilities serving six or fewer persons must be permitted as a single-family residential use. The Santa Paula Municipal Code currently defines *Community Care Facilities* as "Any facility, place, or building where six or more persons live together which is maintained and operated to provide nonmedical residential care, day treatment, or foster family agency services for children, adults, or children and adults, including, but not limited to, physically handicapped, mentally impaired, mentally incompetent persons, abused or neglected people, and substance abusers; which includes residential facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, shelters for battered women, substance abuse treatment facilities and social day care facilities." Community Care Facilities are conditionally permitted in the R-2 through R-4 Zones and the C-O, CBD and C-G Zones with Convalescent Homes conditionally permitted in all of the Commercial Zones.

In July 2020, the Jackson House/Alvarado Parkway Institute Behavioral Health System approached the City about developing a 16-bed "Short-Term Crisis Residential Social Rehabilitation" facility – a sub-acute, voluntary program aimed at helping people struggling with behavioral and mental health issues that do not rise to a level requiring inpatient hospitalization, with typical stays of 24 hours to 21 days.

The City welcomed the project and advised that a Conditional Use Permit would be required from the Planning Commission. The City assisted in coordinating further support for the project from Ventura County Behavioral



Health and members of the Ventura County Board of Supervisors, and supported the conversion of an existing vacant 4,992-sf office building for the facility. The CUP was approved by the Planning Commission in October 2020, and a Certificate of Occupancy was granted in January 2022.

While the Jackson Housing project clearly demonstrates that current City regulations and procedures for large residential care facilities are not a constraint to persons with disabilities, Program 17 in the Housing Plan includes a commitment to review and amend the Municipal Code to ensure that requirements for community care facilities serving more than six persons are consistent with fair housing law, including replacing or modifying the CUP requirement to provide greater objectivity and certainty. In addition, the Code will be amended to allow residential care facilities serving up to 6 persons as a single-family use.

- **Housing for Persons with Disabilities.** Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Santa Paula incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

Definition of "family". The Santa Paula Municipal Code defines family as: "One or more persons, related or unrelated, living together as a single housekeeping unit." This definition is consistent with fair housing law.

Maximum concentration, site planning constraints and parking. The Santa Paula Municipal Code (Chapter 16.64) prohibits an "over-concentration" of community care facilities (residential care facilities) where over-concentration is defined as "the presence of one or more community care facilities, or similar uses, located within three hundred (300) feet of a proposed community care facility site. "Community care facility is defined as having the same meaning as set forth in Health and Safety Code § 1502 where 6 or more persons live together. The development standards for licensed residential care facilities of 6 or fewer persons are no different than for other residential uses in the same zone. A conditional use permit is required for licensed residential care facilities and group homes of 6 or more persons.

Reasonable accommodation. To facilitate the review and approval of requests to reduce architectural obstacles for persons with disabilities, the City adopted a Reasonable Accommodation Ordinance in 2013 (SPMC Sec. 16.13.500 et seq.). Reasonable accommodation is defined as "any request by, or on behalf of, a disabled person for a reasonable deviation from the city's strict application of its land use or building regulations as set forth in this code, or as adopted by reference in this code, in order for such disabled person to use and enjoy a dwelling."

Requests for reasonable accommodation are reviewed and approved administratively by the Director within 30 days without the need for a public hearing. The following findings must be made in order to approve a request for reasonable accommodation:

(A) The parcel and/or housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.

(B) The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.

(C) The requested reasonable accommodation will not impose an undue financial or administrative burden on the city.

(D) The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or other procedures of the city.

These procedures are consistent with fair housing law and do not pose a constraint on persons with disabilities. To facilitate the reasonable accommodation process, information is posted on the City website and City staff are available to answer questions upon request.

Building Codes. Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Santa Paula also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City's Owner-Occupied and Rental Housing Rehabilitation Programs.

- **Farm Worker Housing.** Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The majority of farm laborers in the Santa Paula area are permanent non-migrant and seasonal workers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The Development Code establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to the use and not the user, and is not a constraint to development. A use permit is an

appropriate mechanism due to the unique nature of farm labor housing within an Industrial zone. A public hearing is conducted before the Planning Commission, which typically takes approximately one and a half months to schedule after a project has been deemed complete.

The State Employee Housing Act<sup>4</sup> regulates farmworker housing and generally requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with State law, the Municipal Code permits agricultural employee housing consistent with these requirements.

**Emergency Shelters and Low Barrier Navigation Centers.** An emergency shelter is a facility that provides shelter to homeless families or individuals on a short-term basis. Emergency shelters are permitted by-right in the Commercial/Light Industrial (C/LI) zone subject to the following development standards:

Emergency Shelter Development Standards in the C/LI Zone	
Maximum number of beds	60
Minimum separation from another shelter	300 ft.
Minimum floor area per bed	50 sq. ft.
Off street parking	1 space per 10 beds + 1 per employee
Management office on-site	

The C/LI zoning district is intended to provide for a mix of commercial, light industrial and residential uses that do not produce emissions of odor, dust, gas, fumes, smoke, glare, liquids, waste, noise, vibrations, disturbances or other similar impacts to surrounding properties. All operations are to be conducted entirely within enclosed buildings. This zone encompasses over 100 parcels with a total of approximately 135 acres, has vacant and underutilized parcels that could accommodate at least one shelter, and provides access to transit and other services. A majority of parcels range in size from 4,000 square feet to 9 acres, with an average parcel size of about 1.6 acres.

Emergency shelters are also conditionally permitted in the C-O, C-G, C-H and LI zoning districts.

To address recent changes enacted by AB 139 of 2019, Program 17 includes a commitment to update City parking standards for emergency shelters consistent with State law.

Spirit of Santa Paula operates a 49-bed year-round shelter and resource center for unsheltered homeless persons in Santa Paula which includes meal service, consulting for housing, healthcare, behavioral health, benefits, job opportunities and various other services. Phase 1 of the project involved conversion of an existing building (former nightclub/bar) into the current shelter facilities. Phase 2

<sup>4</sup> California Health and Safety Code § 17021.5 and § 17021.6

of the project will consist of remodeling improvements to the existing building which will include: administration, shower facilities and classrooms. The City waived approximately \$50,000 in fees for the initial project to facilitate its development.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Accommodation of residents' pets
- The storage of possessions
- Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms”

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 15 in Chapter V includes a commitment to process an amendment to the Development Code in compliance with this requirement.

**Transitional and Supportive Housing.** Transitional housing is temporary (often 6 months to 2 years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living. Supportive housing may have no occupancy time limit and provide more extensive supportive services.

Transitional and supportive housing are allowed as residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone.

In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 15 in Chapter V includes a commitment to process an amendment to the Development Code in compliance with this requirement.

- **Single Room Occupancy.** The SPMC defines Single Room Occupancy as:

A type of group quarters generally intended or designed to be used, rented, or occupied for sleeping or living purposes by guests, which is also the primary residence of those guests. This type of use commonly contains five or more guestrooms or efficiency units. Generally, each single room

occupancy (SRO) unit contains a living area, kitchen sink, cooking appliances and refrigeration facilities and a separate bathroom. A SRO hotel with more than 12 units generally contains an on-site manager's office.

SRO facilities are often occupied by extremely-low-income persons. This use is conditionally permitted within the High Density Residential (R-4) and the General Commercial (G-C) zones (under the term "Boardinghouse/Roominghouse"). Development standards for SRO facilities are no more restrictive than for other residential uses in that zone.

There are no minimum unit size requirements in the SPMC that would pose a constraint to SRO housing. SRO applications are processed in the same manner as other conditional uses in the R-4 zone. Required findings are as follows:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general convenience or welfare of the neighborhood or the community;
2. The characteristics of the proposed use are not unreasonably incompatible with the types of use permitted in the surrounding areas;
3. The proposed use is consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan; and
4. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

These existing regulations encourage and facilitate development of this type of housing by designating SROs as a conditionally permitted use in the R-4 and C-G zones. Requirements and procedures are no more restrictive than for other comparable types of projects. Although SROs would be permitted under the requirements described above, no applications have been received for this type of housing during the previous planning period.

#### **g. Off-Street Parking Requirements**

The City's parking requirements for residential zones vary by residential type, number of bedrooms, and parking needs. A two-car garage is required for a single-family residence. For larger single-family residences (five or more bedrooms), a three-car garage is required. Multi-family and second unit parking requirements are based on the number of bedrooms. Efficiency and one-bedroom units require 1.5 parking spaces, increasing up to 2.5 spaces for a 5 or more bedroom unit. Senior citizen studio/bachelor housing is permitted with reduced parking standards. Mobile home parks require two parking spaces for each unit. All multi-family developments as well as mobile home parks require one guest parking space per four units.

**Table IV-7  
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage (4 or fewer bedrooms)
Mobile Home Park	2 spaces (may be tandem, 1 covered) 1 of which must be covered, plus 1 space per 4 units for guest parking
Multi-Family Dwellings/ Second Units	Efficiency/1-Bedroom: 1.5 spaces (1 covered) 2-Bedroom: 1.75 spaces (1 covered) 3-Bedroom: 2.0 spaces (1 covered) 4-Bedroom: 2.25 spaces (1 covered) 5-Bedroom: 2.5 spaces (1 covered) plus 1 space per 4 units for guest parking
Senior Citizen Housing	Bachelor/Studio located within ¼ mile of a shopping center or CBD: 1 space/3 units All other Senior Housing; 1 covered space per 2 units

Source: Santa Paula Development Code

The Housing Opportunities Overlay regulations<sup>5</sup> allow reduced parking for affordable projects in the C/LI zone consistent with state Density Bonus Law.

#### **h. Accessory Dwelling Units**

Accessory dwelling units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. In recent years the State Legislature has adopted several changes to ADU law. The City is currently in the process of preparing an amendment to the Municipal Code in conformance with current law (see Program 4 in Chapter V).

#### **i. Density Bonus**

Pursuant to State law (Government Code §65915 et seq.), cities and counties must provide a density increase above the otherwise maximum allowable residential density under the SPMC and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. AB 2345 (2019) amended State law to revise density bonus incentives that are available for affordable housing developments. Program 18 in Chapter V includes a commitment to amend the Development Code to include these changes to State density bonus law.

#### **j. Inclusionary Housing**

The City's inclusionary housing regulations were adopted in 2005 and amended in 2008 (Chapter 16.13.400 SPMC). These regulations establish minimum affordability requirements

<sup>5</sup> Municipal Code Section 16.35.10

for new residential development of 10 units or more. Generally, developers must provide one of the following, or a hybrid combination, as a condition for project approval:

- Reserve at least 15% of all dwelling units in a project for low-income households; or
- Reserve at least 10% of all dwelling units in a project for very-low-income households; or
- Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or
- Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or
- Pay an in-lieu fee as established by City Council resolution. In-lieu fees are determined on the basis of the affordability gap between the market price or rent and the affordable price or rent, and therefore will vary from project to project.
- As an alternative to the inclusionary housing ordinance, developers may seek approval of an Affordable Housing Plan that utilizes a combination of affordable housing production and in-lieu fees.

While the inclusionary ordinance could increase development costs due to subsidies necessary to facilitate construction of lower-income housing, these costs are offset by significant increases in land value that accrue from the development entitlements granted by the City. Incentives and concessions such as density bonus and modifications to development standards help to mitigate the financial impacts of these requirements in compliance with State law.

#### **k. Mobile Homes/Manufactured Housing**

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

There are six mobile home parks in Santa Paula with approximately 771 units. Larger mobile home parks include Rancho Santa Paula (149 spaces), Santa Paula West (195 spaces), The 400 Mobile Estates (165 spaces), the Oaks Mobile Home Estates (92 spaces), and the Anacapa Mobile Home Park (80 spaces). The majority of mobile home park residents are seniors and lower-income families. All six existing mobile home parks are located within a Mobile Home Park Zone. To ensure the affordability of the mobile home stock, the City has implemented the Mobile Home Rent Review Ordinance to regulate the amount of space rent increases. Manufactured homes are permitted in all residential zones, subject to design review.

## **I. Condominium Conversions**

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's SPMC provides for the following:

1. Tenants must be provided a 180-day notice of tenancy termination, and shall have the exclusive right to purchase the unit on at least as favorable terms and conditions as such units are offered to the general public. Any tenant over the age of 62, handicapped, or with minor dependent children, shall be given an additional 60 days to relocate.
2. The applicant must provide relocation assistance equal to three months rent at the time the notice of tenancy termination is given. Relocation assistance must also include provision of a complete and current list of available rental units within a three-mile radius of the building being converted. If the conversion project consists of 25 or more dwelling units, the developer must provide a relocation specialist to assist the tenants.

To maintain a supply of rental housing for low- and moderate-income persons, the SPMC requires that from the date of application for conversion, no tenant can be unjustly evicted, and places limitation on rent increases. In addition, conversions are only permitted if the current vacancy for rental units not less than 2.45%, or mitigating circumstances exist which justify approval of the conversion.

As a result of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing.

## **m. Building Codes**

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed by the City that would unnecessarily add to housing costs.

## **2. Residential Development Processing Procedures**

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive careful review.



The City's development review process and approval periods are streamlined to the maximum extent possible. The City employs various strategies, in addition to being a "one-stop shop," in order to streamline the permitting process. Planning staff functions as a permit coordinator to assist the applicant with the process and to monitor the day-to-day status of the project. Also, Economic Development staff is available to advise applicants of financial assistance, which may be available in certain cases.

The City's land use entitlement process consists of various stages, including the initial filing of application, staff review, environmental review (if required), and in some cases, public hearings before the Planning Commission and/or City Council. Projects that are permitted by-right (Including residential in commercial zones) do not require a public hearing.

- *Pre-application* – At the applicant's discretion, the application process may begin with a meeting with representatives from the Planning Department and other departments requested by the applicant, including Building and Safety, Public Works, Fire, and Economic Development. Staff recommends that the applicant take advantage of pre-application meetings to clarify the submittal requirements and review potential problems before the applicant begins significant planning or preparation work on a project. When the applicant is ready to proceed, s/he submits application materials to planning staff for review.
- *Staff Review of Applications* – After submittal, the completed development application is distributed to various departments for a review typically lasting 7 to 14 days. Staff can usually respond so efficiently, compared to the 30 days allowed under the Permit Streamlining Act, because the City offers a "one-stop shop," whereby the Planning, Building and Safety, and Public Works departments, are all within close proximity to one another, with several of the departments located in the same building. This ensures close cooperation and expedited project review. Design review takes place during this stage of the process.

Project review is a semi-formal process intended to be helpful to applicants by providing them with constructive staff comments on projects. The Project Review Committee consists of the Planning Director, Public Works Director/City Engineer, Building and Safety Director and representatives of other departments that have an interest in the project, such as the Ventura County Fire and Santa Paula Police departments. The Committee reviews all projects requiring building permits except for single-family homes on existing lots, additions to single-family homes, accessory structures other than carports on single-family lots and interior modifications. The review focuses primarily on the functionality of the project, applicability of City codes and other laws, and secondarily on the aesthetic quality of the project. The Project Review Committee has final review on matters that do not go to Planning Commission or City Council. On Planning Commission and City Council items, the decision of the Committee is advisory only.

At the end of this review period, Planning staff informs the applicant of any corrections or changes needed to make the project conform to various City codes and requirements.

- *CEQA Review* – Once the application has been deemed complete by the Planning Department, staff determines whether CEQA analysis is necessary. Housing developments that are permitted by-right are exempt from CEQA analysis pursuant to CEQA Guidelines §15060, and other projects may be eligible for streamlined review under §15183.3. Residential developments that are not exempt are subject to environmental review (initial study) to determine whether the project will result in negative environmental impacts. In general, the larger the project, the more likely a review will be necessary. Environmental reviews may last as short as 30 days if no significant impacts are unresolved, or up to a year or longer if a comprehensive Environmental Impact Report (EIR) is required. Given the relatively small size of projects in Santa Paula, and the fact that most are infill, EIRs are rarely deemed necessary, with mitigated negative declarations (MND) more typically prepared. Preparation of an MND generally adds approximately 3 to 6 months to the process prior to the application being deemed ready for public hearing, including the 30-day public review period and a 10-day public comment period.
- *Public Hearings* – If required, staff schedules the project for a hearing to discuss the discretionary approval once the environmental review is completed. Some permits require Planning Director approval (Administrative Hearings) while others must be reviewed by the Planning Commission, while some may also require City Council review. For simpler projects requiring only Planning Director approval processing time averages 1 to 3 months. On average, a minimum of 2½ months is needed to schedule a simple project for a hearing before the Planning Commission and 3½ months to bring it to the City Council. More complex projects requiring legislative review, such as those requiring a General Plan Amendment (GPA) or zone change, generally take an additional three to six months. The City also offers “fast track” case processing at a cost of double the original application fee.

Required findings for approval. The Development Code establishes different review procedures for residential or mixed-use projects depending on the characteristics and location of the project. As discussed previously (see Table IV-6), residential developments may be “permitted uses” or “conditional uses” with different findings that must be made in order to approve a development project. Findings are legal requirements based on State planning law and cities are required to justify the findings with substantial evidence. The City is currently in the process of revising the Development Code to replace many discretionary permits with a ministerial process based only on objective standards to improve development certainty and minimize constraints (see Program 20).

As described above, Santa Paula’s development review process is streamlined and not overly burdensome. The City’s processing procedures are designed to cut development costs by eliminating unnecessary delays to developers and do not unduly constrain the development of housing in the City. These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development. The typical time from entitlement approval to application for building permits is 60–90 days.

Requests to develop at less than the allowable density. Recent residential development applications have typically requested densities at or near the allowable maximum.

### 3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Public agencies that levy fees in Santa Paula, either directly or indirectly through the City, include:

- City of Santa Paula, Building & Safety Department
- City of Santa Paula, Planning Department
- City of Santa Paula, Public Works Department
- The Santa Paula Unified School District
- The Briggs School District
- The Mupu School District
- The County of Ventura Flood Acreage Assessment Fee
- The County of Ventura Traffic Impact Mitigation Fee
- The State of California SMIP (strong motion instrumentation program) Fee.

Planning and building fees charged by the City are comparable to those levied in surrounding cities and thus not considered to be a constraint. In addition, the fees are evaluated by the City Council annually to ensure that they are reasonable and do not unduly constrain development. The most recent fee schedule update was adopted by the City Council in 2017.

Many California cities assess development or impact fees to finance the costs of providing additional public infrastructure, facilities and needed services for new residential development. The impact fees currently levied by the City of Santa Paula include fees for law enforcement, general government, library expansion, public meeting, parkland, storm drain facilities, water distribution facilities, sewer collection facilities, and traffic impact mitigation. As of 2019, the impact fee for single-family residential units is \$31,225 and for mobile homes the fee is \$25,774. In addition, through a reciprocal agreement with the City, the County levies a traffic impact fee within Santa Paula of approximately \$742 per single-family unit, \$520 for other unit types, and \$225 per senior housing unit.

Table IV-8 shows the development fees associated with a hypothetical 120-unit, market-rate apartment project. The development fees assume that the project is consistent with the General Plan and zoning.

**Table IV-8  
Summary of Multi-Family Development Fees**

Number of Units		120
Square Footage		110,000
<b>School Fees</b>		
Mupu School District		
Santa Paula Unified School District	\$4.08/sft	\$448,800
Briggs School District		-
Santa Clara School District		-
Total School Fees		\$448,000
<b>City of Santa Paula Public Works Fees</b>		
Development Impact Fees	\$29,679/unit	\$3,561,480
Water Resource In-lieu Fee	\$8,360/unit	\$1,003,202
Engineering Plan Review		\$1,200
<b>City of Santa Paula Building &amp; Safety Fees</b>		
Building Permit/Inspection Fee	\$500/unit	\$60,000
<b>City of Santa Paula Planning Fees</b>		
Concept/Pre-Application Review by staff		\$2,000
Design Review		\$1,000
Landscape Plan Review		\$1,000
Plancheck Review	\$645	\$645
<b>Miscellaneous City Fees</b>		
Legal Advertising/Noticing		\$2,000
Attorney Fee		\$1000
Inclusionary Housing In-Lieu Fee Calculations		\$800
County Traffic Impact Fees	\$720/unit	\$73,680
<b>Total Estimated Fees (including all non-City fees)</b>		<b>\$4,775,225</b>
Estimated Cost Per Unit		\$42,973
Estimated % of total development cost		12%

Source: City of Santa Paula, 2021

\*Minimum deposit to cost

The total development fees identified in Table IV-8 represent the estimated fees to process and build a 120-unit apartment project. Because many of the fees are “deposit to cost,” the precise cost of development fees cannot be tabulated. However, the cost per unit and per square foot is useful as a general rule of thumb for estimating development fees. The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The development permit fee schedule was most recently evaluated and revised in January 2017.

City road improvement standards vary by roadway designation as provided in Table IV-9.

**Table IV-9  
Road Improvement Standards**

Roadway Designation	Number of Lanes	Right-of-Way Width (feet)	Curb-to Curb Width (feet)
Major Arterial (Divided)	4 to 6	112 to 128	96
Arterial	2 to 4	80	64
Minor Arterial	2	76	52
Residential Collector Street	2	60 to 72	40
Residential Street	2	56 - 68	36

Source: City of Santa Paula General Plan – Circulation and Mobility Element, 2021

A local residential street requires a 56- to 68-foot right-of-way, with two 18-foot travel lanes and 10- to 16-foot side/parkway areas. Residential estate streets require a 60-foot right-of-way with two 16-foot travel lanes with 4-foot gravel shoulders and 10-foot parkway areas without sidewalks. The City's road standards are typical for cities in Ventura County and do not act as a constraint to housing development.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

**B. Non-Governmental Constraints**

**1. Environmental Constraints**

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been

designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

## 2. Infrastructure Constraints

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units. While Santa Paula has the major infrastructure components in place (e.g., wastewater treatment plant, water system), the significant issue is the continued maintenance of these facilities. The City has utilized a “pay as you go” system in which land developers must pay connection fees that cover utility line extensions and a pro-rata share of the cost of expansion of system capacities necessitated by new development.

Both the City's water and sewage treatment systems are adequate to serve current and foreseeable future needs. A new water recycling facility commenced operations in 2010 and is expected to be adequate to provide water treatment services through the planning period (2029).

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and Verizon Communications (telephone and DSL internet) respectively. All systems are adequate and are upgraded as demand increases.

Due to the City's long history of flooding, and continuing risks of new flooding events, proper drainage is a core component of the City's flood management strategy. Locally, storm water runoff is handled by a flood control collection system maintained by the City's Public Works Department. The local storm water collection system feeds into a regional system owned and maintained by the Ventura County Watershed Protection District. Surface drainage utilizes streets and gutters until it reaches catch basins. Individual development projects extend local storm drains or participate in reimbursement districts to defray installation costs for trunk lines. The Storm Drain Master Plan addresses areas within the city that currently have no storm drain systems or have systems in need of upgrading.

The five school districts serving Santa Paula charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the City using fees or land dedication required as part of development approvals in compliance with the Quimby Act.

To the extent possible, the City requires developers to dedicate land and improve internal streets and bordering streets as part of the subdivision process.

A review of the City's on- and off-site improvement requirements indicates that current requirements are similar to those of surrounding communities. Required improvements such as street widths, covered parking, park dedication and circulation improvements are within the typical range of improvements required by surrounding communities.

### **3. Land and Construction Costs**

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. Current (2021) estimates of residential land cost range from \$300,000 to \$375,000 per acre.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. The City has approved residential projects at densities up to 55 units per acre, which has facilitated the production of affordable housing.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Santa Paula are not substantially different from most other cities in Ventura County.

Program 9 in the Housing Action Plan (Workforce and Senior Housing Development) responds to high land and construction costs directly through the granting of land write-downs, regulatory incentives, and direct financial assistance to private developers to provide both ownership and rental housing to lower- and moderate-income households. The program also assists non-profit developers in acquiring and assembling properties and in subsidizing on-site and off-site requirements. The program allows for the City to use a combination of CDBG and redevelopment set-aside funds to write down the cost of land to facilitate affordable housing development.

### **4. Cost and Availability of Financing**

Santa Paula is similar to most other communities with regard to private sector home financing programs. The City's Mortgage Credit Certificate (MCC) Program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. In addition, the City has assisted in financing affordable housing projects through HOME grant funds, mortgage revenue bonds and low income housing tax credits.

For those homebuyers with good credit who can qualify, interest rates are currently at historic lows, which improves housing affordability.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, resales of existing homes, and permits for remodeling, it does not appear that redlining is practiced in any area of the city.

## V. HOUSING ACTION PLAN

### A. Goals and Policies

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Housing Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2021-2029 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period.

The goals and policies that guide the City's housing programs and activities are as follows:

#### Housing Conservation and Maintenance

**GOAL 1** *To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.*

*Policy 1.1 Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.*

*Policy 1.2 Provide home improvement and rehabilitation assistance to lower- and moderate- income households, seniors, and the disabled.*

*Policy 1.3 Promote the repair, rehabilitation, or improvement of residential structures that are substandard or in disrepair.*

*Policy 1.4 Continue participation in State and federally sponsored programs designed to maintain housing affordability, particularly the Section 8 rental assistance program administered by the Santa Paula Housing Authority.*

*Policy 1.5 Continue to implement the mobile home rent review ordinance to ensure the affordability of mobile homes.*

*Policy 1.6 Replace any low- or moderate-income units removed by public actions on a one-for- one basis. Consider adopting a local Relocation Ordinance to provide tenant protections in the event of mobilehome park closures.*



## Provision of Housing

- GOAL 2** **To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households.**
- Policy 2.1 *Encourage the production of housing that meets all economic segments of the community, including lower-, moderate-, and upper-income households to achieve a balanced community.*
- Policy 2.2 *Provide financial and/or regulatory incentives where feasible to encourage the development of affordable housing.*
- Policy 2.3 *Participate in homeownership assistance programs to enable lower- and moderate-income renters to move into homeownership.*
- Policy 2.4 *Support the provision of rental housing to accommodate large families and agricultural workers.*
- Policy 2.5 *Facilitate the development of senior housing with supportive services.*
- Policy 2.6 *Pursue state, federal and other funding sources for housing activities to leverage local funds and maximize assistance.*
- Policy 2.7 *Continue implementation of the City's Inclusionary Housing regulations.*

## Provision of Adequate Housing Sites

- GOAL 3** **To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.**
- Policy 3.1 *Maintain an up-to-date inventory of potential sites available for future housing development, and provide to the development community. Identify sites for potential redesignation to multi-family residential use.*
- Policy 3.2 *Encourage infill and mixed-use housing development in downtown Santa Paula and other suitable infill locations, and provide, where appropriate, incentives to facilitate such development.*
- Policy 3.3 *Pursue phased annexation of land located within the City's Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities.*
- Policy 3.4 *Provide adequate housing sites for special needs groups, including the elderly, homeless, and agricultural workers, through appropriate zoning designations and regulations.*
- Policy 3.5 *Support the development of second units at appropriate locations as a means to provide additional housing opportunities on existing lots.*
- Policy 3.6 *Implement SB 2 in accordance with state law.*

## Removal of Governmental Constraints

**GOAL 4** **To mitigate any potential governmental constraints to housing production and affordability.**

Policy 4.1 Offer financial and/or regulatory incentives, including density bonuses, where feasible to off-set or reduce the costs of developing affordable housing.

Policy 4.2 Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.

Policy 4.3 Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management regulations.

## Equal Housing Opportunity

**GOAL 5** **To promote equal opportunity for all residents to reside in the housing of their choice.**

Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.

Policy 5.2 Continue to financially support the provision of fair housing services to City residents.

Policy 5.3 Promote housing which meets the special needs of large families, elderly persons, agricultural workers and the disabled.

## Sustainable Growth

**GOAL 6** **To promote sustainable growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.**

Policy 6.1 Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers, and provides for job opportunities for people of all ages and income levels.

Policy 6.2 Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.

*Policy 6.3 Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging: (1) mixed use development; (2) housing opportunities for all income levels; (3) safe, reliable and efficient multi-modal transportation systems; (4) retaining existing businesses; and (5) promoting new business opportunities which produce quality local jobs.*

## **B. Housing Programs**

This section describes the City's housing programs for the 2021-2029 planning period. Housing programs define the specific actions the City will undertake to achieve the goals and policies listed above.

### **Housing Conservation and Maintenance**

#### **1. Owner-Occupied Housing Rehabilitation Program**

The Owner-Occupied Housing Rehabilitation Program aims to upgrade the housing stock by facilitating the correction of substandard conditions in owner-occupied homes. Through this CDBG-funded program, the City offers low-interest loans to lower-income homeowners to assist them in making necessary home repairs.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Assist 40 owner-households during the planning period, 10 households each in income levels extremely-low, very-low, low and moderate.

#### **2. Rental Housing Rehabilitation Program**

To help improve the quality of the rental housing stock, the City offers the Rental Housing Rehabilitation Program. This CDBG-funded program provides low-interest improvement loans for rental property owners to address substandard conditions. Due to the limited availability of funds and State contracting requirements, eligible projects are limited to rental properties consisting of four or fewer units with a minimum of 51% of the units occupied by lower-income (80% of Median Family Income) renters.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Provide loans to 3 rental housing developments for low-income tenants during the planning period.

#### **3. Housing Code Enforcement Program**

The City has adopted and enforces the Uniform Housing Code which establishes minimum habitability requirements. Potential code violations are identified on a complaint basis. Once a potential violation is identified, Code Enforcement staff performs a property inspection and if necessary, code citations are issued to the property owner. The owner is informed of rehabilitation assistance programs available through the City, and is given a reasonable amount of time to correct

the code violation(s). City staff may also meet with property owners to assist in resolving the violations.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Continue to implement the Code Enforcement program to bring all substandard housing units into compliance with the Uniform Housing Code. The City's objective is to maintain a staffing level of 1 full-time person to continue implementing the Code Enforcement Program. City sponsoring of a neighborhood workshop to inform residents of assistance programs will be conducted.

#### 4. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very-low-income households (50% or less of Median Family Income) who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. In addition to tenant-based Section 8 voucher assistance, the Housing Authority owns the 22-unit El Dorado Apartments restricted for occupancy by very-low-income households.

**Responsible Agency:** Santa Paula Housing Authority

**2021-2029 Objectives:** Assist the Housing Authority in publicizing the Section 8 rental assistance program on the City website and conduct a minimum of two community engagement events per year to encourage property owners to list available rentals with the Housing Authority.

#### 5. Mobile Home Park Tenant Protections

The City is committed to the preservation of mobile home parks as affordable housing for Santa Paula's working families and seniors. As part of the Land Use Element update in 1998, the City established the Mobile Home Park residential land use designation for the long-term preservation of mobile home parks. With this designation in place, a park owner seeking closure would have to first justify a zone change to the Planning Commission and City Council, and comply with State regulations governing mobile home closures. Six existing mobile home parks currently have the Mobile Home Park land use designation, including the Anacapa Mobile Home Park (80 mobile home spaces), Rancho Santa Paula (149 spaces), the Santa Paula West Mobile Home Park (195 spaces), The 400 Mobile Estate (165 spaces), The Oaks Mobile Home Estates (92 spaces), the Peppertree (44 spaces) and the Mountain View Mobile Home Park (46 spaces).

For parks not deemed economically viable, most of which are travel trailer parks, the Land Use Element update process defined appropriate long-term use for the sites on which these parks are located. These parks may maintain their current use. However, at such time as a park owner chooses to convert a facility, the City will enforce State-established mobile home park closure requirements (*Government Code §65863.7*), including the preparation of a relocation impact report (RIR) to assess the impact of park closure on park residents. The RIR must

address the availability of adequate replacement housing in mobilehome parks and relocation costs.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Preserve the existing viable mobile home stock as affordable housing for lower- and moderate-income residents, seniors, and persons on fixed income. Where parks are proposed for closure, the City will ensure adherence to State closure requirements and local relocation requirements to provide appropriate tenant protections.

## 6. Rent Stabilization and Just Cause Eviction Protections

Recognizing that mobile homes are often owned by seniors, persons on fixed incomes, and low- and moderate-income persons, the City maintains the Mobile Home Rent Stabilization Program to protect residents of mobile home parks from excessive rent increases. The program regulates the amount of an allowable space rent increase upon vacation, either by sale or when a resident leaves a mobile home space in a park, while at the same time providing a just and reasonable return to park owners. A three-member Mobile Home Rent Review Commission was established to review and determine rent adjustment applications, to adjust maximum rents either upward or downward or maintain rents. The maximum permitted rent is the rent in effect on December 31, 1991, plus adjustments made since then. Under this program, annual rent adjustments based on the consumer price index (CPI) are permitted. In February of each year, the rent may be increased to an amount equal to the rent in effect on January 31<sup>st</sup> of the prior year adjusted by 75% of the increase in the CPI. Rent adjustments may also be made based on capital improvements, upon vacancy, on discontinuance or reduction of a service or amenity, or by appeal.

In addition to mobile home residents, other low- and moderate-income tenants may have difficulty affording increasing rents.

**Responsible Agency:** Community Development Department

### **2021-2029 Objectives:**

Continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.

The City will conduct a study by October 2023 of the feasibility of maintaining affordable rental housing through a variety of means, including expanding the Mobile Home Rent Stabilization Program to other residential rentals and adopting local just cause eviction regulations.

## 7. Mobile Home Park Resident Ownership Program

The State Mobile Home Park Resident Ownership Program (MPROP) assists resident organizations, non-profit housing providers, or local public agencies in acquiring mobile home parks in order to preserve their long-term affordability.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Provide information on the MPROP program on the City website and distribute information directly to interested mobile home park tenants bi-annually. Where parks are deemed economically viable, the City will support tenant applications for funding through MPROP.

## Assisting in the Provision of Housing

### 8. Mortgage Credit Certificate

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. The City of Santa Paula participates in the MCC program through the County of Ventura.

**Responsible Agency:** County of Ventura

**2021-2029 Objectives:** Through the County, the Successor Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the planning period, subject to availability through the County. The Successor Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website.

### 9. Workforce, and Special Needs Housing Development

A significant number of Santa Paula households are lower-income. Most of these are working families with wage earners in low-paying occupations, including farm laborers, factory workers, and service workers. Because of their limited incomes, many families live in overcrowded and/or substandard conditions. In addition, persons with special needs, such as seniors, large families, single-parent families, farmworkers and persons with disabilities, also have significant housing needs.

Non-profit housing organizations have played a key role in providing affordable housing for lower-income working families and persons with special needs in Santa Paula. The City can provide financial and regulatory incentives to developers of affordable housing for lower- and moderate-income households, including working families and those with special needs.

The City will work with non-profit developers and self-help housing organizations to provide additional rental and ownership housing opportunities for extremely-low-income and very-low-income households, such as agricultural workers. The City may assist developers in acquiring and assembling properties and in subsidizing on- and off-site improvements. The City may also use a combination of Affordable Housing Trust Fund, the Housing Trust Fund of Ventura County and

State or federal grant funds to write down the cost of land to facilitate affordable housing development.

Underutilized multi-family parcels provide opportunities for infill affordable housing projects in existing neighborhoods. Such projects can not only provide quality housing to needy residents, but also help to stabilize and improve older neighborhoods. To promote housing development on underutilized sites, the City will provide financial assistance when feasible, grant regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites, and evaluate the effectiveness of these efforts to encourage housing development on nonvacant sites annually.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Provide financial and regulatory incentives to developers to increase the supply of affordable and special needs housing in Santa Paula, including infill projects in underutilized multi-family neighborhoods. The City will focus a portion of assistance towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families, agricultural workers, and persons with developmental disabilities. The City will support the efforts of the Housing Trust Fund of Ventura County contributing funds (from sources such as in-lieu fees, development agreements, inclusionary housing and/or grant funding) to support its provision of short-term, pre-development, acquisition, and construction funding to developers of affordable housing. In addition, the City will support creation of a county-wide dedicated source of funding for affordable housing.

## 10. Multi-Family Housing Acquisition and Rehabilitation

The acquisition and rehabilitation of existing duplexes and apartment complexes can assist in stemming neighborhood deterioration and in providing decent affordable housing to lower-income households. Under this program, the City provides funds from such programs as CDBG, HOME, or Rural Housing and Economic Development funds to a developer (typically a non-profit organization) to purchase a deteriorated multi-family rental property. Typically, City staff would work with a developer to assist in securing grant funds from these entities. City involvement could include review of pro forma analyses, provision of available demographic or other background data necessary to complete applications, letters of support, City Council actions in support of the application, and willingness to monitor compliance with provisions of the grant within the limitations of existing workload. Many "third-party" grants require some form of local financial commitment. In such cases, the City would review the financial terms of the transaction and, within legal limits that may apply, would work to provide such financial commitment.

At such time as the financing is completed, the property is then rehabilitated and the units are made available to lower-income households for a minimum period of time. Successful implementation of this program depends upon the availability of outside funding sources, City staff resources, the interest of local non-profits, and a developer to secure such funding. The 56-unit Santa Paula

Village provides an example of a deteriorated project that was acquired by a non-profit, rehabilitated and made available at affordable rents.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Identify deteriorated apartment complexes and cooperate with non-profit housing corporations to acquire and rehabilitate 10 units during the planning period with long-term affordability controls.

## 11. Affordable Housing Funding Sources

To effectively implement Housing Element programs that create affordable housing depends on a variety of county, state, federal, and local funding sources. The various funding programs available to Santa Paula are outlined in Chapter IV, Resources and Opportunities. The City will assist affordable housing developers in seeking grant funds by providing background data necessary to complete applications, review and comment on draft applications, providing letters of support, City Council resolutions or other actions in support of applications, and assistance in monitoring compliance with grant requirements to the extent feasible.

Other affordable housing funding options the City will explore include:

- City and County affordable housing trust funds in collaboration with other Ventura County jurisdictions and housing organizations,
- Housing Land Trust Ventura County to facilitate the donation of land suitable for development in the short-term (5-8 years) for permanent affordable housing sites,
- A local rental assistance program funded through a variety of sources including CDBG and HCD, and
- Affordable housing linkage fees on large-scale commercial or industrial developments that significantly increase the need for affordable housing.

**Responsible Agency:** Community Development Department; Housing Land Trust Ventura County

**2021-2029 Objectives:** Actively monitor and pursue state, federal and private funding sources as a means of leveraging local funds and maximizing assistance. The City will support housing grant applications both through regulatory relief offered through the Density Bonus Ordinance and through City Council endorsement/support of funding applications.

The city will partner with Housing Land Trust Ventura County (HLTV) (incorporated December 17, 2020, 501(c)3 status pending.) HLTV will acquire and hold property indefinitely, primarily for conveyance under long-term ground leases to low- and moderate-income households and organizations operating affordable rental housing and whereby these same households and organizations will own the improvements located on leased properties. This allows key community assets to be preserved and kept accessible and



affordable forever. Land Trust homeowners are able to build personal wealth, which creates security and stability. Renters gain security from long-term affordable rental rates. Communities benefit by not being vulnerable to gentrification and displacement. Local governments have the assurance that affordability covenants associated with the developments are monitored and enforced.

By October 2023 the City will study the feasibility of establishing a local rental assistance program including baseline affordability survey, landlord workshops, inclusionary in-lieu fees, project-based vouchers (HUD, HCD), commercial linkage fees, housing trust funds, recalculate California "Fair Market Rents."

By October 2023 the City will study the feasibility of requiring large-scale commercial or industrial developments that significantly increase the need for affordable housing to contribute to affordable housing funds.

To the extent feasible, the City will defer the payment of development impact fees for 15 years, which would allow affordable housing projects to count that as a public funding source, which helps increase competitiveness when applying for low income housing tax credit allocations.

## 12. Inclusionary Housing

In 2005 the City adopted inclusionary housing regulations that require developers constructing 10 or more dwelling units to provide one of the following or a hybrid combination as a condition of approval: 1) Reserve at least 15% of all dwelling units in a project for low-income households; or, 2) Reserve at least 10% of all dwelling units in a project for very-low-income households; or, 3) Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or, 4) Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or, 5) Pay an in-lieu fee as established by City Council resolution.

In the large tracts of land remaining to be developed in the City's Sphere of Influence, the inclusionary housing regulations will ensure that a portion of this new development is made affordable to lower- and moderate-income households. The City will study the feasibility of increasing these inclusionary requirements in 2022-23.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Continue to implement the inclusionary housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing. If monitoring reveals that the cost and supply of market-rate housing is being impacted, this program will be expanded to process an amendment to the inclusionary housing regulations in a timely manner.

Study the feasibility of increasing inclusionary requirements in 2022-23.

### 13. Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults and other low- and moderate-income households. The City is currently processing an amendment to the Development Code to incorporate recent changes to State ADU law, and will continue to encourage ADU production through public information available at City Hall and on the City website. As part of the Code amendment process the City will also consider additional provisions to incentivize ADU development that exceed the minimum requirements of State law. The City will also evaluate the feasibility of adopting requirements on short-term ADU rentals.

Consider additional incentives for ADU construction as permanent long-term housing via programs such as pre-approved ADU plans, grant-funded financial assistance to construct ADUs (if the homeowner agrees to deed restrict the unit and cap the rent at rents affordable to very low income households), monitoring ADU rents and regulating short-term ADU rentals. Also, encourage the County to prepare a case study template ordinance that all jurisdictions could adopt to regulate use of ADUs as short-term rentals.

**Responsible Agency:** Community Development Department

2021-2029 Objectives: Process a Development Code amendment consistent with current ADU law by October 2022 and continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.

### 14. Short-term Rentals

The use of privately owned residential dwellings as short-term rentals can negatively impact housing affordability by reducing permanent long-term housing supply. Restrictions on short-term rentals range from outright prohibition to licensure and taxation – regulating to strictly to preserve local culture and keep local residents from being priced out, or taking a more permissive approach allowing it to thrive and reap the financial benefits of tourism.

**Responsible Agency:** Community Development Department

2021-2029 Objective: Study the feasibility of implementing short-term rental regulations by October 2023.

## Providing Adequate Housing Sites

### 15. Adequate Sites for Housing Development

The 2040 General Plan update (adopted in 2020) significantly expanded the potential for additional housing by adding multi-family housing as an allowable use by-right in commercial land use designations.

The housing sites analysis (Appendix B) demonstrates that Santa Paula has adequate capacity to accommodate its assigned share of regional housing needs for all income categories.

The City will continue to encourage consolidation of small parcels by offering incentives such as reduced processing fees, density bonus and modified development standards to enhance the feasibility of multi-family and mixed-use infill development.

Pursuant to AB 1397 of 2017, the City will require the replacement of affordable housing units demolished or converted as part of a development project on any sites listed in the Housing Element for satisfying RHNA purposes as a condition of project approval. Replacement requirements shall be consistent with State Density Bonus Law.

The City will also review City-owned properties annually to determine whether any are no longer needed and could be made available for affordable housing development.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Continue to facilitate residential and mixed-use development to meet the City's RHNA objectives for new housing. The City will encourage lot consolidation by granting incentives. Review City-owned properties to determine whether any are no longer needed and could be made available for affordable housing.

## 16. Phased Annexation of Sphere of Influence

To accommodate additional residential growth, the City will continue to pursue the phased annexation of areas in its Sphere of Influence. The annexation of these areas will increase the City's capacity to accommodate future housing growth. The Sphere of Influence includes opportunities for the development of both workforce and "move-up" or higher-end housing, thereby allowing Santa Paula to move towards the goal of a more economically balanced community.

Two additional Expansion Areas are Fagan Canyon (2,173 acres, 450 units) and Adams Canyon (5,413 acres, 495 single-family units). The annexation of these areas will be initiated by developers and may occur in any order. The remaining Expansion Areas are unsuitable for residential development. The General Plan designates West Area 2, South Mountain, and East Area 2 for industrial, recreational or commercial uses.

Areas annexed by the City in the future will be subject to the Inclusionary Housing regulations. Under these regulations, all new developments over 10 units in size are generally required to deed-restrict a certain percentage of units as affordable. In those circumstances where on-site provision of affordable units is deemed economically infeasible, provisions will be made for development of units off-site or payment of an in-lieu housing fee. Thus future development of annexed areas will assist the City in addressing its low- and moderate-income housing needs either through direct development of affordable units or contribution of funds in support of affordable development.

**Responsible Agency:** Community Development Department

**2021-2029 Objective:** Continue to pursue the phased annexation of areas within the Sphere of Influence and integrate affordable units within market rate development. The annexation and development schedule will be dependent on the landowners' business plans and the real estate market.

## Removing Governmental Constraints

### 17. Housing for Persons with Special Needs

#### Emergency Shelters, Transitional and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis (generally up to 6 months). Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. Supportive housing includes a services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Emergency shelters are permitted by-right in the Commercial/Light Industrial (C/LI) zone, consistent with State law. The Municipal Code also provides that transitional and supportive housing are considered residential uses that are only subject to those requirements and procedures that apply to other residential uses of the same type in the same zone. The City will continue to encourage the provision of emergency shelters and transitional/supportive housing consistent with State law and support the Ventura County Continuum of Care to end homelessness within Ventura County. In addition, AB 139 (2019) revised State law regarding parking requirements for emergency shelters. An amendment to City regulations will be processed in 2022 to provide that sufficient parking be provided for shelter staff and do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.

The City is currently processing a Code amendment to allow supportive housing and low barrier navigation centers consistent with State law.

#### Farm Worker Housing

The majority of farm laborers in the greater Santa Paula area are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes.

Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The SPMC establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to the use and not the user, and is not a constraint to development. In compliance with the Employee Housing Act (Health and Safety Code §17021.5 and §17021.6), the Municipal Code also allows farmworker housing for up to 12 units or 36 persons in group quarters by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses, as well as group quarters in single-family zones for up to six persons.

In addition to these regulations, the City will (1) work cooperatively with the County of Ventura, advocacy groups, and agricultural organizations to plan, fund, and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers: 2) participate in the development of targeted programs and strategies to address farmworker housing needs.

#### Residential Care Facilities

To ensure that City regulations encourage and facilitate the provision of residential care facilities consistent with State law, the Municipal Code will be amended to allow State licensed residential care facilities serving up to 6 persons as a single-family use and ensure that permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with State law and fair housing requirements.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Code amendments by October 2022; continue to encourage the provision of emergency shelters, transitional/supportive housing, farmworker housing and residential care facilities consistent with State law; participate in countywide efforts to address farmworker housing needs.

### **18. Measure L6 and Growth Management Ordinance**

The City will annually monitor the effects of Measure L6 and the Growth Management Ordinance (GMO) on housing development. Should these ordinances be triggered, the Housing Element will be amended to include an analysis of the impacts and address potential constraints to housing production.

**Responsible Agency:** Community Development Department

**2021-2029 Objective:** Monitor the effects of Measure L6 and the GMO on an annual basis.

## 19. Density Bonus Ordinance

The Santa Paula Municipal Code describes density bonus regulations (SPMC Sections 16.13.310, *et seq.*). The City will continue to monitor changes to State density bonus law and process Code amendments as necessary to ensure conformance with Government Code §65915. The City will continue to encourage the provision of affordable housing consistent with density bonus law.

**Responsible Agency:** Community Development Department

**2021-2029 Objective:** Continue to encourage the provision of affordable housing and update City regulations as necessary consistent with State density bonus law.

## 20. Objective Development Standards and Transparency

Objective development and design standards help to reduce the cost of housing by reducing the time and uncertainty of the permit process. In some circumstances, cities are limited to using only objective standards in reviewing housing developments. The City will amend residential development standards in 2022 to identify objective standards.

Pursuant to the transparency requirements of Government Code §65940.1(a)(1), the City will post development fees and zoning information on the City website continuously throughout the planning period.

**Responsible Agency:** Community Development Department

**2021-2029 Objective:** Adopt objective residential development standards in 2022; ensure that development fees and zoning requirements are available on the City website throughout the planning period.

## 21. Affordability by Design

Housing cost may be reduced through design or construction features such as reduced size, varied product types, or alternative materials and construction methods (e.g., multiplexes, "tiny houses" or container housing) where such techniques do not conflict with building code or public health and safety requirements. The City will explore potential alternative design and construction techniques and amend the Municipal Code to allow such housing alternatives where feasible.

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units.

**Responsible Agency:** Community Development Department

**2021-2029 Objective:** Evaluate housing design alternatives in FY 2021-22. Conduct periodic updates of parking standards by zones permitting residential to ensure that parking standards

- do not impede a developer's ability to achieve maximum densities,
- contain joint-use (shared parking) provisions to maximize parking utilization rates, particularly for infill housing development,
- provide for parking reductions where less demand is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development,
- comply with density bonus ordinance parking requirements per Government Code §65915,
- ensure implementation of safety and security measures – specifically, Public Services & Utilities Element program (PSU 1.b) Crime Prevention through Environmental Design, and
- explore potential alternative design and construction techniques and amend the Municipal Code to allow such housing alternatives where feasible.

## Promoting Equal Housing Opportunity

### 22. Affirmatively Furthering Fair Housing

As a participating jurisdiction in the Ventura Urban County CDBG program, the City is provided fair housing services through a contract with the Fair Housing Council of San Gabriel Valley. The Fair Housing Council offers a variety of services promoting fair housing, including counseling and investigative services for instances of housing discrimination, public education and outreach sessions for community groups, and housing discrimination prevention program.

Jurisdictions are required to analyze constraints to the development of housing for persons with disabilities and take measures to remove the constraints. This Housing Element includes a review of zoning code and building code requirements and identifies actions to remove potential barriers to the provision of accessible housing. In addition, SPMC Sec. 16.13.500 et seq. establishes procedures to ensure reasonable accommodation for persons with disabilities. To assist persons with disabilities in obtaining approval of a reasonable accommodation, the City will post information on the website and assist in preparing application materials upon request.

As discussed in Appendix D – Fair Housing Assessment, the Ventura County Analysis of Impediments to Fair Housing Choice (“AI”) identifies a number of actions that can be taken by local governments to address fair housing impediments. While some of the recommended actions are beyond the authority of cities, the following actions will be taken by the City of Santa Paula to affirmatively further fair housing during the planning period:

1. Support the County and fair housing organizations in random testing on a regular basis to identify suspected discriminatory practices.
2. Support stronger and more persistent enforcement activity by fair housing service providers when financially feasible.

3. Support the County and fair housing organizations in expanding fair housing education and outreach efforts, with specific efforts outreaching to small rental properties where the owners or managers may not have education or training in state and national fair housing laws.
4. Ensure that the City website provides narrative defining Fair Housing, examples of discriminatory practices, a summary of local, state, and federal fair housing laws, and information on available services, including links to Housing Rights Center or other relevant fair housing agencies. Conduct an annual review of Fair Housing information on the City website, including updates of information and verification of links to outside agencies.
5. Continue efforts to distribute informational materials on tolerance, focusing on sexual orientation, racial and ethnic relations, and religion.
6. Continue to update the Housing Element and local regulations as necessary to ensure conformance with State fair housing law.
7. Explore ways to develop supportive housing for persons with disabilities through non-profit housing developers and service providers.
8. Support the County and other organizations in job training and business development opportunities for women to ensure that earning opportunities are available in Santa Paula.
9. Continue to encourage the availability of a range of housing options, including affordable housing, to allow residential mobility for all races and ethnicities.
10. Continue to facilitate the availability of housing rehabilitation programs for low- and moderate-income households.
11. Continue to promote housing accessibility improvements to enable existing renters and homeowners with disabilities to remain in their homes, and promote universal design principles in new rental and owner-occupied housing developments.
12. Continue ongoing efforts to develop new ADA compliant rental housing units and provide financial assistance for accessibility improvements for both renters and homeowners.
13. Continue ongoing outreach efforts to inform lower-income households of special local, state, and federal homebuyer assistance in partnership with lending institutions, local associations of realtors and fair housing providers.
14. Support transit-oriented development to better connect workers with jobs within the region.



15. Assist in disseminating information regarding fair lending practices applicable to financial institutions.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Continue to promote fair housing practices, and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations. The City will refer fair housing complaints to the Fair Housing Council. In addition, the City will continue to fund the activities of the Fair Housing Council. The City will also continue to implement the provisions of the Reasonable Accommodation Ordinance to facilitate full access to housing for persons with disabilities. The City will continue to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent with its obligation to affirmatively further fair housing in compliance with Government Code §8899.50(b).

## Sustainable Growth

### 23. Promote Triple-Bottom-Line Sustainability

The City recognizes and supports the value of enhancing livability through three types of sustainability measures incorporated into housing projects:

#### Cultural Amenities

Establish zoning provisions and in-lieu fee structure for forms of cultural expression within large housing and commercial developments, such as

- public art,
- spaces for celebration,
- gathering, etc.

#### The Built Environment

Establish zoning provisions to encourage sustainable measures are incorporated into the built environment, such as

- integrating new housing growth into existing communities,
- diversifying affordable housing near employment centers,
- reallocating road space to more climate friendly forms of transportation,
- enhance local accessibility via walking, biking and transit more optimal.

#### Environmental Resources

Establish zoning provisions for compact housing that recognize and preserve, and/or provide connectivity to our environmental assets, such as

- open space,
- watersheds,
- environmental habitats, and
- agricultural lands.

**Responsible Agency:** Community Development Department

**2021-2029 Objectives:** Promote sustainability through City development policies, plans and regulations.

### C. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

**Table V-1  
Quantified Objectives 2021-2029**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New Construction	51	51	99	121	335	657
Rehabilitation	10	10	10	10	--	40
Conservation*	725 mobile home units					--

\* As discussed in Chapter II, there are no assisted units at risk during this planning period.



## Appendix A – Evaluation of the 2013-2021 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2021-2029 housing policies and program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

### Effectiveness in meeting the housing needs of special needs populations

The City has made significant progress during the previous planning period addressing the housing needs of lower-income households and persons with disabilities or other special needs. Recent accomplishments include the following:

- Jackson House Rehabilitation Center. Jackson House is a 16-bed mental health community care facility located in a converted multi-tenant office building. The City expedited development the project by issuing a temporary certificate of occupancy in October 2021 three months before the final



permanent certificate of occupancy was issued. This facility provides daily group therapy sessions, life skills classes, peer support groups, and individual counseling. (<https://jacksonhousecares.com/about-us/locations/santa-paula/>)

- Spirit of Santa Paula Emergency Shelter. Spirit of Santa Paula is a non-profit corporation formed in 2002 by six local business people to do "good things" for our community (<https://www.spiritofsantapaula.org/work>). Services provided range from serving hot meals to 600 people per week to assisting the community with rental assistance and utility payments, advocacy in Homeless Court, and counseling for people who are homeless, hungry and lonely. In 2019 the City expedited permit processing for a 44-bed year-round emergency shelter in a renovated commercial building located at 1498 E. Harvard Blvd. As part of the

approval the City waived the 30-bed limit and also modified the Municipal Code to allow an increase in maximum length of stay beyond the normal 6-month limit.

In addition to these special needs projects, the City has recently facilitated approval of several housing projects that provide deed-restricted lower-income units, including 100% affordable projects by People's Self Help Housing and Habitat for Humanity (see Appendix B, Table B-2).

**Table A-1  
2013-2021 Housing Element Program Evaluation  
City of Santa Paula**

Program	Program Objectives	Timeframe	Accomplishments
1. Owner-occupied Housing Rehabilitation Program	Assist 16 owner-households, including 6 very-low- and 10 low-income households.	2013-2021	Assistance program advertised 2013-2015. No applications received. Program terminated 2016.
2. Rental Housing Rehabilitation Program	Provide loans to 3 rental housing projects	2013-2021	No applications received. No loans provided.
3. Housing Code Enforcement Program	Maintain a staffing level of 1 full-time person to continue implementing the Code Enforcement Program. City sponsoring of a neighborhood workshop to inform residents of assistance programs will be conducted.	2013-2021	Preserving housing code enforcement through CDBG funds
4. Section 8 Rental Assistance Program	Maintain current levels of Section 8 rental assistance, and encourage property owners to list available rentals with the Housing Authority.	2013-2021	In 2012, the Santa Paula Housing Authority constructed 20 senior units restricted for very low income households. The Santa Paula Housing Authority currently provides xxx vouchers to very low and extremely low-income residents.
5. Mobile Home Tenant Protection	Preserve the existing viable mobile home stock as affordable housing for lower- and moderate-income residents, seniors, and persons on fixed income. Where parks are proposed for closure, the City will ensure adherence to State closure requirements and local relocation requirements to provide appropriate tenant protections.	2013-2021	The mobile home rent control ordinance has been in place for its 6 parks since 1989. No parks were closed during the planning period.
6. Mobile Home Rent Stabilization Program	Continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.	2013-2021	The Mobile Home Rent Control Board continues to meet when needed.
7. Mobile Home Park Resident Ownership Program	Provide information on the MPROP program to interested mobile home park tenants. Where parks are deemed economically viable, the City will support tenant applications for funding through MPROP.	2013-2021	Ongoing – No Activity
8. Mortgage Credit Certificate (MCC)	Through the County, the Successor Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the planning period, subject to availability through the County. The Successor Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website.	2013-2021	The City continues to participate in this countywide program administered through County of Ventura.
9. Workforce & Senior Housing Development	Provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Santa Paula, including small infill projects in underutilized multi-family-zoned neighborhoods. The City will focus a portion of assistance	2013-2021	In 2020, the City provided assistance to the Habitat for Humanity, which will provide 6 deed-restricted apartments.

Program	Program Objectives	Timeframe	Accomplishments
	towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families, non-migrant agricultural workers, and persons with developmental disabilities. The City will continue to conduct annual workshops with the development community to discuss potential opportunities in Santa Paula, the availability of funding sources and regulatory incentives, and other related issues.		
10. Multi-Family Housing Acquisition & Rehabilitation	Identify deteriorated apartment complexes, and cooperate with non-profit housing corporations to acquire and rehabilitate units with long-term affordability controls.	2013-2021	No projects acquired.
11. Affordable Housing Funding Sources	Actively pursue state, federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing three new funding sources. The City will provide information on available funds to affordable housing developers through an annual developers' workshop. The City will support housing grant applications both through regulatory relief offered through the Density Bonus Ordinance, and through City Council endorsement/support of funding applications.	2013-2021	In 2020, the City provided assistance to the People's Place, which will provide 69 deed-restricted apartments. The East Area 1 (Harvest at Limoneira) development currently under construction will yield approximately \$6.5M in-lieu inclusionary housing fees.
12. Inclusionary Housing Ordinance	Continue to implement the inclusionary housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing. If monitoring reveals that the cost and supply of market-rate housing is being impacted, this program will be expanded to process an amendment to the inclusionary housing regulations in a timely manner.	2013-2021	The City continued to implement this program.
13. Adequate Sites for Housing Development	To address its share of regional housing needs, the City will continue to facilitate residential development and annexation of Sphere areas to meet the City's RHNA objectives for new housing. The City will encourage lot consolidation by granting incentives throughout the planning period. Additionally, the City will continue to encourage affordable housing development in the Housing Opportunities Overlay Zone.	2013-2021	The City continued to maintain sufficient sites to accommodate the RHNA allocation. No lot consolidations or AHO projects.
16. Phased Annexation of Sphere of Influence	Continue to pursue the phased annexation of the Sphere of Influence surrounding Santa Paula and integrate affordable units within market rate development. The annexation and development schedule will be dependent on the landowners' business plans and the real estate market. The City may provide assistance to the developer through expedited processing of additional approvals or other incentives needed prior to construction such as subdivision maps to encourage the creation	2013-2021	The most recent annexation occurred in 2013 for the East Area 1 Specific Plan, which is currently under construction. Full build-out is anticipated to yield approximately 1,500 dwellings, 110 of which will be market-rate affordable to 200% of county median income level.

Program	Program Objectives	Timeframe	Accomplishments
	of building sites at appropriate sizes (e.g., 1 to 10 acres) to facilitate housing for lower-income households and infrastructure improvement plans. The City will report annually to HCD regarding progress in making annexation area development sites available commensurate with RHNA allocations for the current planning period.		
17. Zoning for Transitional & Supportive Housing, Emergency Shelters & Migrant Farmworker Housing	Continue to encourage the provision of emergency shelters, transitional/supportive housing, and farmworker housing consistent with state law.	2013-2021	The City granted one temporary use permit for an emergency shelter in 2020.
18. Measure L6 and Growth Management Ordinance	Monitor the effects of Measure L6 and the GMO on an annual basis.	2013-2021	The City continued to monitor the effects of Measure L6 and the GMO on an annual basis. No projects triggered in 2020.
19. Density Bonus Ordinance	Continue to encourage the provision of affordable housing consistent with state density bonus law.	2013-2021	No projects received density bonus.
20. Fair Housing Program	Continue to promote fair housing practices and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations. The City will refer fair housing complaints to the Fair Housing Council of San Gabriel Valley. In addition, the City will continue to fund the activities of the Fair Housing Council. The City will also continue to implement the provisions of the Reasonable Accommodation Ordinance to facilitate full access to housing for persons with disabilities.	2013-2021	The City continued to provide fair housing information and referrals. No requests for reasonable accommodation were made in 2020.



**Table A-2  
Progress in Achieving 2013-2021 Quantified Objectives  
City of Santa Paula**

Program Category	Quantified Objective	Progress
<b>New Construction</b>		
Extremely Low	144	0
Very Low	144	11
Low	201	10
Moderate	241	6
Above Moderate	555	1
<b>Total</b>	<b>1,285</b>	<b>28</b>
<b>Rehabilitation</b>		
Extremely Low	10	
Very Low	10	124
Low	10	
Moderate	10	-
Above Moderate	--	-
<b>Total</b>	<b>40</b>	<b>124</b>
<b>Conservation</b>		
Extremely Low		
Very Low		
Low	1,302	1,302
Moderate		
Above Moderate	--	
<b>Total</b>	<b>--</b>	

Source: City of Santa Paula, 2022

## Appendix B – Residential Land Inventory

State law requires the Housing Element to include an inventory of sites with the potential for residential development during the planning period. The detailed assumptions and methodology for the residential land inventory are provided below. This analysis demonstrates that the City’s land inventory exceeds the RHNA allocation in all income categories for the current planning period.

**Table B-1  
Land Inventory Summary**

	Very Low	Low	Moderate	Above Moderate	Total
East Area 1 (Table B-2)	-	-	-	1,218	1,218
Approved and Pending Projects (Table B-3)	93	224	-	359	676
Vacant Residential Sites (Table B-4)	-	-	22	101	123
Vacant Commercial Sites (Table B-5)	75	76	905	-	1,056
ADUs*	5	11	15	3	34
<b>Total Capacity</b>	<b>173</b>	<b>311</b>	<b>942</b>	<b>1,681</b>	<b>3,107</b>
RHNA (2021-2029)	102	99	121	335	657
<b>Adequate Sites? (shortfall)</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Notes:

\*Affordability categories for ADUs based on SCAG analysis

### **Income Assumptions**

State law<sup>6</sup> identifies “default” densities that are assumed to be appropriate to facilitate the development of lower-income housing. For Santa Paula, and other small jurisdictions in Ventura County, the default density is 20 units/acre. The R-3 (maximum 21 units/acre) and R-4 (maximum 29 units/acre) residential zones as well as all commercial zones allow higher than the default density, and therefore are assumed to be suitable for lower-income housing. The R-2 zone allows multi-family development at up to 15 units/acre (excluding density bonus) and is assumed to accommodate moderate-income housing. All single-family detached sites were assigned to the above-moderate category. Pursuant to State law, multi-family and commercial sites that are smaller than 0.5 acre are assigned to the moderate-income category.

Although all of the vacant sites in commercial zones listed in Table B-5 are suitable for lower-income housing pursuant to the State default density, the City has conservatively assumed only 15% of the potential units on these sites will be affordable to lower-income households with the remainder assigned to the moderate income category.

<sup>6</sup> California Government Code §65583.2.c.3.B

## **Realistic Development Capacity**

### Approved and Pending Projects

Housing units completed after the beginning of the 6<sup>th</sup> cycle RHNA projections period (June 30, 2021) may be counted in the sites inventory to accommodate the RHNA. Approved projects or pending development applications are summarized in Tables B-2 (East Area 1) and B-3 (other approved projects). These units are based on the actual affordability levels for these units based upon deed restrictions.

### Residential Zones

Vacant parcels with residential zoning designations are listed in Table B-4. The realistic development capacity of these sites is based on applicable development standards and previous projects as summarized below.

- Single-Family Residential (R-1, R2-PD, HR2-PD) – Sites zoned for single-family development assume one above-moderate-income unit per parcel.
- Medium Density Residential (R-2) – Maximum density is 15 units/acre in the R-2 zone; however, a conservative yield of 12 units/acre has been assumed based on recent development trends. Although a Habitat for Humanity project shown in Table B-2 included 6 lower-income units at a density of 13 units/acre in the R-2 zone, potential housing units in this zone are conservatively assigned to the moderate-income category.
- East Area 1 Specific Plan

The largest single project with potential for residential development during the planning period is the East Area 1 Specific Plan (“Harvest at Limoneira”). This specific plan encompasses approximately 501 acres located east of Santa Paula Creek, west of Haun/Orcutt Creeks, south of the Topatopa Mountains, and north of Telegraph Road. The specific plan and development agreement were adopted by the City Council in 2008 and the annexation was recorded in 2013. At buildout, the Specific Plan anticipates 1,500 residential units, 25,000 square feet of light industrial, 215,000 square feet of commercial, and 20.2 acres of institutional uses. A total of 225.3 acres of open space will also be provided, including agricultural preserve, open space preserve, parks/greenways and public athletic fields (see Figure B-1).

Planning areas and development phases are summarized below (see Figure B-1).

#### Phase I (Haun Creek Neighborhood)

This phase allows a total of 632 homes and is currently under development by four different builders, with 528 homes have been sold as of April 2022. Of those, 282 homes were completed prior to the beginning of the 2021-2029 projection period and only 350 units are counted toward the 6<sup>th</sup> cycle RHNA. All of these units are conservatively assigned to the above-moderate income category.

Phase II (Foothill Neighborhood)

Phase II occupies the northeast quadrant of East Area 1. This neighborhood rises from the relatively flat terrain of the southerly half of East Area 1 up the shallower portions of the slopes of the hills to the north. Development is limited to those portions of the foothills that require only moderate grading, leaving the steeper and more visible portions of the hills untouched and in agricultural production. This neighborhood will be characterized by almost exclusively single-family detached residences. A total of 492 homes are allocated for this area. Development is expected to occur in 2023. All of these units are conservatively assigned to the above-moderate income category.

Phase III (Santa Paula Creek Neighborhood)

Phase III is located in the northwest quadrant of East Area 1, along the east bank of Santa Paula Creek, north of the Civic District and west of the foothills. Similar to the Haun Creek Neighborhood in its street layout, this neighborhood will emphasize connections to the permanent open space of Santa Paula Creek and the bluffs to the north and east. It is planned to include a range of residence types, but will be characterized by a predominance of single-family residences, some attached but most detached. The neighborhood will be flanked by parks and open space including a broad open space buffer along Santa Paula Creek, and park space along the north edge of the Civic District. The neighborhood is anticipated to include a neighborhood park and one or more smaller neighborhood greens. This phase anticipates 376 total units with development is expected to occur in 2025. All of these units are conservatively assigned to the above-moderate income category.

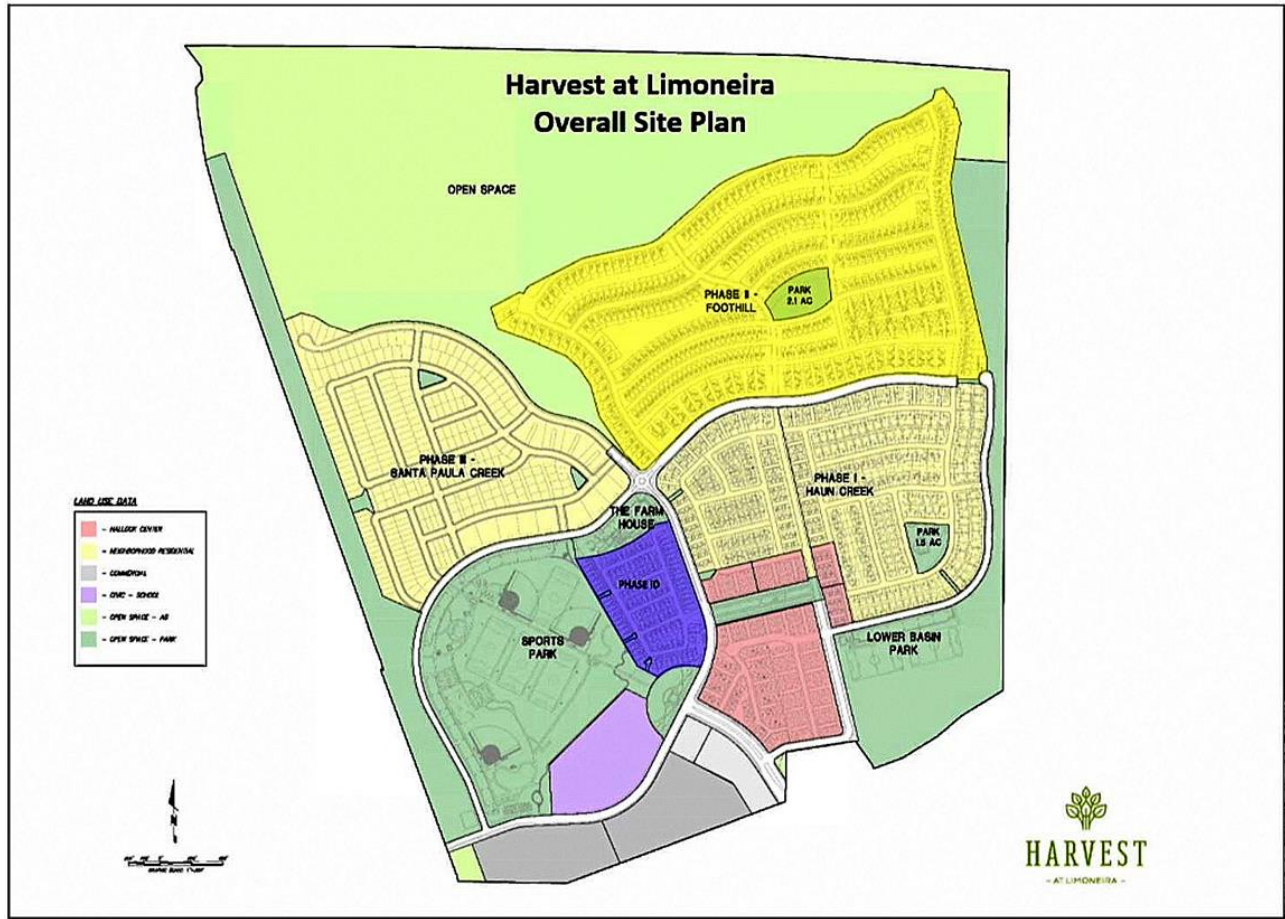
Table B-2 summarizes residential development in East Area 1 by planning area.

**Table B-2**  
**East Area 1 Residential Summary**

	Phase I Haun Creek	Phase II Foothill	Phase III Santa Paula Creek	Totals
Units completed prior to 6/30/2021	282	0	0	282
Remaining units	350	492	376	1,218
<b>Total Units</b>	<b>632</b>	<b>492</b>	<b>376</b>	<b>1,500</b>

Note: All units presumed to be above-moderate-income

Figure B-1



Commercial Zones

After adoption of the new Santa Paula General Plan in 2020 and subsequent Development Code amendments intended to encourage housing in commercial zones the City has seen strong interest in residential development in commercial areas. The inventory of sites includes vacant parcels in the C-G, C-O and C-LI zones (Table B-5). Mixed-use or stand-alone residential development is permitted by-right in each of these zones with allowable densities of 29 units/acre in the C-G and C-O zones and 21 units/acre in the C-LI zone. The realistic capacity for housing development on these commercially-zoned vacant sites is based upon recent project experience.

As shown in Table B-3, six residential projects and one large community care facility have recently been approved or are under review in commercial zones. Densities of recent projects in the C-G district have ranged from 25 to 67 units/acre while projects in the C-O and C-LI districts have ranged from 24 to 26 units/acre. Based on these trends, a conservative realistic density of 25 unit/acre is assumed for the C-G district and 20 units/acre for the C-O and C-LI districts. Although non-residential development is allowed in these zones, due to the strong demand for new housing there have been no non-residential projects proposed recently in these zones. Since these densities are greater than the default density of 20 units/acre, sites at least one-half acre in size are considered suitable for lower-income housing while smaller sites are assigned to the moderate-income

category. Additional analysis of development standards and permit procedures are provided in Chapter IV – Constraints.

#### Non-vacant Sites

When considering the City's capacity to accommodate the RHNA allocation for the planning period, it is important to recognize that the sites inventory includes only vacant sites, and there are many non-vacant properties with redevelopment potential during the planning period as evidenced by the recent residential projects on non-vacant parcels as shown in Table B-2.

#### Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners.

Over the past few years interest in ADUs has increased, and during 2018-2021 the City has approved a total of 17 ADU permits, or an average of 4.25 per year. At that rate, it is estimated that approximately 34 additional ADUs will be approved during the 2021-2029 planning period. The assumption of 4.25 ADUs per year is considered to be very conservative given that in 2021 the City issued 12 ADU permits and in just the first three months of 2022 there have been 3 ADU applications submitted.

Based on recent analysis conducted by SCAG approximately 88% of future ADUs in Ventura County are expected to be affordable to low- and moderate-income households.

#### Sites Used in Prior Planning Periods

Government Code §65583.2(c) requires that any vacant sites listed in two previous consecutive Housing Element sites inventories must allow residential development by-right when a housing project provides at least 20 percent of the units affordable to lower-income households. All of the vacant sites listed in Tables B-4 and B-5 were listed in two previous planning periods. However, since all residential developments are permitted by-right, this requirement is satisfied.

#### Availability of Infrastructure

Sufficient water, sewer, and dry utilities are expected to be available to serve projected development during the planning period.

**Table B-3  
Approved and Pending Projects**

Project/ Address	APN	GP/ Zoning	Parcel Size (ac)	Type	No. Units*	Density (du/ac)	Status	Existing Use	Comments
People's Self-Help Housing/ 714 W. Harvard Blvd.	1020191295	Commercial/ C-G	1.95	Apartments	7 VL* 62 Low*	35.4	Approved. Currently in construction plan check	Former mobile home park, decommissioned under CA state oversight.	City waived \$1,000 filing fee and approx. \$571,000 water resource in-lieu fee.
Habitat for Humanity/ 430, 434, 438 N. 14 <sup>th</sup> St.	1010151175 1010151185 1010151195	RMD/ R-2/PC	0.46	SFR (own w/H4H CCRs)	3 VL 3 Low*	13.0	Approved entitlements and lot merger / split. Awaiting construction plan check submittal.	Infill vacant lots	City is also working with H4H to preserve and enhance access to abutting City park through property.
Telegraph Road Apts./ 18004 E. Telegraph Rd.	1070042015	MU C-LI/ C-LI	11.28	Apartments	33 EL* 50 VL* 83 Low* 132 Market	25.5	Awaiting formal application submittal	Vacant lot	City anticipates requiring only ministerial Design Review approval for planning entitlements, via Oct 2020 Dev Code update allowing all residential uses by-right in commercial zones.
K-Mart site/ 895 Faulkner Rd.	0980020275 0980020335 0980020345 0980020355 0980020365	Commercial C-G/PD	9.72	Townhomes (rent)	37 Low* 207 Market	25.1	Awaiting formal application submittal	Partially developed retail commercial. Kmart closed in 2020 and building has since been vacant.	City anticipates requiring only ministerial Design Review approval for planning entitlements via Oct 2020 Dev Code update allowing all residential uses by-right in commercial zones.
Main Street Senior Living/ 603 E. Main St.	1030082225	Commercial/ C-G	0.63	Senior Apartments	7 Low* 20 Market	42.9	Approved. Awaiting construction plan check submittal.	Rear vacant portion of existing developed lot.	Ministerially approved by staff in Nov 2021 via Oct 2020 Dev Code revisions.
"Tiny Quad" Apartments/ 720 E. Main St.	1030092045	Commercial/ C-G	0.18 (rear of parcel only)	Apartments	12 Low*	66.7	Approved. Awaiting construction plan check submittal.	Existing developed lot. Project will utilize a combination of vacant and cleared (via demolition of existing structures) areas.	Ministerially approved by staff in May 2021 via Oct 2020 Dev Code revisions. Parking and setback waivers granted via State regs.
Mill Street Apartments/ 129-133 N. Mill St.	1030111245 1030111255	Commercial/ C-O	0.85	Apartments	20 Low*	23.5	Approved. Awaiting construction plan check submittal.	Currently vacant existing building (Faulkner Hall) formerly part of church complex and used for offices and classrooms.	Approved by PC in Nov 2020 and permitted by-right via Oct 2020 Dev Code revisions.
<b>TOTALS</b>					<b>93 VL 224 Low 359 Market</b>				

Notes:  
\*deed-restricted units  
This table does not include units in East Area 1 (see Table B-2)

**Table B-4  
Vacant Residential Sites**

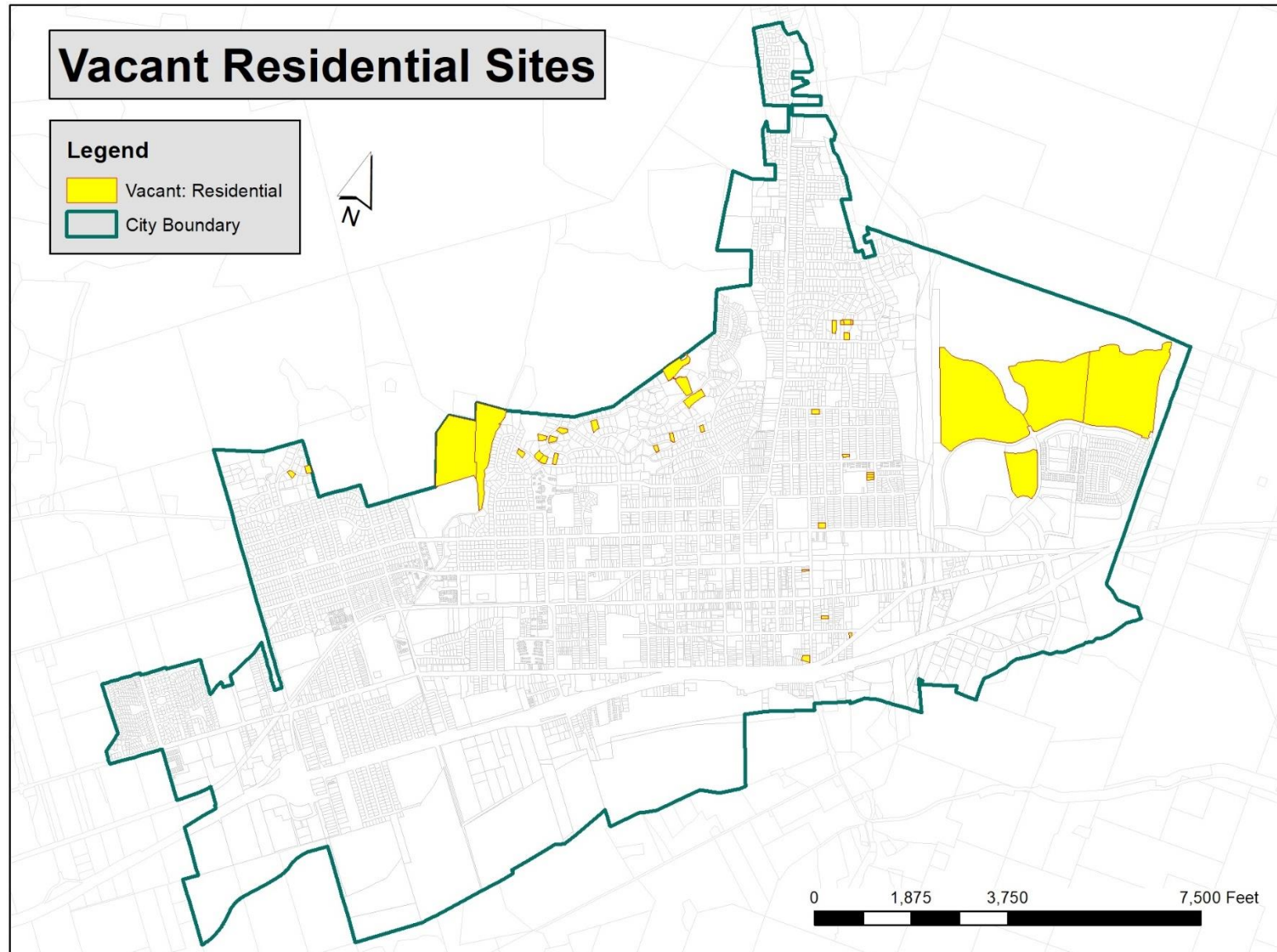
Site Address	APN	GP/Zoning	Acreage	Density* (du/ac)	Units by Income Category			
					Lower	Mod	Above	Total
RIDGECREST/SHASTA	0380160045	HR/HR2PD	0.29	2			1	1
SHASTA DR	3080160115	HR/HR2PD	0.33	3			1	1
18 MCKEVETT HTS	1000101125	HR/HR2PD	0.23	3			1	1
LOMA VISTA PL	1000111075	HR/HR2PD	0.28	3			1	1
LOMA VISTA PL	1000111225	HR/HR2PD	0.19	3			1	1
480 MONTE VISTA DR	1000220165	HR/HR2PD	0.55	3			1	1
508 GLADE DR	1000250015	HR/HR2PD	0.37	3			1	1
593 GLADE DR	1000250045	HR/HR2PD	0.4	3			1	1
563 GLADE DR	1000250095	HR/HR2PD	0.37	3			1	1
566 GLADE DR	1000250165	HR/HR2PD	0.37	3			1	1
VIEW DR	1000250255	HR/HR2PD	0.44	3			1	1
VIEW DR	1000250265	HR/HR2PD	0.44	3			1	1
VIEW DR	1000250325	HR/HR2PD	0.44	3			1	1
MONTCLAIR DR	1000300045	HR/HR2PD	2.42	1			2	2
MONTCLAIR DR	1000300105	HR/HR2PD	1.58	1			1	1
MONTE VISTA DR	1000300155	HR/HR2PD	1.44	1			1	1
SAY RD	1010062305	SFR/R-1	0.45	4			1	1
WOODLAND DR	1010062415	SFR/R-1	0.14	4			1	1
WOODLAND DR	1010062485	SFR/R-1	0.28	4			1	1
WOODLAND DR	1010062495	SFR/R-1	0.1	4			1	1
WOODLAND DR	1010062565	SFR/R-1	0.33	4			1	1
RICHMOND DR	1010112195	RMD/R-2	0.39	12		4		4
13TH ST/ORCHARD ST	1010122265	RMD/R-2	0.15	12		1		1
438 14TH ST	1010151175	RMD/R-2	0.15	12		2		2
434 14TH ST	1010151185	RMD/R-2	0.15	12		2		2
430 14TH ST	1010151195	RMD/R-2	0.15	12		2		2
306.5 SYCAMORE ST	1010182115	RMD/R-2	0.31	12		3		3
140 N 12TH ST	1010221045	MHDR/R-3	0.09	18		1		1
129 GARCIA ALLEY	1010242325	SFR/R-1	0.2	4			1	1
1306 E VENTURA ST	1010283025	RMD/R-2	0.12	12		1		1
12 ST/HARVARD BL	1010380095	RMD/R-2	0.52	12		6		6
FAGAN AREA	1020140015	HR/HR2PD	20.56	2			41	41
FAGAN AREA	1020140035	HR/HR2PD	12.35	3			37	37
<b>TOTALS</b>					<b>0</b>	<b>22</b>	<b>101</b>	<b>123</b>

\*Assumed density of R-2 and R-3 zones has been adjusted downward to reflect realistic capacity based on recent projects.

Source: City of Santa Paula, 2022



Figure B-2

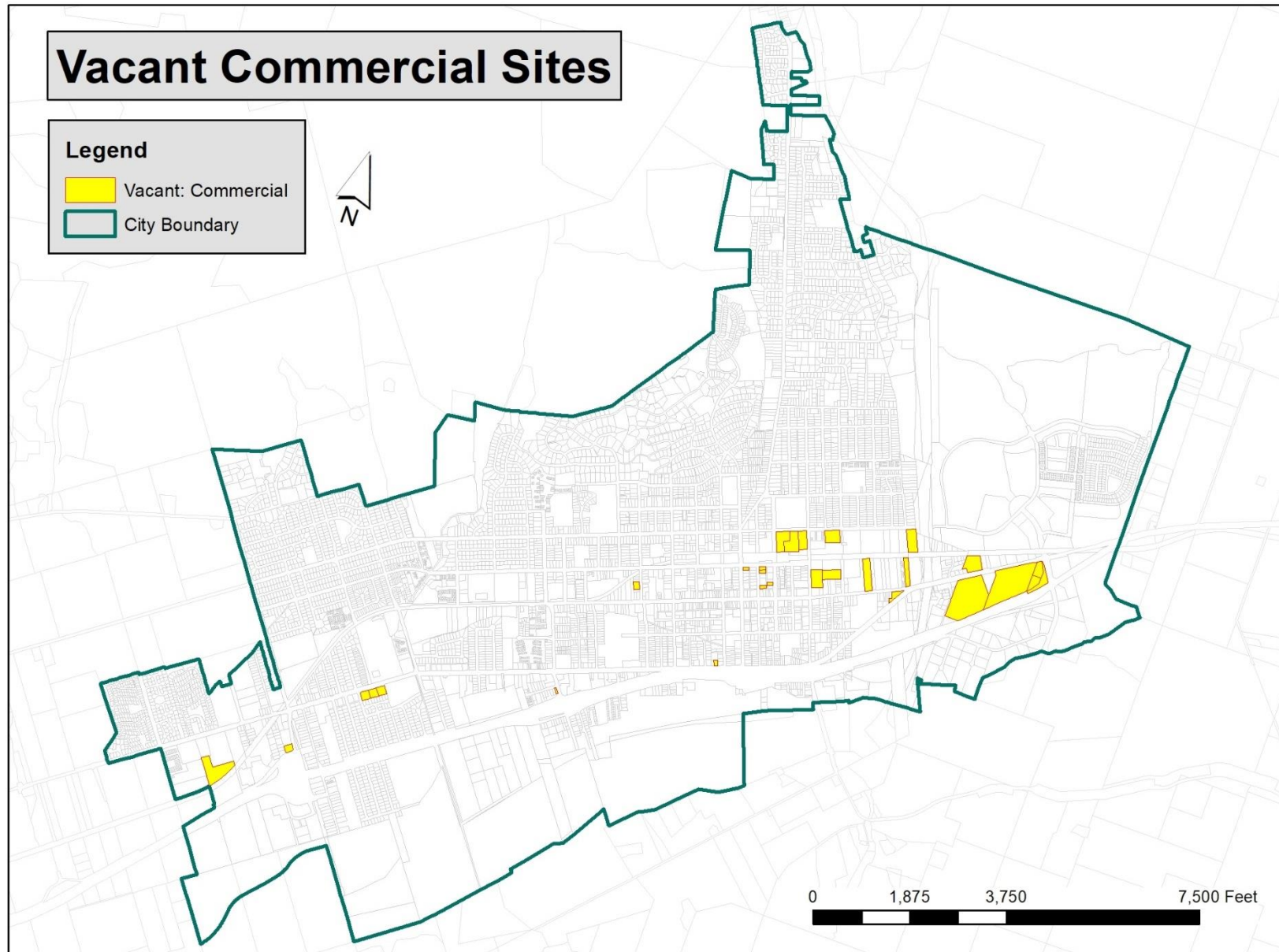


**Table B-5  
Vacant Commercial Sites**

Address	APN	GP/ Zone	Size (ac)	Realistic Density	Potential Units			
					Lower	Mod	Above	Total
145 N. 10TH ST	1010212145	C-O/C-O	0.14	25		4		4
(NO ADDRESS)	1010211165	C/C-G	0.17	25		4		4
143 N. OJAI ST	1010211155	C/C-G	0.17	25		4		4
113 N. OJAI ST	1010211125	C/C-G	0.17	25		4		4
120 N. 11TH ST	1010211055	C/C-G	0.15	25		4		4
937 E. HARVARD BLVD	1030241615	C/C-G	0.19	25		5		5
326 S. PALM AVE	1050103155	C/C-G PD	0.12	25		3		3
(NO ADDRESS)	1020221015	C/C-G	0.64	25	2	14		16
(NO ADDRESS)	1020221025	C/C-G	0.64	25	2	14		16
(NO ADDRESS)	1020221035	C/C-G	0.64	25	2	14		16
(NO ADDRESS)	1030082405	CO/C-O	0.40	25		10		10
(NO ADDRESS)	0980030465	C/C-G PD	0.47	25		12		12
18004 E. TELEGRAPH RD	1070042015	C-LI/C-LI	11.28	20	34	192		226
18114 E. TELEGRAPH RD	1070042070	C-LI/C-LI	11.01	20	33	187		220
18212 E. TELEGRAPH RD	1070042080	C-LI/C-LI	1.02	20	3	17		20
(NO ADDRESS)	1070042045	C-LI/C-LI	0.91	20	3	15		18
(NO ADDRESS)	1070042065	C-LI/C-LI	1.27	20	4	22		25
1435 E. HARVARD BLVD	1010260145	C/C-G	0.55	25	2	12		14
1260 E. SANTA PAULA ST	1010183395	C-LI/C-LI	1.60	20	5	27		32
132 N. 13 <sup>TH</sup> ST	1010241185	C-LI/C-LI	1.53	20	5	26		31
980 W TELEGRAPH RD	0980020305	C-LI/C-LI	4.0	20	12	68		80
(NO ADDRESS)	1010172055	C-LI/C-LI	1.4	20	4	24		28
(NO ADDRESS)	1010172085	C-LI/C-LI	1.9	20	6	32		38
(NO ADDRESS)	1010172095	C-LI/C-LI	2.1	20	6	36		42
(NO ADDRESS)	1010241135	C-LI/C-LI	1.8	20	5	31		36
1485 E. MAIN ST	1010250025	C-LI/C-LI	1.2	20	4	20		24
1345 E MAIN ST	1010250115	C-LI/C-LI	2.0	20	6	34		40
(NO ADDRESS)	1070170250	C-LI/C-LI	2.0	20	6	34		40
18029 E. TELEGRAPH RD	1070041015	C-LI/C-LI	2.2	20	7	37		44
<b>Totals</b>			<b>51.67</b>		<b>151</b>	<b>905</b>	<b>0</b>	<b>1,056</b>

Source: City of Santa Paula, 2022

Figure B-3



## Appendix C – Public Participation Summary

Public participation is an important component of the planning process in Santa Paula, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement.

A Housing Task Force comprised of stakeholders with local knowledge and expertise in housing issues was formed to help advise City staff throughout the update process, and several informal events were held at Main Street Open Houses to gather opinions.



Housing Element Update advertisement banner



Main Street Open House #1

Public notices of all workshops, events and hearings were published in the local newspaper (in English and Español) in advance of each meeting, as well as posting the notices on the Channel 10 Community Access Bulletin Board and on the City’s website.

The draft Housing Element was made available for review at City Hall and posted on the City’s Housing Element website ([www.mysantapaula.com](http://www.mysantapaula.com)).

Notice of the availability of the draft Housing Element was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups (see Table C-1 containing a list of organizations notified of opportunities for participation).

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review on the City website on April 21, 2022 prior to review and adoption by the Planning Commission and City Council.

During the Housing Element update process, the most frequent public comments were related to the high cost of housing in Ventura County and the limited availability of affordable housing for the local workforce, particularly farmworkers and other service sector employees.

The City has made significant efforts to address these issues, most notably through the adoption of the new General Plan and zoning amendments that allow residential development in all commercial zones, including stand-alone multi-family projects.

As shown in Appendix B (Table B-2) these regulatory changes have directly led to the approval of over 300 lower-income units in commercial zones.



Main Street Open House #2



<https://www.mysantapaula.com/>

The following is a list of meetings and other events held during the preparation of this Housing Element. Public meetings were televised on Channel 10, the local public access channel.

- **Project website (English & Español) – [www.MySantaPaula.com](http://www.MySantaPaula.com)**
- **Project timeline**



Housing Element Update proposed timeline

- **Frequently Asked Questions**
- **Opinion survey**



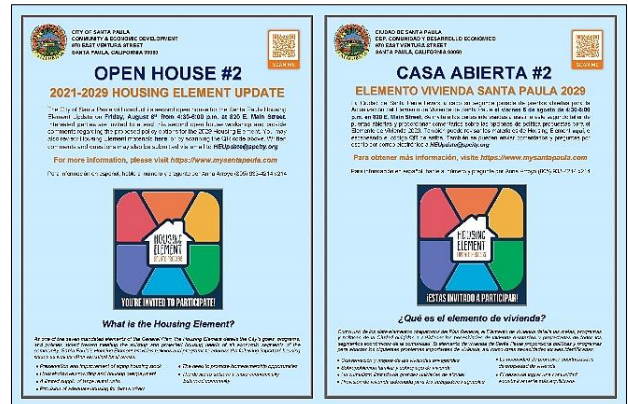
MySantaPaula. 'Comments & Surveys' page

- **Stakeholder interviews**
- **Santa Paula Times**
- **Social Media**



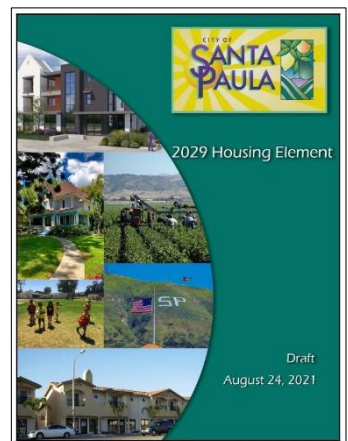
Facebook social media outreach

- **07/07/2021, Planning Commission/City Council Study Session**
- **07/15/2021, Main Street Open House #1**
- **07/30/2021, Publication of potential new Goals, Policies, Programs**
- **08/06/2021, Main Street Open House #2**



Main Street Open House #2 notice

- **08/16/2021, Publication of Recommended Draft Housing Element – Full Document**
- **08/24/2021, Planning Commission Hearing**
- **09/15/2021, City Council Hearing**
- **60-Day HCD and Public Review**
- **11/17/2021, Publication of Revised Draft Housing Element**



Draft 2029 Housing Element

- **11/23/2021, Planning Commission Hearing**
- **12/15/2021, City Council Hearing**
- **12/18/2021, Planning Commission/City Council Study Session**
- **3/22/2022, Planning Commission hearing**
- **4/21/2022 Publication of Revised Draft Housing Element**
- **4/26/2022, Planning Commission hearing**
- **TBD, City Council hearing**

**Table C-1  
Housing Element Notification List**

PEOPLE'S SELF-HELP HOUSING  
56 E. MAIN ST., SUITE 200  
VENTURA, CA 93001  
(805) 781-3088

BLANCHARD COMMUNITY LIBRARY  
ATTN: NED BRANCH, DISTRICT DIR.  
119 N. 8<sup>TH</sup> ST  
SANTA PAULA, CA 93060

SO CAL EDISON COMPANY  
ATTN: GLEN GOODRICH, PLANNING  
10060 TELEGRAPH RD.  
VENTURA, CA 93004

S.P. DOWNTOWN MERCHANTS ASSN  
P.O. BOX 214  
SANTA PAULA, CA 93061

S.P. HOUSING AUTHORITY  
PO BOX 404  
SANTA PAULA, CA 93061

SO CAL GAS COMPANY  
ATTN: JIM HAMMEL, TECH SERVICES  
9400 OAKDALE AVE.  
CHATSWORTH, CA 91313-230

VERIZON COMMUNICATIONS INC  
ATTN: ENGINEERING/PLANNING DEPT  
201 FLYNN RD.  
CAMARILLO, CA 93012

S.P. CHAMBER OF COMMERCE  
PO BOX 1  
SANTA PAULA, CA 93061

VENTURA COUNTY STAR  
ATTN: MARY SELZNICK  
550 CAMARILLO CENTER DRIVE  
CAMARILLO, CA 93010

FILLMORE GAZETTE  
P.O. BOX 865  
FILLMORE, CA 93016

SANTA PAULA TIMES  
ATTN: PEGGY KELLY  
120 DAVIS ST  
SANTA PAULA, CA 93060

CHILD DEV. RESOURCES VTA COUNTY  
ATTN: LINDA ROSEBURR, MANAGER  
221 VENTURA BLVD  
OXNARD, CA 93036

LIMONEIRA COMPANY  
1141 CUMMINGS RD.  
SANTA PAULA, CA 93060

MEXICAN AMERICAN CHAMBER OF  
COMMERCE  
P.O. BOX 497  
SANTA PAULA, CA 93061

V.C. HUMAN SERVICES AGENCY  
ATTN: MELISSA LIVINGSTON, DIRECTOR  
855 PARTRIDGE DR  
VENTURA, CA 93003

SANTA PAULA LATINO TOWN HALL  
P.O. BOX 128  
SANTA PAULA, CA 93061

SUPERVISOR KELLY LONG  
BROWN MAIL # L1880  
800 S. VICTORIA AVE  
VENTURA, CA 93009

V.C. HOMELESS & HOUSING COALITION  
ATTN: RICK SCHROEDER  
4001 MISSION OAKS BLVD  
CAMARILLO, CA 93012

MANY MANSIONS  
ATTN: DOUGLAS MENGES, VP  
1259 E. THOUSAND OAKS BLVD  
THOUSAND OAKS, CA 91362

HABITAT FOR HUMANITY VTA COUNTY  
ATTN: DARCY TAYLOR, CEO  
1850 EASTMAN AVE  
OXNARD, CA 93030

S.P. UNIFIED SCHOOL DISTRICT  
ATTN: JEFFREY WEINSTEIN, SUPT.  
201 S. STECKEL DR  
SANTA PAULA, CA 93060

AMCAL MULTI-HOUSING INC.  
ATTN: FRANK B. CHANG, VP  
30141 AGOURA RD., STE 100  
AGOURA HILLS, CA 91301-4332

BIA OF SOUTHERN CALIFORNIA  
ATTN: DIANA CORONADO, VP VTA CNTY  
24 EXECUTIVE PARK, SUITE 100  
IRVINE, CA 92614

BRIGGS SCHOOL DISTRICT  
12465 FOOTHILL RD  
SANTA PAULA, CA 93060

CABRILLO ECONOMIC DEV CORP  
ATTN: MARGARITA DE ESCONTRIAS  
702 COUNTY SQUARE DR  
VENTURA, CA 93003

HOUSE FARMWORKERS  
ATTN: DEBBIE BROKAW JACKSON  
P.O. BOX 402  
SANTA PAULA, CA 93061

MUPU SCHOOL DISTRICT  
4410 N. OJAI RD  
SANTA PAULA, CA 93060

# Frequently Asked Questions

## Santa Paula 2021-2029 Housing Element Update

### 1. What is a Housing Element?

State law<sup>1</sup> requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Santa Paula General Plan<sup>2</sup> was comprehensively amended in 2020 and is organized into the following elements:

- Land Use
- Circulation and Mobility
- Environmental and Cultural Resources
- Hazards and Public Safety
- Public Services and Utilities
- Economic Development and Downtown
- Housing

The Housing Element establishes goals, policies, and actions to maintain and improve the existing housing stock and expand housing opportunities for families of all economic levels and those with special needs such as farmworkers and persons with disabilities.

Most components of the General Plan have a “horizon year” of 2040; however, State law requires that the Housing Element be updated every 8 years. Housing Element planning periods are sometimes referred to as “cycles”. The City’s current Housing Element covers the planning period extending from 2013 to 2021, which is referred to as the “5<sup>th</sup> Housing Element cycle” in reference to the five required updates that have occurred since a major revision to State Housing Element law in 1980. Every city in the Southern California Association of Governments (“SCAG”) region<sup>3</sup> is required to prepare a Housing Element update for the 6<sup>th</sup> planning cycle, which spans the 2021-2029 period, regardless of when the other elements of the General Plan were adopted.

State law<sup>4</sup> establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

<sup>1</sup> California Government Code Sec. 65300 *et seq.*

<sup>2</sup> <https://spcity.org/213/Long-Range-Planning-Special-Studies>

<sup>3</sup> The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

<sup>4</sup> California Government Code Sec. 65580 *et seq.*





## Santa Paula 2021 Housing Element FAQ

### 2. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for people at all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Every community is dependent on a variety of low- and moderate-income workers in jobs such as child and elder care, medical support, business and personal services, retail trade, agriculture, construction and property maintenance. While Federal and State programs provide funding assistance for affordable housing, city plans and regulations determine the type and location of new housing that can be built. Therefore, a sufficient supply of affordable housing is dependent on both housing subsidies and city development regulations.

Under State law<sup>5</sup> all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers, not cities. However, cities are required to adopt policies, plans, and development regulations to encourage a variety of housing types that are affordable for persons at all income levels, including multi-family rental housing and accessory dwelling units ("ADUs"). The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #4 below).

- **Housing for Persons with Special Needs.** Under State law<sup>6</sup> cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
  - ✓ Reasonable accommodation for persons with disabilities
  - ✓ Transitional housing
  - ✓ Supportive housing
  - ✓ Residential care facilities
  - ✓ Emergency shelters and "navigation centers"
  - ✓ Large (5+) families
  - ✓ Farmworker housing

### 3. What is "affordable" housing?

By definition, housing is usually considered "affordable" when total housing cost, including utilities, is no more than 30% of a household's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

<sup>5</sup> California Government Code Sec. 65583

<sup>6</sup> California Government Code Sec. 65583(a)(5)



**Santa Paula 2021 Housing Element FAQ**

**Table 1. Household Income Categories**

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Ventura County that correspond to these income categories are shown in the following table. Affordability figures are adjusted each year and are based on family size. Table 2 provides figures for a 4-person family in 2021.

**Table 2. Income Categories and Affordable Housing Costs – Ventura County**

Income Category	Maximum Income	Maximum Affordable Rent	Maximum Affordable Price (est.)
Extremely low	\$33,850	\$845	*
Very low	\$56,450	\$1,411	*
Low	\$90,350	\$2,259	*
Moderate	\$118,550	\$2,964	\$500,000
Above moderate	Over \$118,550	Over \$2,964	Over \$500,000

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

\* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

#### 4. What is the RHNA why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law<sup>7</sup> by which each city’s housing needs are assigned.

Prior to each Housing Element planning cycle the region’s total housing need is determined by the California Department of Housing and Community Development (“HCD”) based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the region is then distributed to cities and counties by SCAG based upon criteria established in State law.<sup>8</sup>

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6<sup>th</sup> Housing Element cycle is 1,341,827 units. SCAG then prepares a RHNA plan that fully allocates the total RHNA to jurisdictions in the SCAG region.<sup>9</sup> Table 3 shows the

<sup>7</sup> California Government Code Sec. 65584 et seq.

<sup>8</sup> California Government Code Sec. 65584(d)

<sup>9</sup> <https://scag.ca.gov/housing>



**Santa Paula 2021 Housing Element FAQ**

RHNA allocations for Santa Paula, Ventura County, and the entire SCAG region. SCAG adopted the final RHNA plan in March 2022.

**Table 3. 6<sup>th</sup> Cycle RHNA - Santa Paula, Ventura County and SCAG Region**

	Santa Paula	Ventura County	SCAG Region
RHNA allocation 2021-2029 (housing units)	657	24,452	1,341,827

Source: SCAG, 3/4/2021

The RHNA distributes each jurisdiction’s total housing need by the income categories shown in Tables 1 and 2 above (the extremely-low and very-low categories are combined for RHNA purposes). The 6<sup>th</sup> cycle RHNA allocation for Santa Paula by income category is shown in Table 4.

**Table 4. 6<sup>th</sup> Cycle RHNA by Income Category - Santa Paula**

Very Low	Low	Moderate	Above Moderate	Total
102	99	121	335	657

Source: SCAG, 3/4/2021

**5. Is the RHNA a construction quota or mandate?**

The RHNA allocation identifies the amount of additional housing a jurisdiction would require in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement that determines housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.<sup>10</sup> Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations.

**6. What must cities do to comply with the RHNA?**

Each Housing Element update must analyze the city’s capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market factors. The analysis must be prepared at a parcel-specific level of detail and identify properties (or “sites”) where additional housing could be built consistent with current regulations. This evaluation is referred to as the “sites analysis” and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development.

<sup>10</sup> California Government Code Sec. 65913.4 (SB 35 of 2017)



## Santa Paula 2021 Housing Element FAQ

### 7. How does Santa Paula propose to accommodate its RHNA allocation and remain in compliance with State housing law?

The Housing Element must include an analysis of potential capacity for additional housing based on land use plans and development regulations, and determine whether sufficient capacity is available to accommodate the RHNA allocation in all income categories. Capacity for additional housing can be provided either through new housing or mixed-use development or through accessory dwelling units (“ADUs”).

The City’s preliminary analysis indicates that capacity for additional housing based on current land use regulations is sufficient to fully accommodate the City’s RHNA allocation. Significant opportunities for new housing exist in areas zoned for residential development as well as in areas where a mix of residential, commercial and/or light industrial uses are allowed. Under State law, properties that are zoned to allow residential or mixed-use development at a density of at least 20 units/acre are considered appropriate to facilitate production of affordable housing. ADUs will also provide a portion of future housing need, particularly in the low- and moderate-income categories.

As part of the Housing Element update, the City will evaluate the potential for new housing development at a parcel-specific level of detail to confirm that existing plans and regulations provide adequate capacity to accommodate the RHNA allocation.

### 8. Housing development is very expensive in the urban areas of Southern California. How can Santa Paula meet its affordable housing needs?

Housing development is very expensive in Southern California, and housing that is affordable to low- and moderate-income families typically requires large financial subsidies. While State housing law is based on the premise that every city has an obligation to use its governmental powers to encourage housing development at all income levels, it is recognized that the City’s financial resources alone are not sufficient to produce all of the affordable housing needed. Major funding sources for affordable housing include Low Income Housing Tax Credits (“LIHTC”) and other Federal housing programs, State housing bonds, and private charitable foundations. While cities typically do not have the resources to provide significant financial assistance to housing developments, they can support affordable housing through programs that reduce development cost such as density bonuses, modified development standards and streamlined permit review.

### 9. What is “certification” of the Housing Element and why is it important?

The State Legislature has delegated authority to the California Department of Housing and Community Development (“HCD”) to review Housing Elements and issue findings regarding the elements’ compliance with the law.<sup>11</sup> When HCD issues a finding that the Housing Element is in substantial compliance with State law it is referred to as

<sup>11</sup> California Government Code Sec. 65585



**Santa Paula 2021 Housing Element FAQ**

“certification” of the Housing Element. In 2013 HCD determined that Santa Paula’s current Housing Element was in full compliance with State law. The City is now preparing a Housing Element update for the 2021-2029 period.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan provides the foundation for the City’s land use plans and zoning regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the Housing Element were found by the court to be out of compliance, the court could order changes to City land use plans or regulations and assume control over some City land use decisions. HCD certification establishes a “rebuttable presumption of validity”<sup>12</sup> that the Housing Element is in compliance with State law, which would support the City’s legal defense. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.<sup>13</sup>
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

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<sup>12</sup> California Government Code Sec. 65589.3.  
<sup>13</sup> AB 101 of 2019

## Appendix D – Fair Housing Assessment

Assembly Bill (AB) 686 requires housing elements to contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

To comply with AB 686, the City has completed the following outreach and analysis. The Analysis of Impediments to Fair Housing<sup>7</sup> prepared by the County of Ventura in 2020 (the “AI”) provides extensive data and policy recommendations that supplemented City data used in this AFFH analysis. The AI was a collaborative effort between the HUD Entitlement Cities of Camarillo, Oxnard, San Buenaventura, Simi Valley, and Thousand Oaks, and the Ventura Urban County including the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the unincorporated areas of Ventura County.

### 1. Outreach

As discussed in the Public Participation appendix, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City’s dedicated Housing Element website<sup>8</sup> and was also sent directly to persons and organizations on the stakeholder list. Public meetings were held both online and in person to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email. Please refer to Appendix C: Public Participation Summary for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Notices and other information were made available in both English and Spanish.

In addition to public workshops and hearings, the City also convened an Affordable Housing Task Force that included housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development.

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<sup>7</sup> [http://vcportal.ventura.org//CEO/community-dev/docs/Combined\\_AI.pdf](http://vcportal.ventura.org//CEO/community-dev/docs/Combined_AI.pdf)

<sup>8</sup> <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>

In addition to the public outreach conducted by the City of Santa Paula for the Housing Element update, the AI update included extensive public participation. Over a period of three months, Ventura County's community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, two surveys (one administered to residents and another to stakeholders), and a 30-day public review period. In addition, the County's public outreach campaign included a general public relations component in which a project web page hosted by Ventura County, social media posts, and paper fliers were made publicly available to encourage public participation.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 22 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

## **2. Fair Housing Assessment**

This section provides an assessment of fair housing issues in Santa Paula including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

### **A. Fair Housing Enforcement and Outreach Capacity**

The AI conducted an analysis of fair housing discrimination cases and enforcement that evaluated private and public compliance with existing fair housing laws, regulations, and guidance, and provided an assessment of fair housing infrastructure in Ventura County. The AI analysis examined fair housing complaints; mortgage lending practices; and a review of relevant public policies.

The Ventura County contracts with the Housing Rights Center (HRC) of Los Angeles to assist in the administration of its Fair Housing Program and provide services on a regional basis to prevent or eliminate discriminatory housing practices. Participating entities include the Ventura Urban County areas of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula, and the Entitlement Jurisdictions Camarillo, Simi Valley, Thousand Oaks, and San Buenaventura. A private non-profit organization, HRC provides a range of free educational and advocacy services throughout the county in furtherance of the region's shared commitment to providing equal housing opportunities for all residents, regardless of income. Allegations of housing discrimination are investigated and litigated by HRC on behalf of the County.

A total of 35 housing discrimination cases in Ventura County were opened by HRC between 2017 and the first half of 2019, with a majority of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent) and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common.

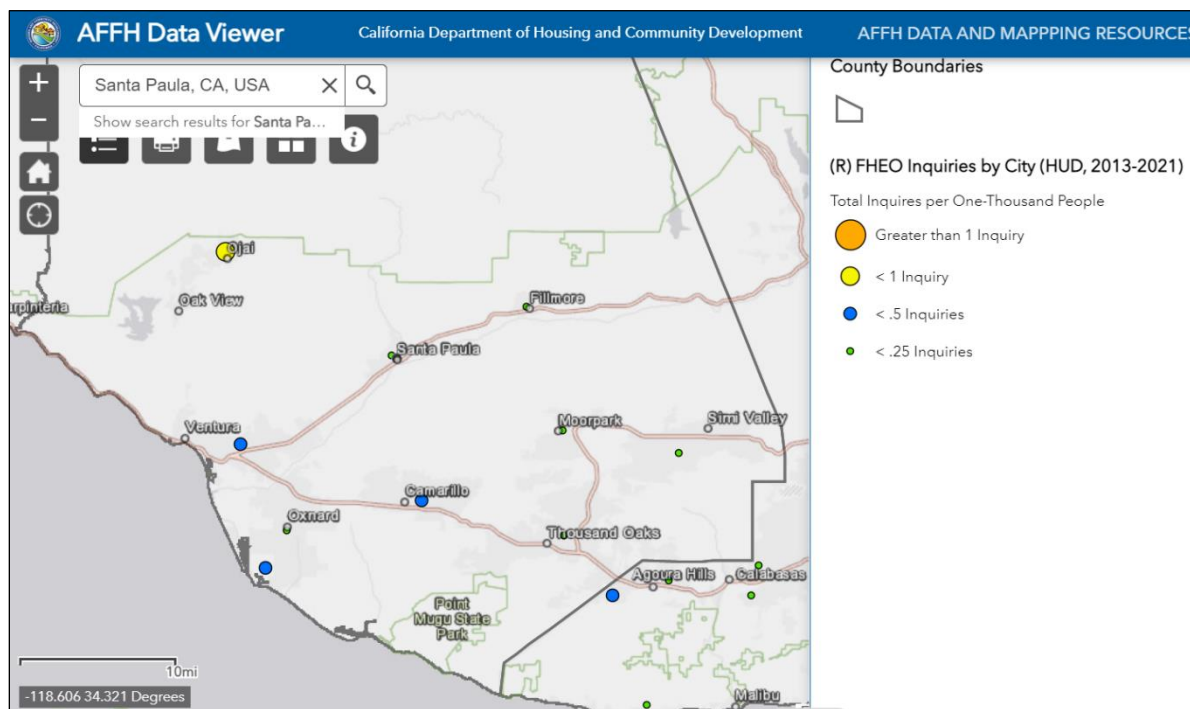
Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with roughly a quarter either withdrawn by the client (17 percent) or closed with no enforcement action taken (9 percent). Fourteen percent (5

complaints) were reported as pending as of October 2019. The sole complaint of discrimination based on national origin, filed by a Camarillo resident in 2017, was referred to HRC's litigation department.

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. A complaint filed in 2017 by the Department of Fair Employment and Housing against a Moorpark landlord alleged discrimination because of marital and familial status and sexual orientation, as evidenced by the language used to advertise an available rental unit. Mediation efforts were unsuccessful, and a civil complaint was filed in Ventura County Superior Court the following year. The case was settled in March 2019, with the landlord required to pay damages and attorney fees in addition to reimbursing costs incurred by DFEH. The landlord was also required to participate in mandatory fair housing training and submit periodic compliance reports.

As seen in Figure D-1, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 1 per 1,000 persons for the 2013-2021 period in Santa Paula.

**Figure D-1 FHEO Inquiries – Santa Paula and Ventura County**



**Section IV: Constraints** of this Housing Element describes ways the City of Santa Paula works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures and zoning regulations for special needs housing (Program 17).



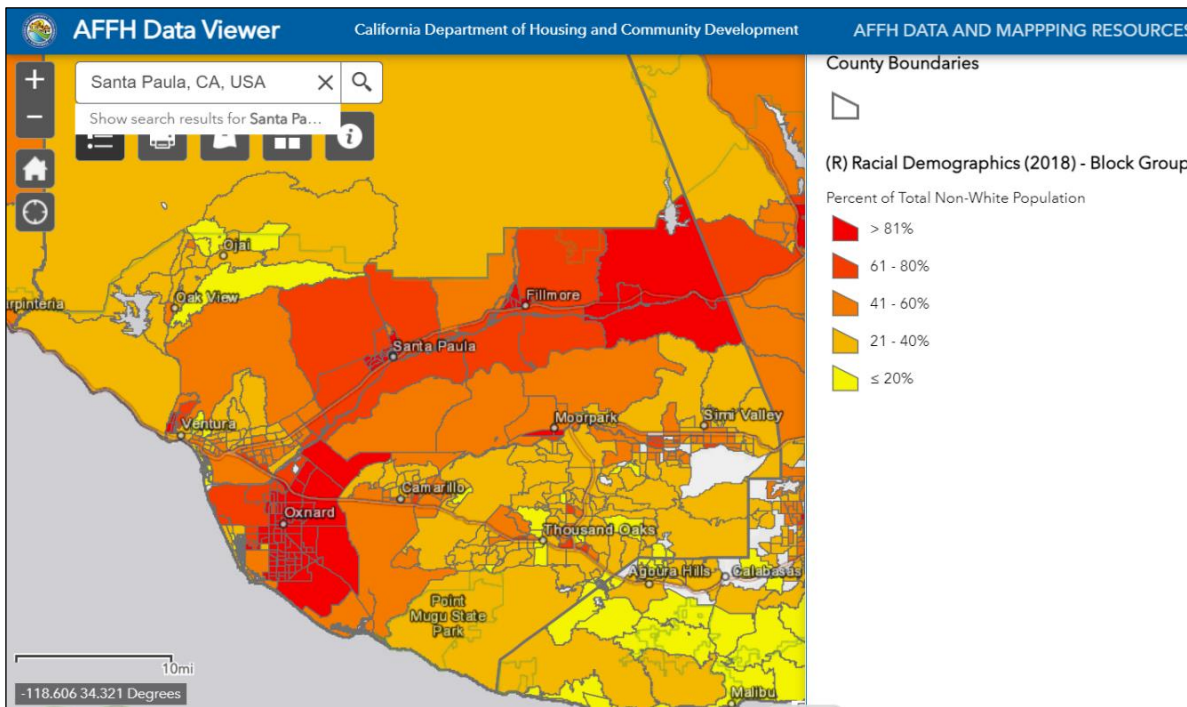
## B. Patterns of Integration and Segregation

### 1) Race and Ethnicity

Ventura County is racially and ethnically diverse. Between 1980-2010, people who are Hispanic or non-White rose from 28 percent to 51 percent of the population. Within the same period, the Hispanic population increased from 20 percent to 40 percent of the County population. Likewise, the Asian and Pacific Islander population rose from 3 percent to 7 percent of the County population.

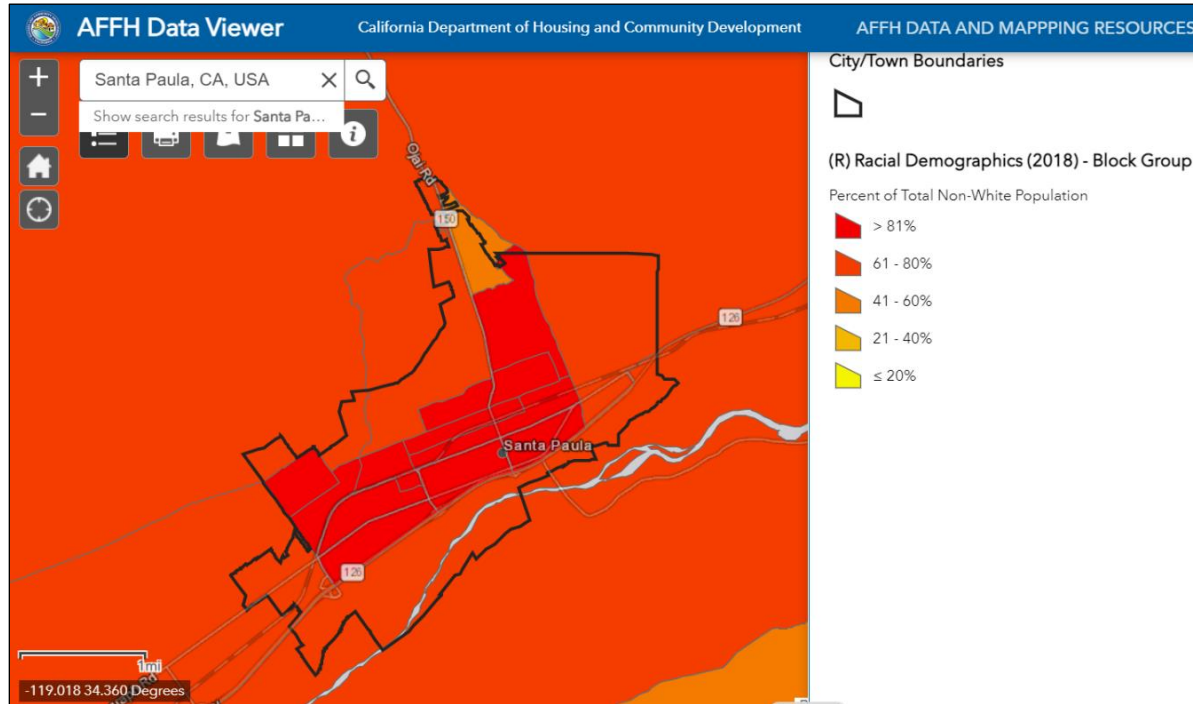
The population of Ventura County identifying as of Asian descent is currently 7 percent. Today the Hispanic population of Ventura County is just over 40 percent, though individual census tracts range from 5 to 97 percent. The resident population of Oxnard and the center of the County, through the cities of Santa Paula, Fillmore, and Piru, is a Hispanic majority. Oxnard has the highest overall Hispanic population of the HUD entitlement communities within Ventura County at 74 percent and Thousand Oaks has the lowest at 18 percent. The northern and far southeastern areas of Ventura County are predominantly non-Hispanic. Among Hispanic residents, the highest ancestry category is “Mexican”, with “Other Hispanic or Latino” as the second-highest category. Puerto Rican and Cuban are represented in very small percentages of the population. Countywide racial demographics are illustrated in Figure D-2.

**Figure D-2 Racial Demographics – Ventura County**



As seen in Figure D-3, the percentage of non-White population is more than 60 percent in all areas of Santa Paula with the exception of a small area in the northern tip of the city to the east of Ojai Road.

**Figure D-3 Racial Demographics – Santa Paula**

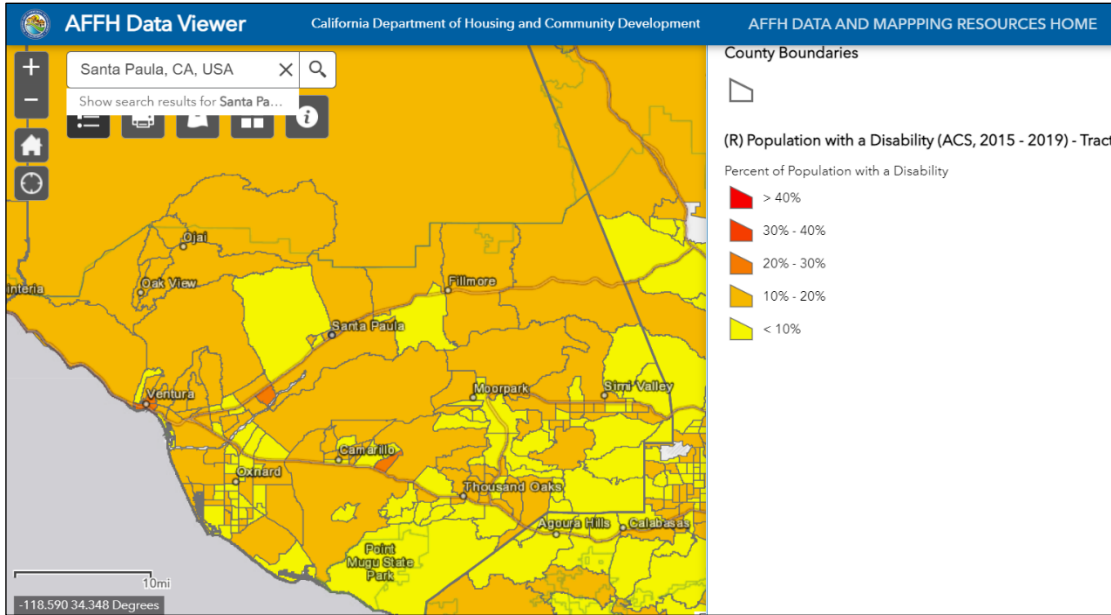


## 2) Persons with Disabilities

Residents reporting having some sort of disability is high in the senior population (over age 65) which, in areas with a high number of seniors, indicates a high need for specific services and disability accommodations (changing a rule or policy for a person based on disability) and modifications (changing a physical structure for a person based on disability). Disability accommodations and modifications may be needed in any number of venues like rental and homeowner housing, government service counters, community centers, and walkways. Services in demand for persons with disabilities include meal programs, home care and medical services, transportation, and other social services. Subsidies to provide these services to low- and moderate-income residents are particularly needed in these areas.

Figure D-4 shows the population reporting some type of disability in Ventura County census tracts.

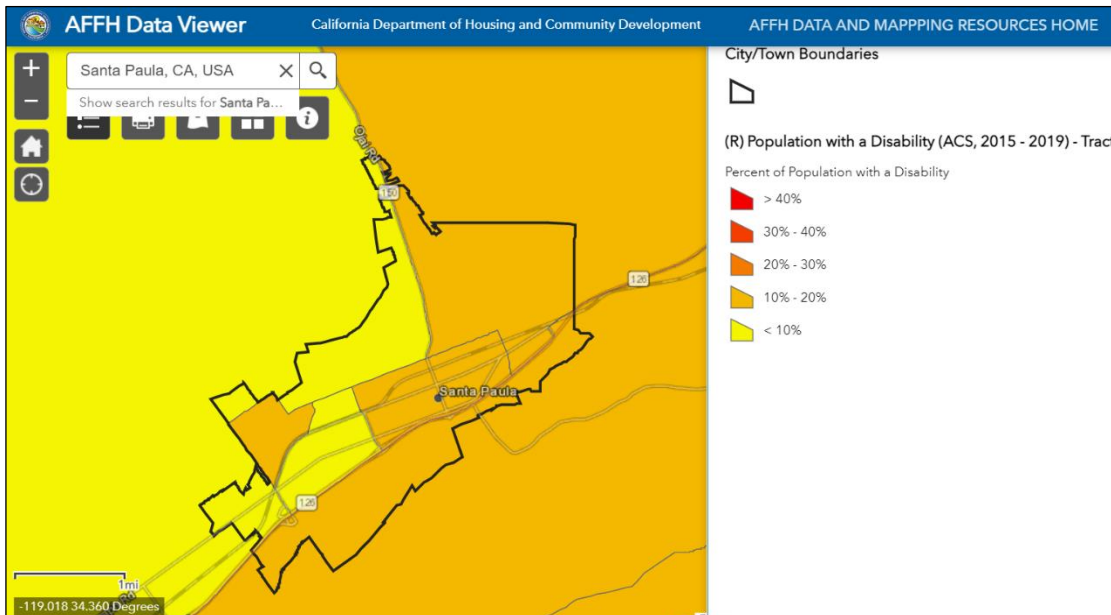
**Figure D-4 Population with a Disability – Ventura County**



As shown on Figure D-5, in most areas of Santa Paula the percentage of persons reporting a disability ranges from 10 to 20% while the disability rate in some areas in the western portion of the city is under 10%.

Additional data regarding the number of people with disabilities by disability type in Santa Paula is provided in Section II.E of the Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age.

**Figure D-5 Population with a Disability – Santa Paula**



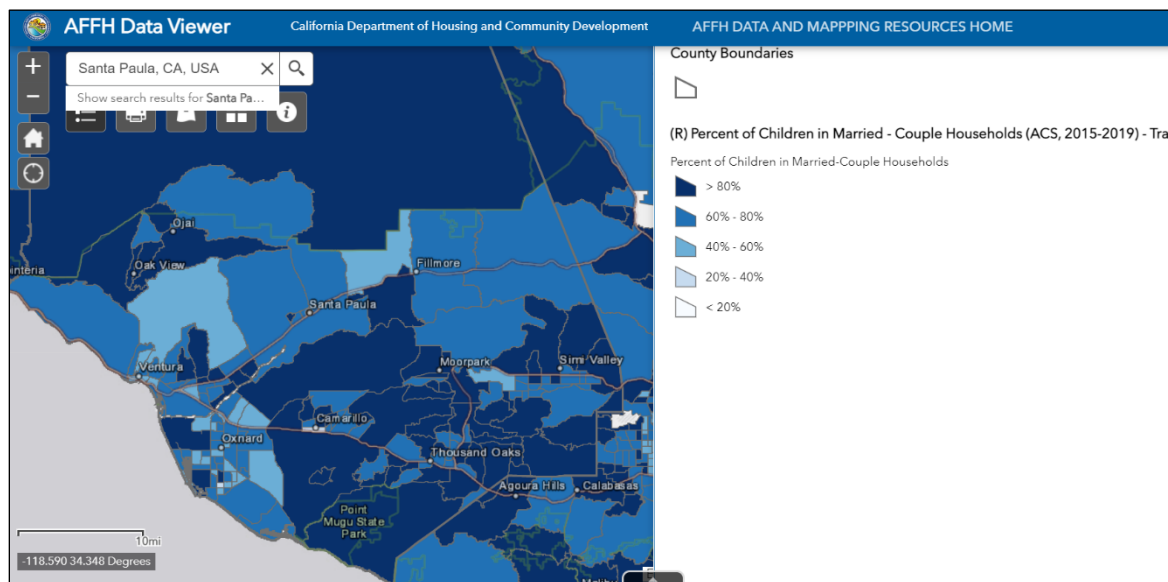
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Santa Paula facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

### 3) Familial Status

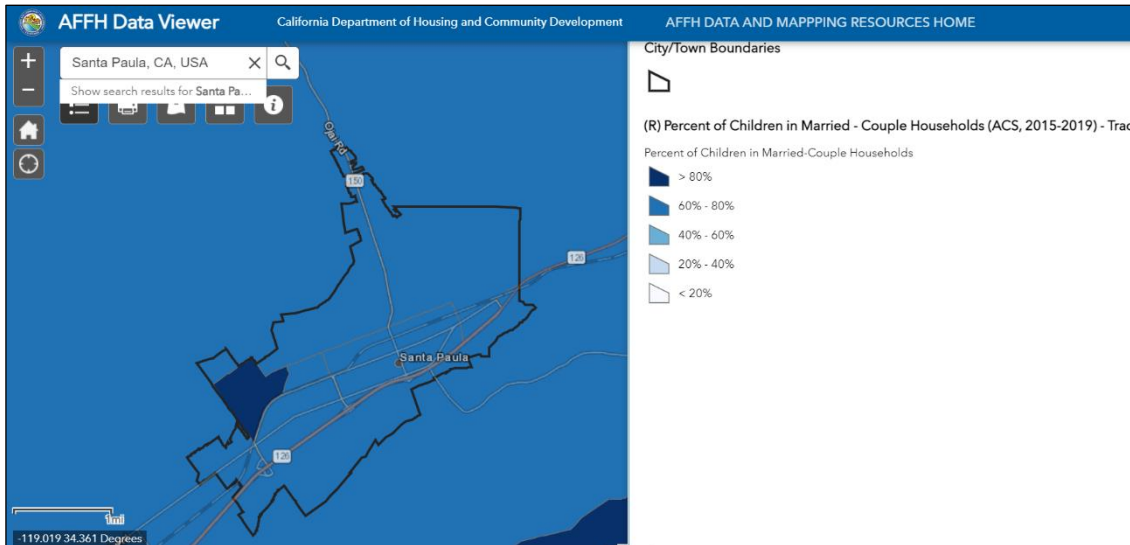
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Figure D-6 shows the percentage of children living in married couple households for the county as a whole while Figure D-7 shows the distribution in Santa Paula.

**Figure D-6 Percentage of Children in Married Couple Households – Ventura County**



**Figure D-7 Percentage of Children in Married Couple Households – Santa Paula**

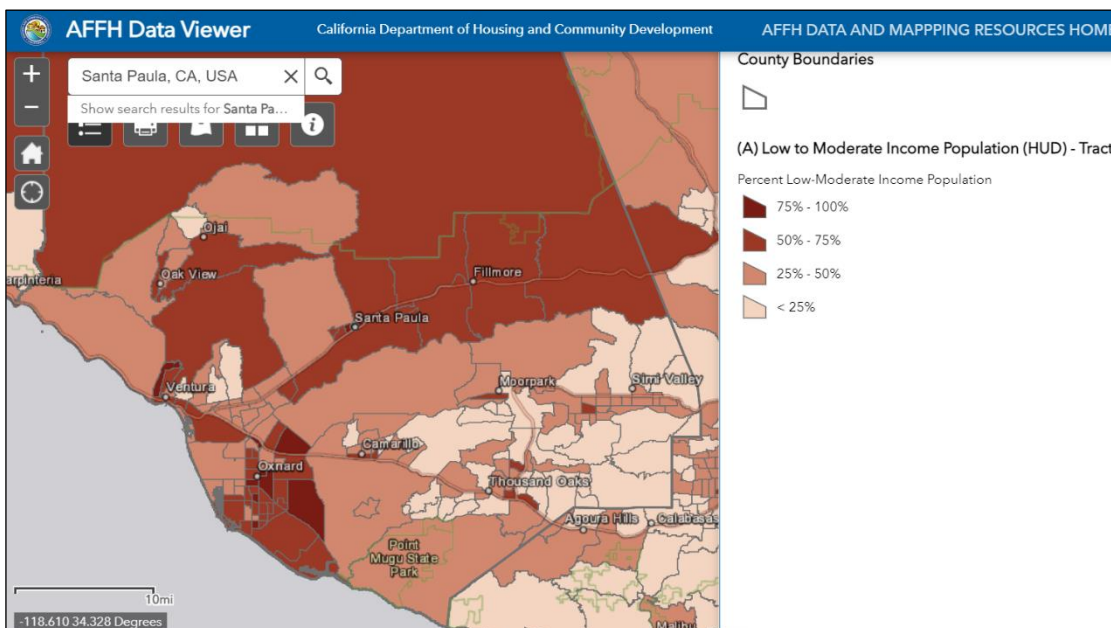


**4) Income**

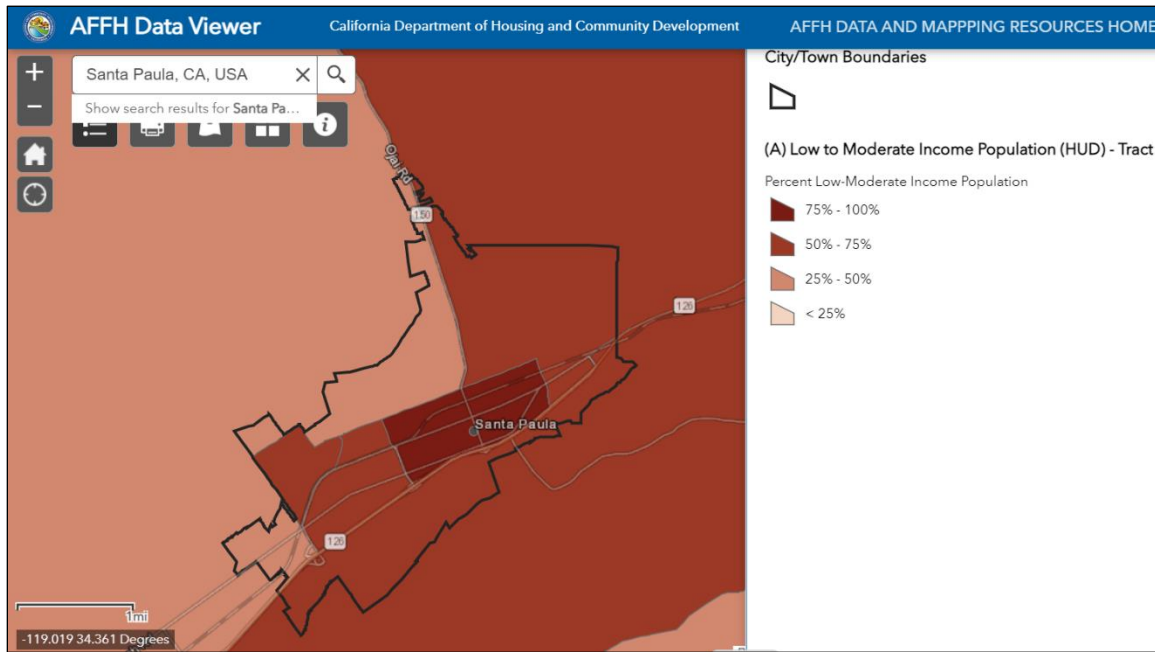
Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

As seen in Figure D-8, higher LMI concentrations are located in the Santa Paula-Fillmore area, the Oxnard-Port Hueneme area and the area between of Ventura and Ojai. In Santa Paula, the central portion of the city has the highest percentages of LMI households (Figure D-9).

**Figure D-8 Low/Moderate Income Population – Ventura County**



**Figure D-9 Low/Moderate Income Population – Santa Paula**

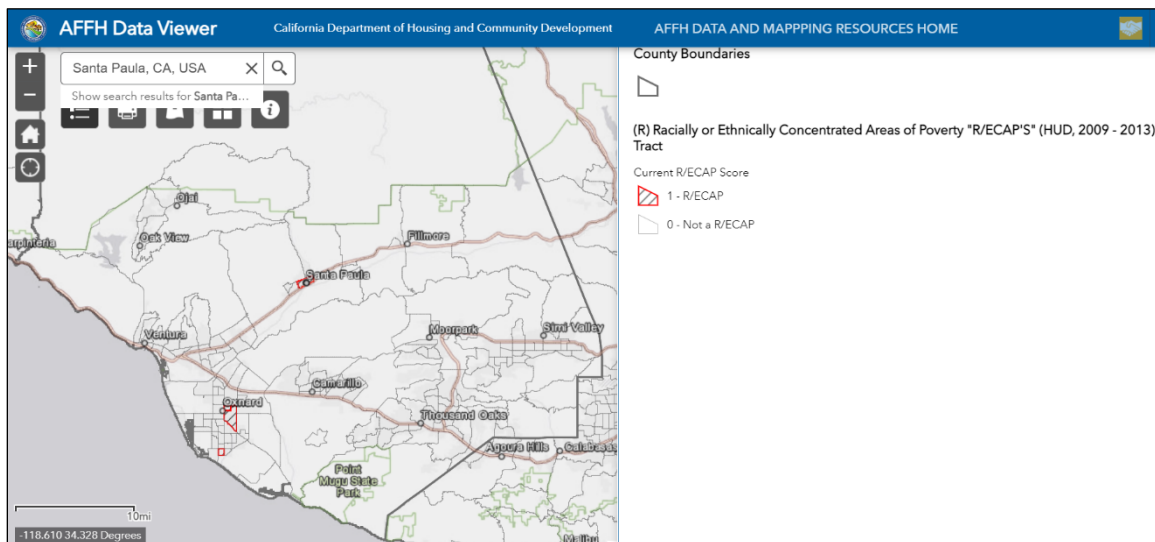


**C. Racially/Ethnically Concentrated Areas**

**1) Racially/Concentrated Areas of Poverty**

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. Figure D-11 shows designated R/ECAP areas in Ventura County.

**Figure D-10 Racially/Ethnically Concentrated Areas of Poverty – Ventura County**

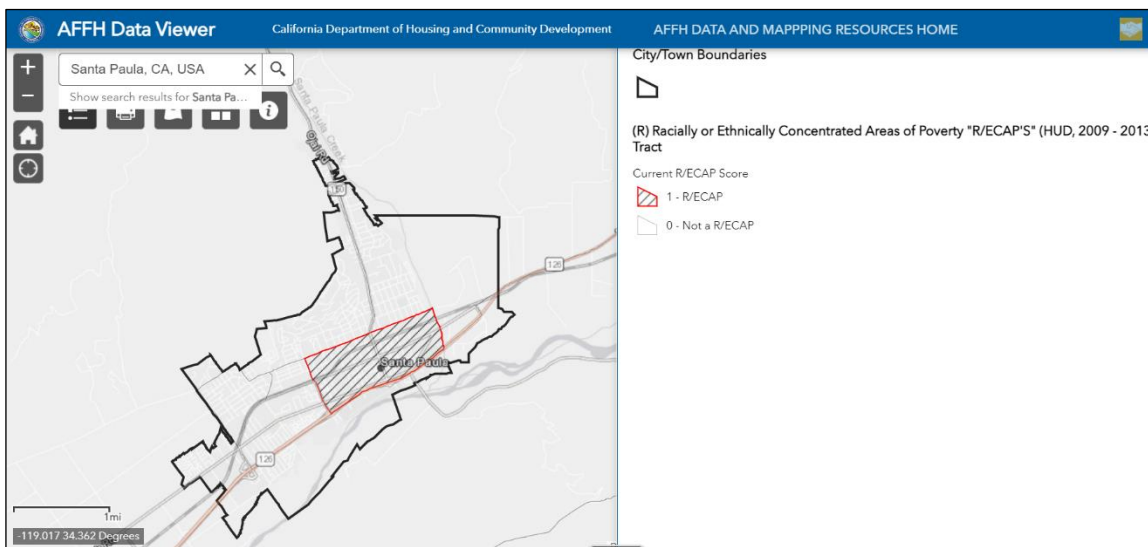


Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Ventura County has seven census tracts designated as R/ECAP (in five contiguous areas), located in the cities of Ventura, Santa Paula, Oxnard, and Port Hueneme.

In 2013, one in 20 residents in Ventura County were living in a R/ECAP, equating to approximately 43,000 people. Every R/ECAP has a majority of households that are cost burdened (i.e., spending more than 30 percent of income on housing). R/ECAPs in the County are correlated with concentrations of Hispanic/Latino households, with all R/ECAPS having either a predominant (gap > 50 percent) or sizeable (gap between 10 percent to 50 percent) Hispanic/Latino majority. In the County in 2019, White residents and Asian residents have lower poverty rates relative to other racial and ethnic groups, at 5 percent and 3 percent, respectively; Hispanic/Latino households and those identifying as some other race alone have the highest rates, at 12 percent and 13 percent, respectively.

As shown in Figure D-11, the central portion of Santa Paula is a designated R/ECAP area. Program 22 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers, and programs such as 15 (Adequate Sites), 20 (Objective Development Standards) and 21 (Affordability by Design) will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

**Figure D-11 Racially/Ethnically Concentrated Areas of Poverty – Santa Paula**



**2) Racially/Concentrated Areas of Affluence**

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined.

In Ventura County, most of the eastern portions of the county have higher median incomes and lower racial/ethnic diversity in comparison to areas along the Highway 126 corridor including Santa Paula. Non-Hispanic Whites are the predominant racial/ethnic group in the county, with established predominance in the northwestern agricultural communities near Meiners Oaks and the City of Ojai; and the eastern communities of Newbury Park, Bell Canyon, and Box Canyon.

While HCD does not provide a standard definition for RCAAs and the HCD Data Viewer does not provide RCAA maps, available data regarding the percentage White population and median household income can provide insight into racially concentrated areas of affluence. Table D-1 compares the median household incomes of White/non-Hispanic residents in Santa Paula and Ventura County as a whole to the median incomes for the total population of the city and county. This table shows that in Santa Paula, the median income for non-Hispanic White households is about 9% higher than for the city's population as a whole. Countywide, the median income for non-Hispanic White households is about 11% higher than for the population as a whole. These data suggest that there is somewhat less racial concentration of affluence in Santa Paula than in Ventura County as a whole.

**Table D-1: Median Household Income by Race – Santa Paula and Ventura County**

Median Household Income	Santa Paula	Ventura County
All Households	62,241	89,295
White Alone (not Hispanic)	67,926	98,731

Source: U.S. Census ACS 2015-2019  
B19013 (all)  
B19013H (white alone, not Hispanic)

## D. Disparities in Access to Opportunity

### 1) Overview and Historic Context

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators.

The City Project's report, *Healthy Parks, Schools, and Communities: Mapping Green Access and Equity for Southern California*<sup>9</sup>, provides the following historical context of segregation patterns in Ventura County:

The history of the land that is now Ventura County stretches back for centuries. Its first inhabitants were the Chumash tribe of Native Americans. Though the first European explorers arrived in the 1500s, it was not until 1769 that Spaniards began settling on the land. Spanish religious leaders named the area Buenaventura, meaning "good fortune." In the middle of the 1800s, large

<sup>9</sup> The City Project, *Healthy Parks, Schools and Communities: Mapping Green Access and Equity for Southern California*.  
([https://scag.ca.gov/sites/main/files/fileattachments/thecityprojsouthern\\_california\\_report\\_final\\_medium\\_res.2.pdf?1605983124](https://scag.ca.gov/sites/main/files/fileattachments/thecityprojsouthern_california_report_final_medium_res.2.pdf?1605983124))



migrations of white Europeans, land ownership, and commercial agricultural production changed the landscape.

By the 1860s, development of municipal infrastructure such as a post office, schools, rights to the ownership of land, and the incorporation of cities had begun in earnest. Non-Hispanic white Europeans began buying parcels of land based on the land's capability for agricultural production and, to a lesser extent, petroleum extraction. Within a short period of time, a small number of white landowners controlled large areas of land throughout Ventura County. The need for laborers brought an influx of immigrants, particularly from Mexico. Keenly aware that they were severely outnumbered by the immigrant workers, these wealthy landowners set up a political and economic power system that ensured that the labor force would be subservient.

A series of discriminatory laws were passed preventing Mexicans and Native Americans from owning land, voting, or sending their children to the same schools the white children attended. The same laws applied to the Chinese and Japanese immigrants, as well as the few African Americans who had migrated to the area. These ethnic groups were relegated to live only in either certain designated areas of cities or in villages of farm worker housing. These housing conditions further segregated populations into ghettos and restricted access to parts of the county where non-Hispanic whites lived. Non-Hispanic white landowners also kept their workers' wages low so the workers would remain dependent on the landowners. This also meant that workers were forced to work long hours to earn enough money to support their families and thus had less time to enjoy recreational activities such as visiting a park.

In the 1940's a new wave of migration came to Ventura County when two military bases were built along the coast to support the U.S. Navy during World War II. This wave of migration brought many U.S. citizens from other parts of the country, including a significant number of African Americans, to Ventura County in search of employment.

Discriminatory policies and political and economic power imbalances remained intact in Ventura County through the 1950s and into the 1960s. People of color faced discrimination in housing, schools, retail stores, movie theaters, transportation services, parks, pools, and beaches. Racially restrictive housing covenants were used in Ventura County up until the late 1960s. Non-white farmers, including Chinese, Japanese, and Mexicans, were not allowed to own the land they farmed. Moreover, Latino, black, and Asian residents were only permitted to live in certain sections of town, sometimes referred to as "set asides." This led to the creation of ghettos, such as La Colonia in Oxnard and the Santa Paula's east side, often called "Mexican Town."

### **TCAC/HCD Opportunity Maps**

Across the nation, affordable housing has been disproportionately developed in Non-White communities of color with higher poverty rates and not in more affluent areas, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies, including HUD and HCD, in coordination with the

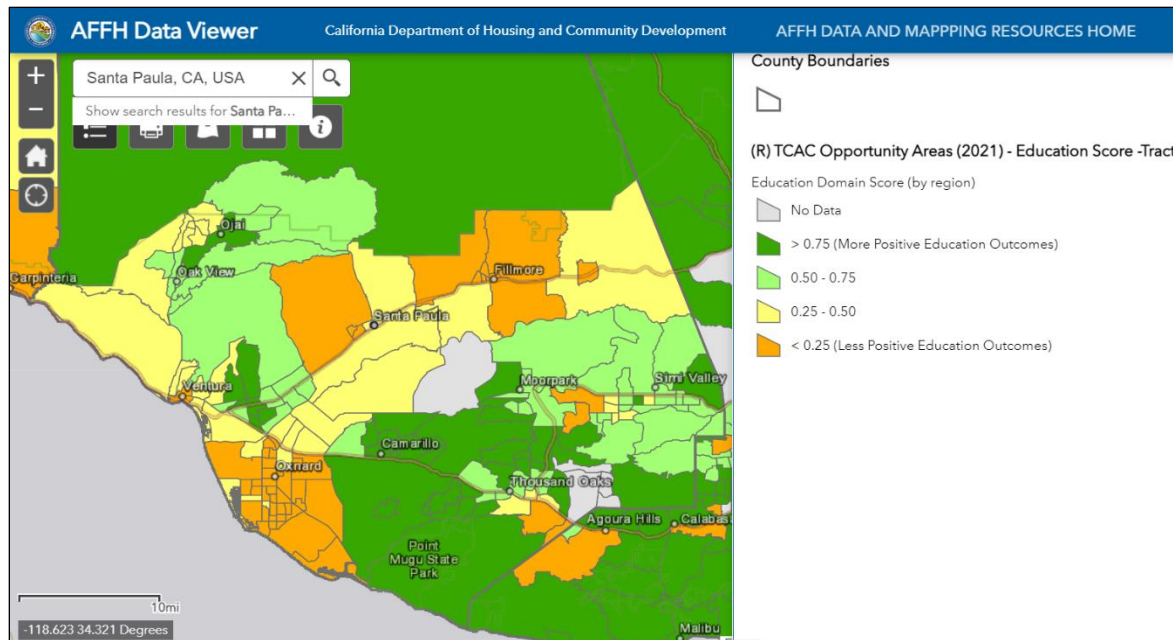
California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California.

The HCD/TCAC Opportunity Maps rate geographic areas according to level of resources for various topics such as educational, economic and environmental opportunity. High resource areas are areas, which according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. As shown in the TCAC maps below, communities in El Rio, Saticoy, Piru, North Ventura Avenue, and along Highway 126 have the lowest resources in the unincorporated County. The highest resource areas are located just outside the cities of Ojai near Meiners Oaks and Casitas Springs, Santa Rosa Valley, Box Canyon, Bell Canyon, and the Santa Monica Mountains area.

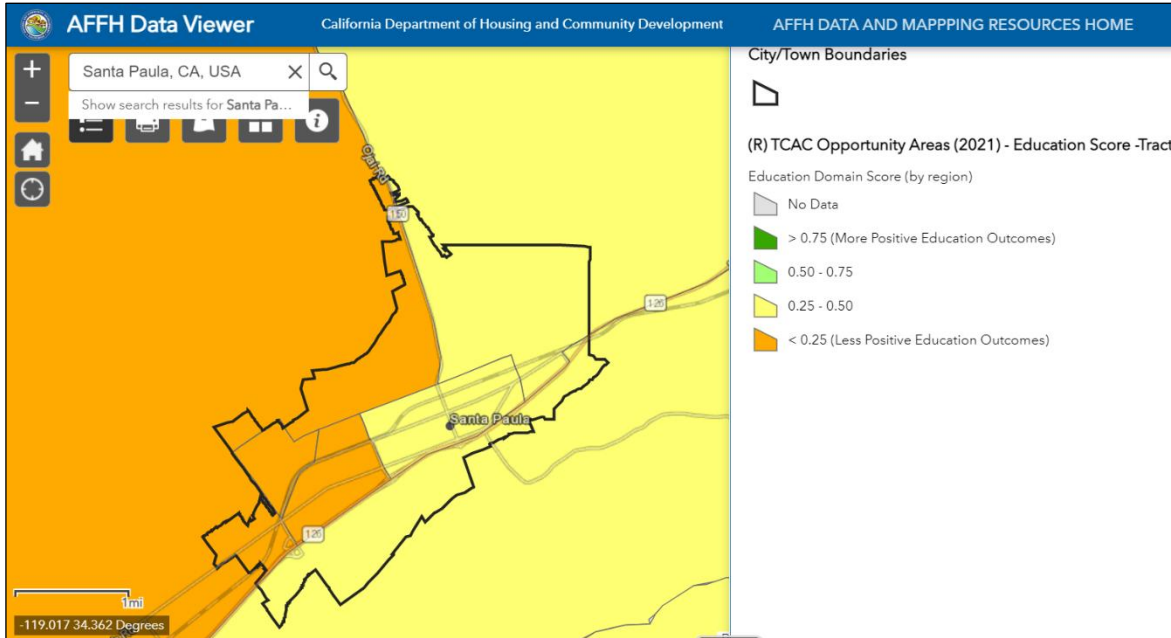
## 2) Educational Opportunity

Educational opportunity scores for Ventura County as a whole are shown in Figure D-12. As shown in Figure D-13, TCAC educational opportunity scores are relatively low in Santa Paula, and are lowest in the western areas of the city.

**Figure D-12 TCAC Educational Opportunity Areas – Ventura County**



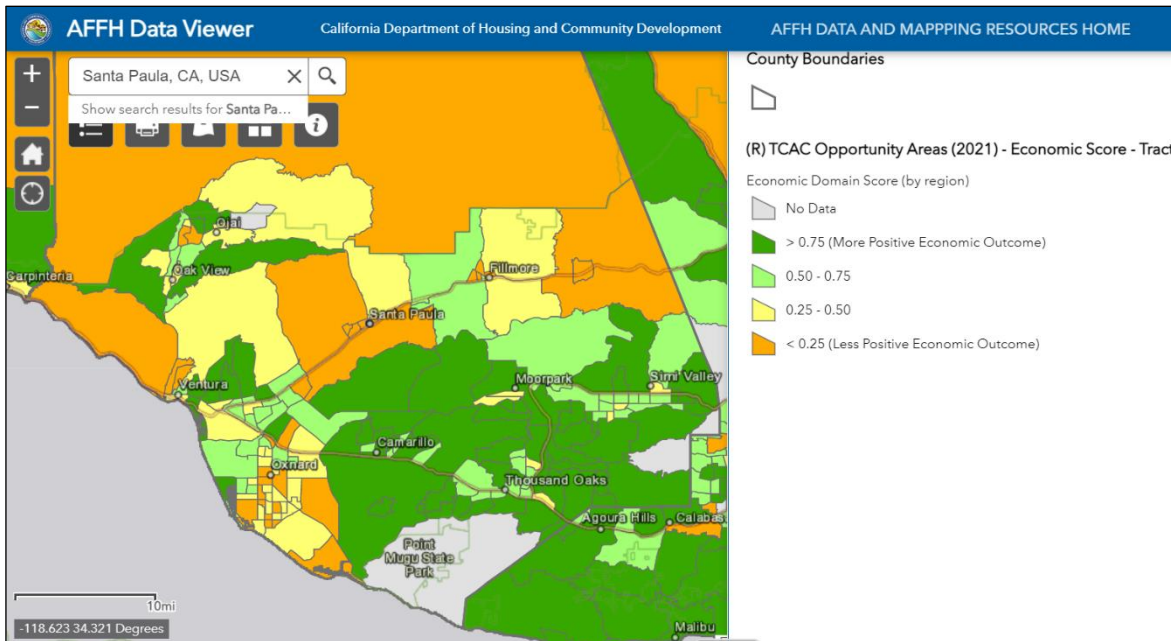
**Figure D-13 TCAC Educational Opportunity Areas – Santa Paula**



**3) Economic Opportunity**

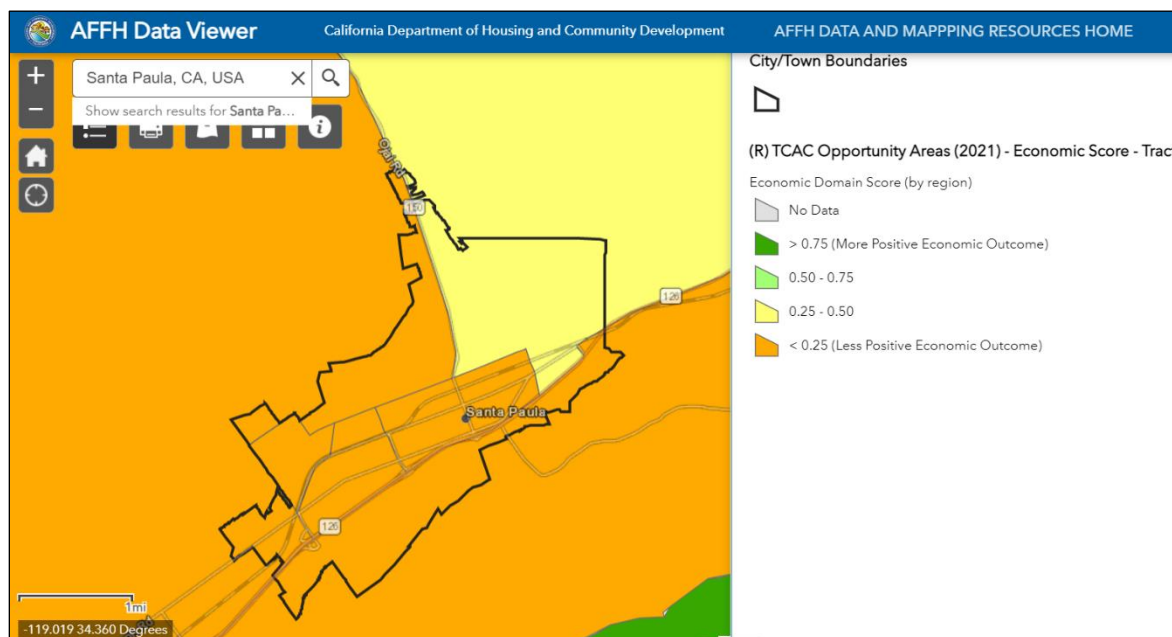
In Ventura County, the highest access to economic opportunity is found in the areas including Ventura, Ojai and the southeastern portions of the county including Camarillo, Thousand Oaks, Moorpark and Simi Valley, as seen in Figure D-14.

**Figure D-14 TCAC Economic Opportunity – Ventura County**



In Santa Paula, economic opportunity scores are relatively low with the highest economic opportunity in the eastern portion of the city (Figure D-15). These disparities are similar to those for educational opportunity scores.

**Figure D-15 TCAC Economic Opportunity – Santa Paula**



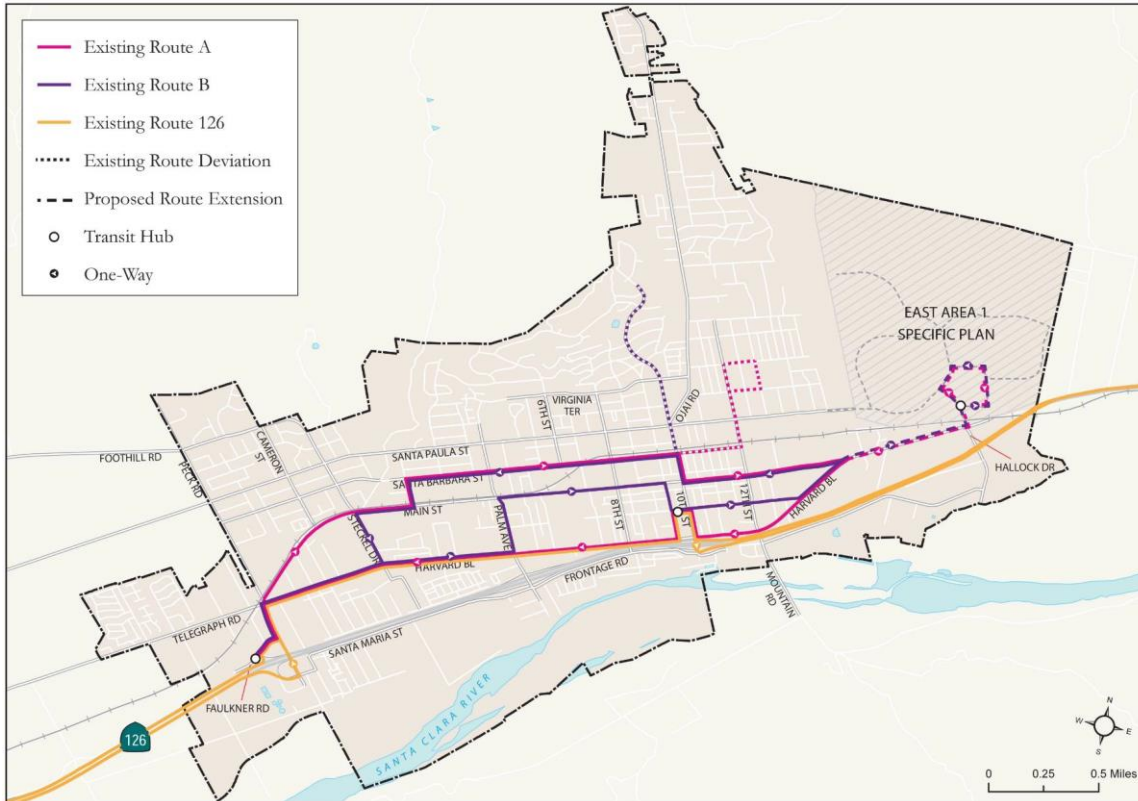
#### 4) Transportation Opportunities

Transportation access plays an important part in equal access to neighborhoods, employment, healthcare, and other services for those who cannot or choose not to drive a car due to disability, financial constraints, legal barriers or other factors. Public transportation exists within Ventura County as regional bus systems, city bus systems, ADA paratransit services, and stops along the interstate train system.

Bus service in Santa Paula is provided by Ventura County Transportation Commission (VCTC) through a combination of VCTC inter-city transit routes and local services operating under the name Valley Express. The Valley Express offers bus routes serving Santa Paula High School, Glen City Elementary School, Blanchard Elementary School, Isbell Middle School, Grace Thille Elementary School, and demand-based service to Barbara Webster Elementary School. These services are offered in addition to inter-city bus service along SR 126 between Ventura and the unincorporated community of Piru, by way of Santa Paula.

Santa Paula's bus stops provide access throughout the city as well as to the SR 126 corridor, which provides access to adjacent areas such as Fillmore and Ventura (Figure D-16). An expansion of the multi-modal hub located in Downtown Santa Paula at the intersection of Ventura and Mill Streets has long been planned to include a variety of public transit options including bus, taxi, and shuttle service. Mobility hubs can serve as regional connection points that make transit transfers and connections easier.

**Figure D-16 Public Transportation Routes – Santa Paula**



**5) Environmental Opportunities**

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map<sup>10</sup> as described below.

The environmental domain relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the “exposures” and “environmental effect” subcomponents of the “pollution burden” domain. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

Exposure indicators:

1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

Environmental effects indicators:

8. Cleanup Sites
9. Groundwater Threats
10. Hazardous Waste Generators and Facilities
11. Impaired Water Bodies
12. Solid Waste Sites and Facilities

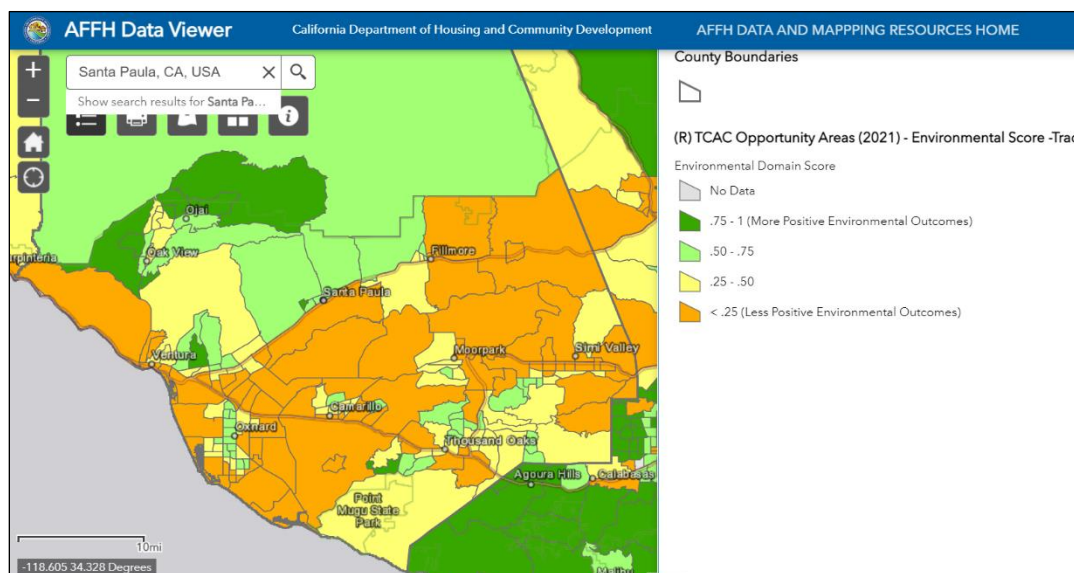
<sup>10</sup> <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap-and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes. For more information on CalEnviroScreen 3.0, see the OEHHA website.<sup>11</sup>

One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract. This is particularly true of stationary polluting sources (for example, impaired water bodies like lakes), where the impact decreases as the distance from the site decreases.

Environmental opportunity scores for Ventura County as a whole are shown in Figure D-17. This map shows that the highest scores are found in the mountainous area north of Ventura as well as a few other areas.

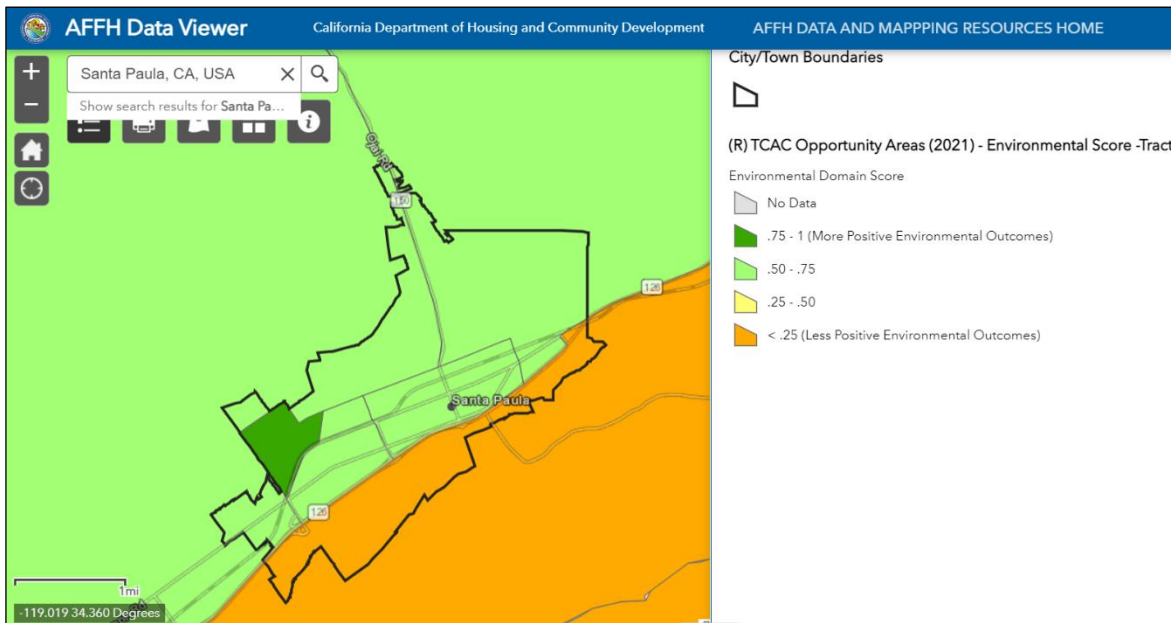
**Figure D-17 TCAC Environmental Opportunity – Ventura County**



<sup>11</sup> California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

In Santa Paula, the highest environmental opportunity scores are found in the northern portions of the city (Figure D-18) while neighborhoods south of the SR-126 freeway show lower scores.

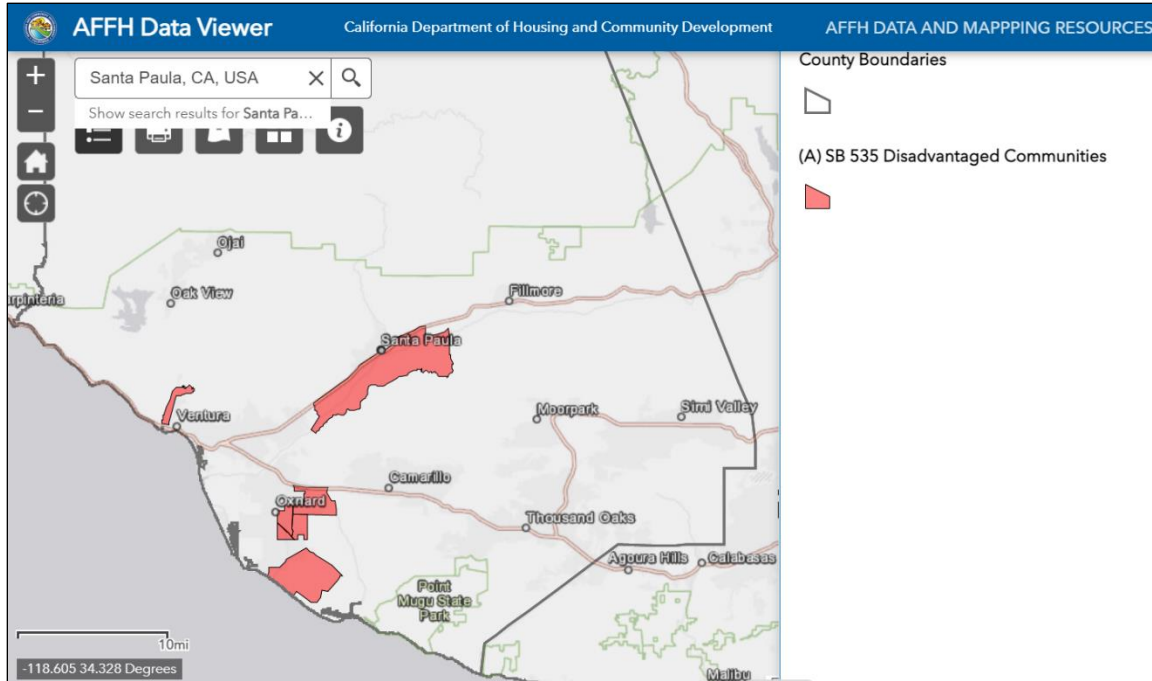
**Figure D-18 TCAC Environmental Opportunity – Santa Paula**



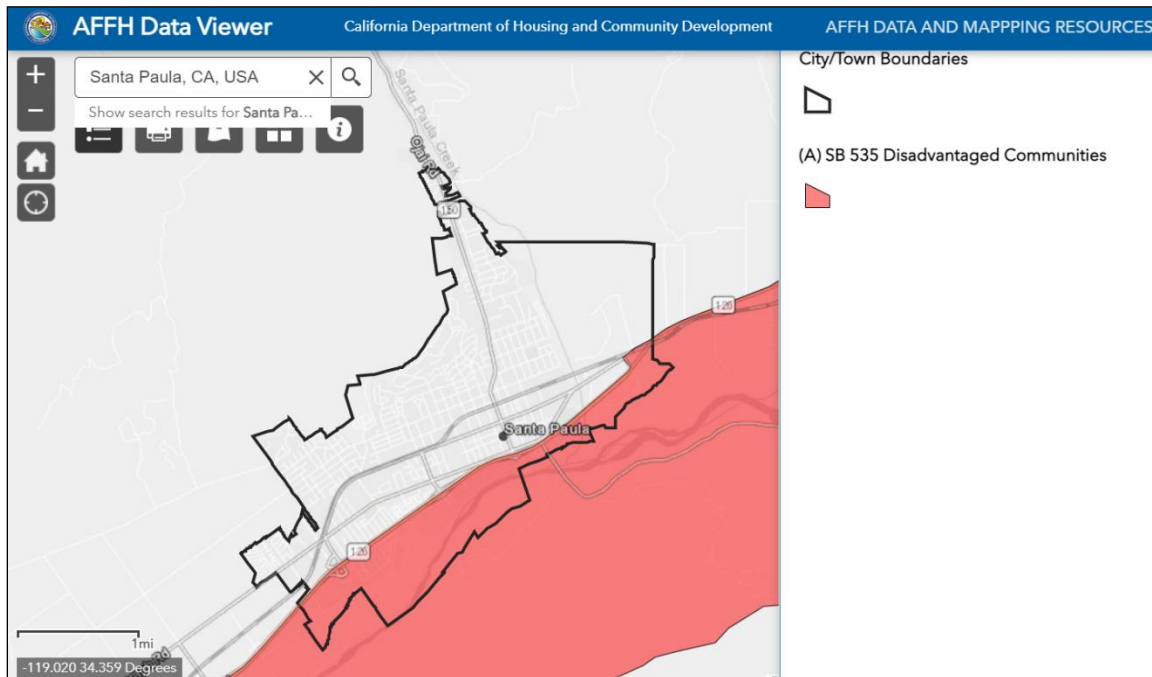
**6) Disadvantaged Communities**

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure D-19 below, disadvantaged communities in Ventura County are located in the Ventura, Oxnard and Santa Paula areas. Figure D-20 shows that the portion of Santa Paula designated as a disadvantaged community is located south of the SR-126 freeway.

**Figure D-19 Disadvantaged Communities – Ventura County**



**Figure D-20 Disadvantaged Communities – Santa Paula**





## **E. Disproportionate Housing Needs and Displacement Risk**

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

### **1) Cost Burden (Overpayment)**

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

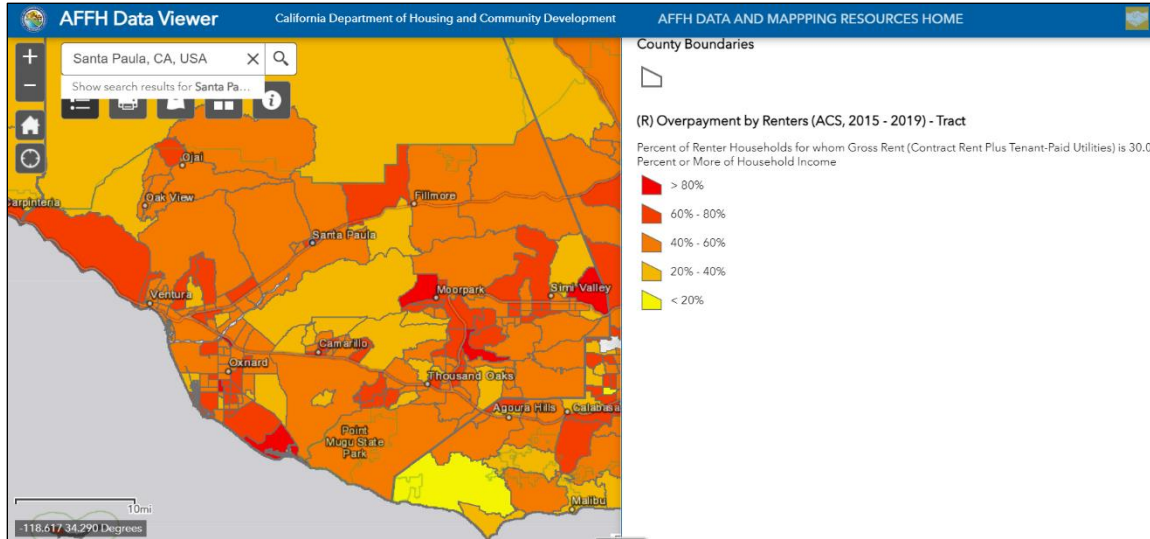
The County AI<sup>12</sup> reported that about 21 percent of Ventura County households are considered lower and moderate income, earning less than 80 percent of the County Area Median Income (AMI). Among the household types, elderly and other households had the highest proportion of extremely-low-income households, at 18 percent and 12 percent, respectively. At least 35 percent of renter households in every jurisdiction in Ventura County had a housing cost burden. Rates of renter cost burden were highest in the cities of Fillmore, Moorpark, and Santa Paula. While housing affordability per se is not a fair housing issue, when minority, senior, and disabled households are disproportionately impacted by housing cost burden issues, housing affordability has a fair housing implication. Also, housing affordability tends to disproportionately affect minority populations. In Ventura County, Hispanic (56 percent) and Black (42 percent) households had a considerably higher percentage of lower- and moderate-income households than the County as a whole (36 percent). Non-Hispanic Whites (30 percent) had the lowest proportion of households in the lower- and moderate-income categories. In this regard, housing affordability is a fair housing concern.

Figure D-21 and Figure D-22 show the geographic distribution of overpayment rates for renters and homeowners in Ventura County.

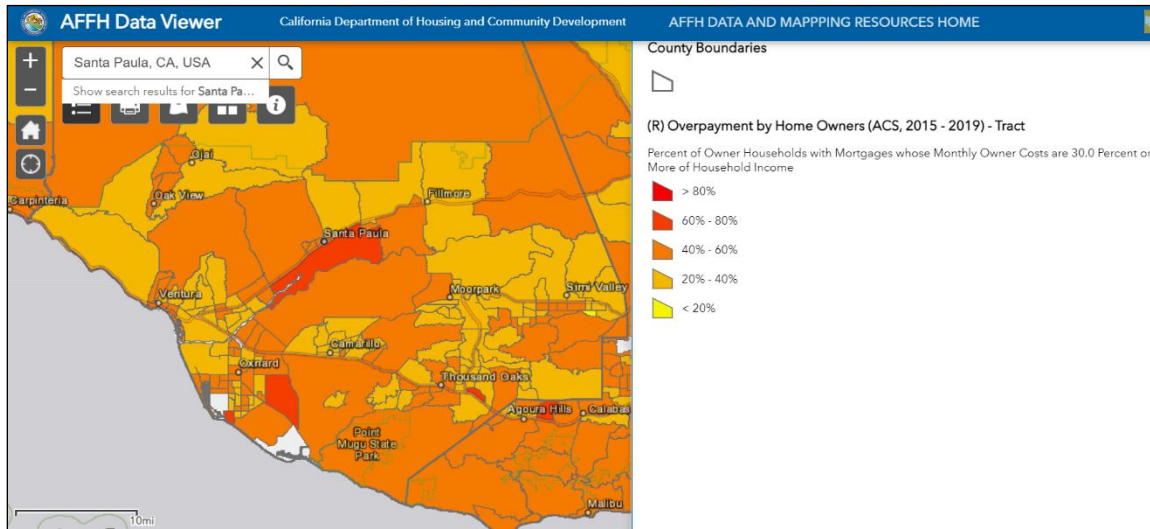
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<sup>12</sup> Ventura County Analysis of Impediments 2020, p. 8

**Figure D-21 Renters Overpaying for Housing – Ventura County**



**Figure D-22 Homeowners Overpaying for Housing – Ventura County**



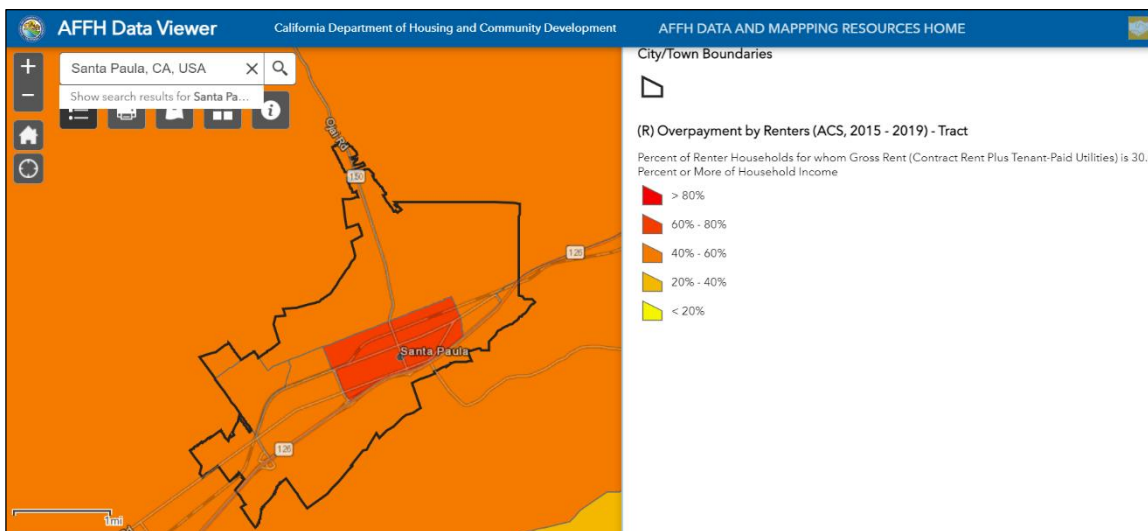
According to recent HUD estimates (Figure D-23) approximately 2,383 renter households (59% of all renters) and 1,525 owner households (31% of all owners) in Santa Paula were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower-income households is particularly significant for special needs populations such as seniors, persons with disabilities, and female-headed households with children.

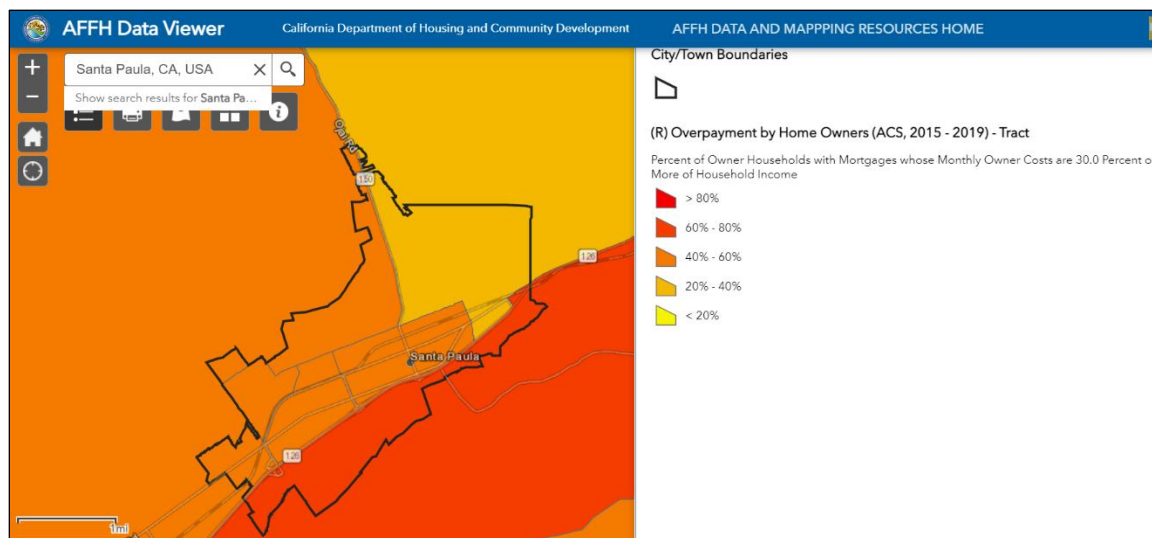
**Figure D-23 Cost Burden by Tenure and Income Category – Santa Paula**

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,130	950	1,260
Household Income >30% to less-than or= 50% HAMFI	890	240	1,160
Household Income >50% to less-than or= 80% HAMFI	319	4	845
Household Income >80% to less-than or= 100% HAMFI	40		285
Household Income >100% HAMFI	4		515
<b>Total</b>	<b>2,383</b>	<b>1,194</b>	<b>4,065</b>
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	190	150	315
Household Income >30% to less-than or= 50% HAMFI	340	200	715
Household Income >50% to less-than or= 80% HAMFI	415	85	1,005
Household Income >80% to less-than or= 100% HAMFI	245	85	755
Household Income >100% HAMFI	335	10	2,125
<b>Total</b>	<b>1,525</b>	<b>530</b>	<b>4,915</b>

As shown in Figure D-24, overpayment among Santa Paula renters is most prevalent in the central portion of the city and ranges between 60 and 80 percent of renter households. Outside of the central core area, overpayment affects 40 to 60 percent of renter households. As seen in Figure D-25, the highest rates of overpayment for Santa Paula homeowners (60-80 percent) occurs in the southern portion of the city.

**Figure D-24 Renters Overpaying for Housing – Santa Paula**



**Figure D-25 Homeowners Overpaying for Housing – Santa Paula**

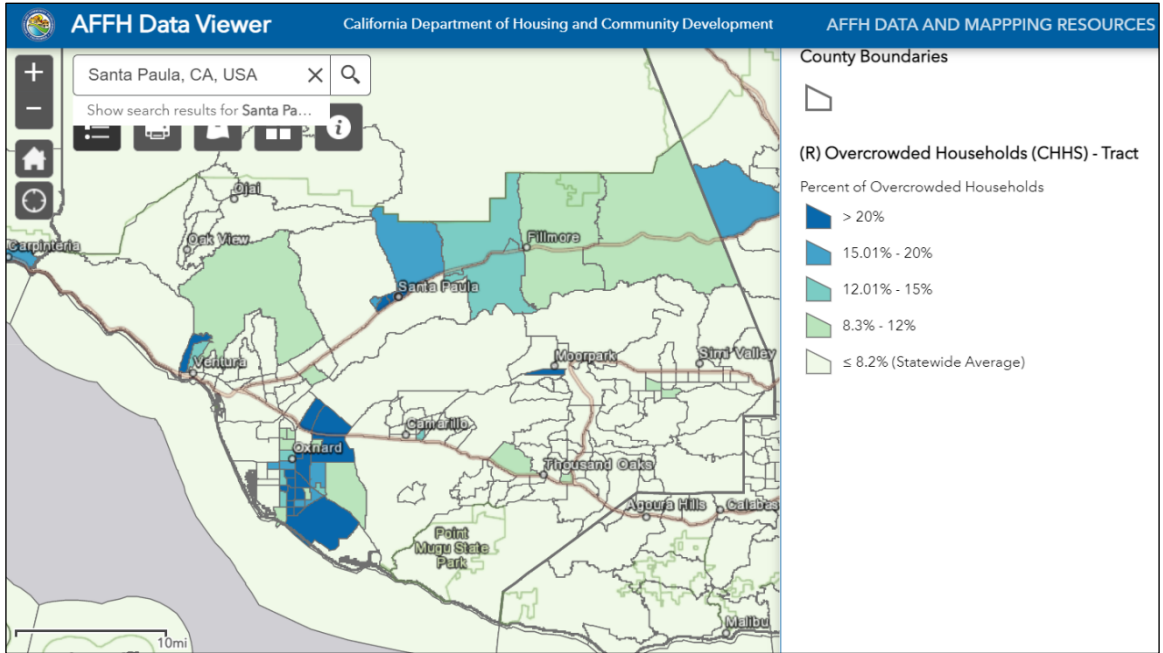
The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing, such as Program 4-Section 8 Rental Assistance, Program 9-Workforce and Special Needs Housing Development, Program 10-Multi-Family Housing Acquisition and Rehabilitation, Program 11-Affordable Housing Funding Sources, 12-Inclusionary Housing.

## 2) Overcrowding

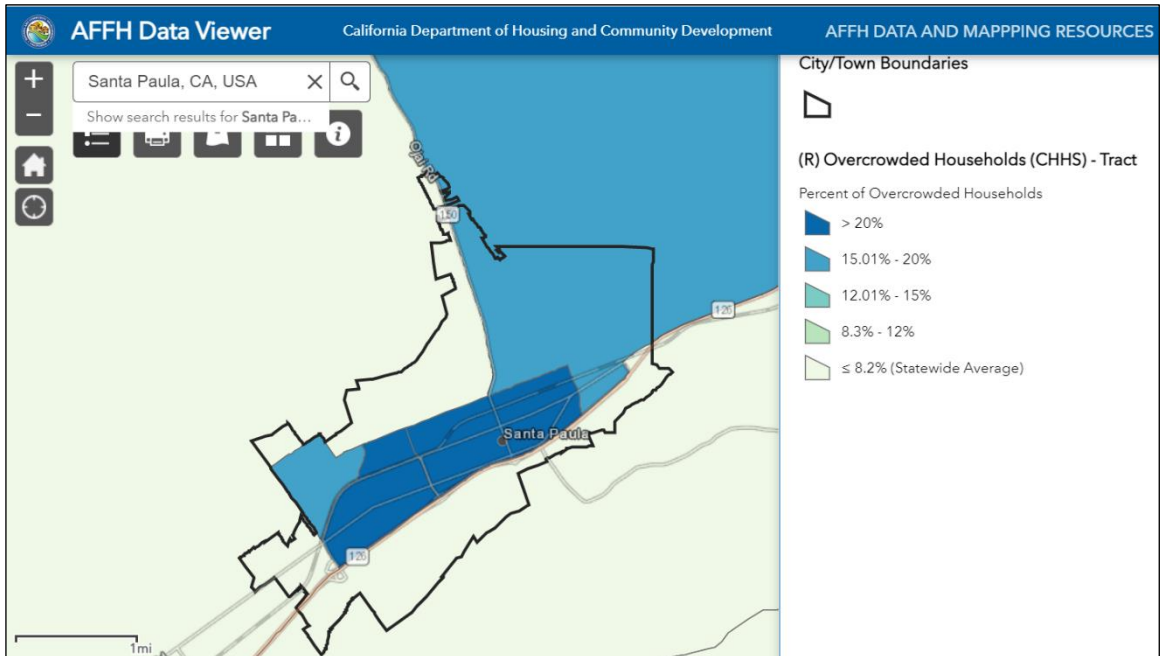
“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

For Ventura County as a whole, overcrowding is most common in the Santa Paula and Oxnard areas (Figure D-26). Within Santa Paula, the highest rates of overcrowding (over 20 percent) occur in the south-central and southwestern portions of the city (Figure D-27).

**Figure D-26 Overcrowded Households – Ventura County**



**Figure D-27 Overcrowded Households – Santa Paula**



The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing such as Program 4-Section 8 Rental Assistance, Program 9-Workforce and Special Needs Housing Development, Program 10-Multi-Family Housing Acquisition and Rehabilitation, Program 11-Affordable Housing Funding Sources, 12-Inclusionary Housing.

### 3) Substandard Housing

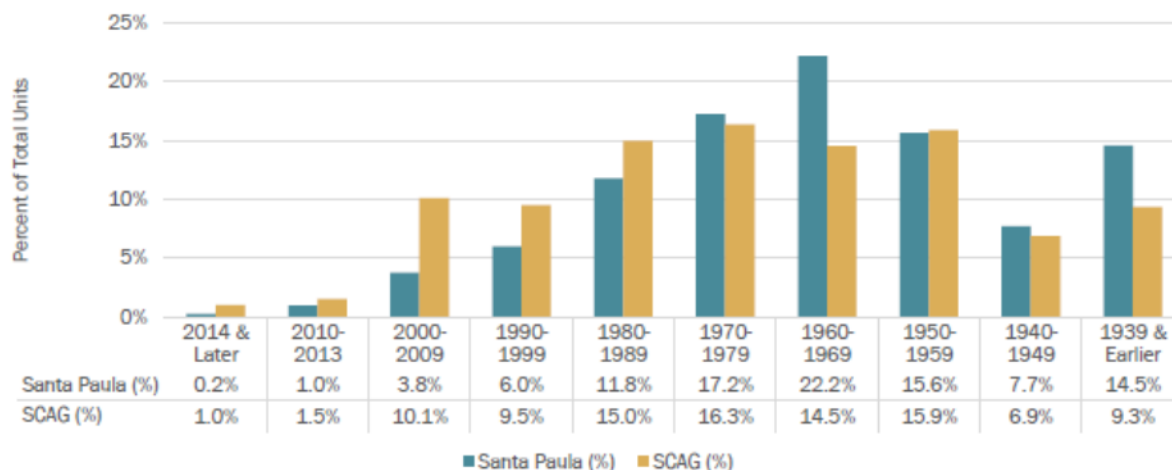
Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1980 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Figure D-28 shows the age characteristics of the housing stock in Santa Paula compared to the entire SCAG region as reported in recent U.S. Census data. This table shows that the majority of owner-occupied and rented units in Santa Paula were constructed prior to 1970. These findings suggest that there may be substantial need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the city's housing stock.

Single-family neighborhoods in Santa Paula are generally well-maintained and contain only isolated properties in deteriorated condition that require moderate rehabilitation. However, the denser, older residential neighborhoods to the south and east of downtown are in need of varying degrees of upgrading, and some units are likely to qualify for rehabilitation assistance. Based on observations of City staff, it is estimated that approximately 40% of the total housing stock (3,600 units) are in need of some type of repair to correct deficiencies, or complete replacement.

The City currently administers several programs to facilitate upgrade of the housing stock and stabilization of neighborhoods, including Code Enforcement, owner and renter rehabilitation programs, and the Remove and Replace Program.

**Figure D-28 Age of Housing Units – Santa Paula vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

#### 4) Homelessness

HUD defines homeless as (1) an individual who lacks a fixed, regular and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is:

- A supervised publicly- or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill).
- An institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The most recent Ventura County Continuum of Care Alliance homelessness survey report published in 2020 estimated that there were 1,743 homeless persons in Ventura County at the time of the survey. The cities of Oxnard and Ventura accounted for nearly two-thirds (63%) of the total (567 persons representing 32.5% and 531 persons representing 30.5%, respectively). The survey identified 95 homeless persons in Santa Paula, which represents about 5% of the county total. Of the 95 homeless persons, 21 were sheltered and 74 were unsheltered.

There is one homeless services facility within the City of Santa Paula, operated by SPIRIT of Santa Paula at 1498 E. Harvard Boulevard. In addition to its 42 beds, this facility provides services for the homeless such as meals, financial assistance, counseling and outreach. In addition, there is a 15-bed recovery and sober living facility (Jackson House) and a permanent supportive housing facility (Harvard Place). The Santa Paula Housing Authority also provides public housing assistance. Program 15 in the Housing Plan describes City efforts to address the problems of homelessness.

#### 5) Displacement Risk

*Displacement* refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan includes programs to implement all of these strategies.

As noted in the Housing Plan, Program 15 includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

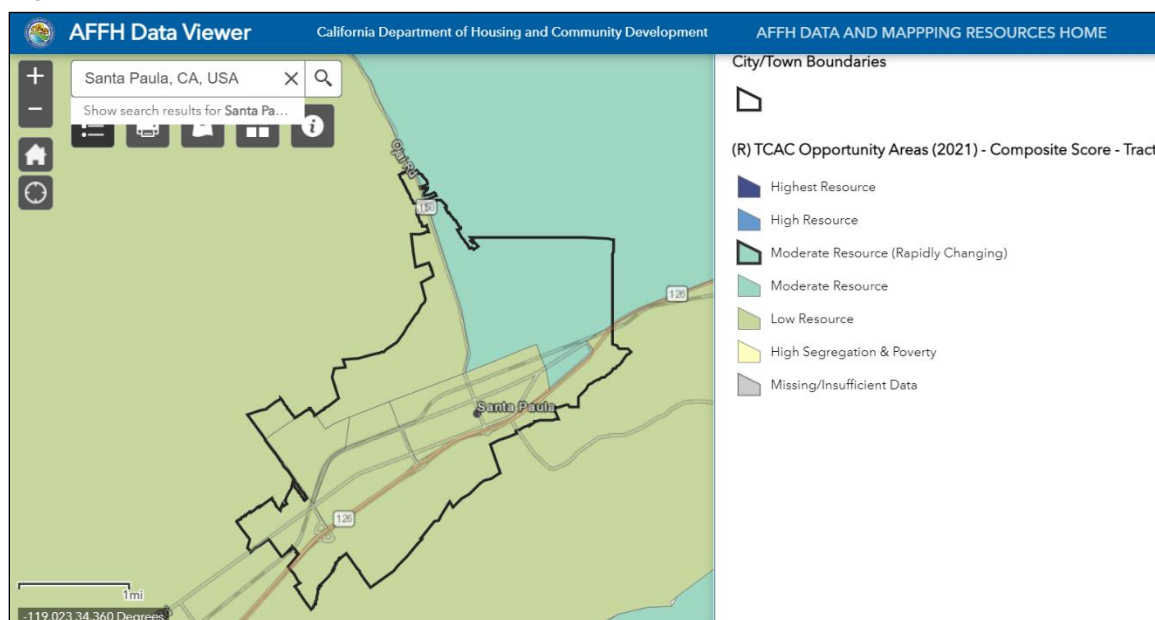
As discussed in Section II.F of the Housing Needs Assessment, none of the assisted low-income housing developments in Santa Paula is at risk of conversion to market rate in the next 10 years.

### 3. Sites Inventory Analysis

The City's inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites and future ADUs.

Figure D-29 shows TCAC Opportunity Areas Composite Scores for Santa Paula. The northeastern portion of the city has the highest opportunity rating. The major component of that area is the new Harvest at Limoneira development, which provides a range of single-family and multi-family housing opportunities (see additional discussion of this project in Appendix B).

**Figure D-29 TCAC Opportunity Areas Composite Score – Santa Paula**



In addition to Harvest at Limoneira, the City recently amended General Plan and zoning regulations to encourage housing and mixed-use development in commercial and light industrial areas. New housing opportunities in single-family neighborhoods are also available through ADUs and SB 9 urban lot splits.

### 4. Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. "Fair housing contributing factor" means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.



Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues, impediments and contributing factors as well as meaningful actions to address those issues as described in Table D-2.

## 5. Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, impediments, contributing factors, and meaningful actions relevant to Santa Paula that will be taken to address those issues during the planning period. The Analysis of Impediments to Fair Housing 2020 prepared by the County of Ventura, with the participation of the City of Santa Paula, was of key importance in helping to identify these issues, contributing factors and actions.

As noted in the County AI (p. 122) "These impediments constitute actions, omissions, or decisions taken on the basis of protected class that restrict housing choice. Recommendations to remove or reduce the listed impediment follow, and the responsibility to act on these recommendations lies with all Ventura County residents, policymakers, administrative staff, housing providers and developers, lenders, government employees, neighborhood groups, and fair housing advocates."

For each fair housing impediment listed in the table below, a corresponding action is provided in the Santa Paula Housing Action Plan (Section V, Program 22) that addresses the impediment.

**Table D-2: Fair Housing Impediments, Contributing Factors and Meaningful Actions**

Fair Housing Impediment	Contributing Factors	Meaningful Actions
Fair housing services and education	Housing discrimination on the basis of protected class continues throughout Ventura County. Community feedback, cases filed with HUD and DFEH, and information provided to nonprofit and government organizations show that housing discrimination, intentional or not, occurs within the county.	Ventura County jurisdictions should continue conducting comprehensive and county-wide random testing on a regular basis to identify suspected discriminatory practices. Testing can also identify current discriminatory housing issues and trends. Stronger and more persistent enforcement activity by fair housing service providers is recommended when financially feasible. Lastly, the jurisdictions should expand education and outreach efforts, with specific efforts outreaching to small rental properties where the owners or managers may not have education or training in state and national fair housing laws.
	While many jurisdictions include mention of fair housing requirements on their websites, the extent of the information provided and the format in which the information is presented varies greatly.	Establish and implement procedures for the annual review and maintenance of the Fair Housing website, providing updates as needed and verifying links to outside agencies.
	Between 2014 and 2019, 90 hate crimes were reported in Ventura County on the basis of race, ethnicity, ancestry, religion, and sexual orientation	Continue efforts to develop and distribute public education and information materials on tolerance, focusing on sexual orientation, racial and ethnic relations, and religion.
	Limited fair housing testing of discriminatory practices in private rental and home sales markets.	Expand scope of services of contract for fair housing services with HRC to include expanded fair housing testing for discriminatory practices impacting both renters and homebuyers, and require routine reporting of activity by jurisdictions.
Public policies	Local governments are required by state law to include housing and land-use elements in their General Plans detailing their strategy for addressing the housing needs of their jurisdiction and regulating existing and future housing development. The housing element is subject to review by the Department of Housing and Community Development (HCD) for compliance with state law. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. According to HCD, of the 11 participating jurisdictions (including the county), each of their housing elements were determined to comply with state laws.	Continue to monitor and update local policies and regulations as necessary to ensure conformance with fair housing law.
	Several communities, including Santa Paula and unincorporated Ventura County, have limited community care options for persons with special needs.	Explore ways to develop supportive housing through non-profit housing developers and service providers.  Review the zoning ordinance and permit processing to ensure that they are not inhibiting the development of housing for persons with disabilities.
	The average wage gap between men and women widens as the level of education increases.	Research the availability of job training and business development opportunities for women to ensure that earning opportunities are available throughout the county. If an education gap is found, fund these programs when possible.

Fair Housing Impediment	Contributing Factors	Meaningful Actions
Housing market	In Ventura County, the region is moderately segregated in relation to race and ethnicity, and is not segregated in relation to housing value. While the county is more racially and ethnically diverse than in any time in the past, housing prices have risen for all residents, regardless of race or ethnicity.	Offer a range of housing options, including affordable housing, to allow the greatest residential mobility among its residents and allow current residents of all races and ethnicities to continue living in Ventura County.
	Nearly 60% of the county's housing stock was built before 1980. Ojai, Port Hueneme, Santa Paula, and the City of San Buenaventura have the oldest housing stock in the county. Older housing units are potentially most in need of rehabilitation. Home rehabilitation can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors.	Facilitate the availability of housing rehabilitation programs. Additional funding for housing rehabilitation programs from the private sector is encouraged.
	The senior population in Ventura County is growing and many seniors have some form of physical disability which, if no modifications to the property occur, will impede these residents from continuing to live within their home and neighborhood. Universal Design also helps people with physical disabilities live in a house without modification.	Home accessibility modifications help existing residents continue to reside in their home. Jurisdictions should promote housing rehabilitation programs to make accessibility improvements available for renters and homeowners. All jurisdictions should promote universal design principles in new rental and owner-occupied housing developments.
	In a tight housing market such as that found in Ventura County, seniors and individuals with disabilities often face increased difficulty in finding housing accommodations. A majority of the allegations of housing discrimination filed with the Housing Rights Center by Ventura County residents were complaints pertaining to physical disability (66 percent) and mental disability (20 percent).	Continue ongoing efforts to develop new ADA compliant rental housing units and provide financial assistance for accessibility improvements for both renters, as well as homeowners.
	An average of 36 percent of the housing units available in the county are renter-occupied. In general, renters are more likely to experience discriminatory lending practices due to conditions in the housing market that are beyond their control.	Continue outreach efforts to inform lower-income households of homebuyer assistance programs in partnership with lending institutions, realtors and fair housing providers.
	If the transportation arrival times are not convenient or overall travel times are long, this can be an impediment to employment for those who cannot or do not drive a car.	Encourage transit-oriented development to better connect workers with jobs within the region.

# **ATTACHMENT D**

## **SUMMARY OF CALIFORNIA HCD COMMENTS & CITY RESPONSES APRIL 2022**

**HCD Comments and Responses  
City of Santa Paula**

HCD Comment (Letter of 11/15/2021)	Revised Draft Housing Element Page No.	Response/Revision
A. Review and revision	Appendix A Table A-1	Appendix A has been revised to provide additional information regarding the effectiveness of previous programs in meeting the housing needs of special needs populations.
B.1 Affirmatively furthering fair housing	Appendix D 74-76	The element has been revised to include additional analysis of fair housing (Appendix D). In addition, Program 22 has been revised to describe actions the City will take to affirmatively further fair housing.
B.2 Extremely-low-income households	9 to 11	The element has been revised to include additional analysis of ELI households, including tenure and overpayment.
B.3 Overpayment and rental cost	9-11 17	The analysis has been expanded to quantify overpaying households by tenure (i.e., renter and owner) and income category. Median rental rates are also provided.
B.3 Housing conditions	14	The element has been revised to include an estimate of the number of housing units in need to rehabilitation or replacement.
B.4 Sites inventory	Appendix B	<u>Sites inventory</u> . The original draft element listed the General Plan designation, zoning designation and realistic capacity for every site in the inventory. A general map of identified sites has also been provided. The City is also submitting an electronic sites inventory with the adopted element pursuant to Government Code section 65583.3. Please note that since no underutilized sites are listed in the inventory, no analysis of existing uses on non-vacant sites is required.
	Appendix B	<u>Sites identified in a previous planning period</u> . The element has been revised to note that all sites were used in two previous planning periods. However, since the City allows development by-right on all of these sites in compliance with Government Code Sec. 65583.2(c), no further action is necessary.
	Appendix B	<u>Realistic capacity</u> . The sites inventory has been revised to include additional analysis of the realistic capacity of sites and the availability of infrastructure.

HCD Comment (Letter of 11/15/2021)	Revised Draft Housing Element Page No.	Response/Revision
	Appendix B	<u>Small sites.</u> The sites inventory has been revised to assign small sites less than ½ acre to the moderate-income category.
	Appendix B	<u>Suitability of non-vacant sites.</u> Since adequate sites are demonstrated through approved projects and vacant parcels, the element has been revised to exclude nonvacant sites from the inventory.
	37-38 Appendix B	<u>Specific Plan Sites.</u> The element has been revised to provide additional analysis of the potential for development of sites in the East Area 1 Specific Plan.
B.4 Zoning for a Variety of Housing Types	73	<u>Emergency Shelters:</u> Program 17 has been revised to include an amendment to emergency shelter parking requirements consistent with AB 139 (Government Code sec 65583(a)(4)(A)).
	70	<u>Accessory Dwelling Units.</u> Program 13 includes a commitment to update the City's ADU ordinance as necessary to comply with State law.
B.5 Governmental constraints		<u>Housing Opportunities Overlay Zone.</u> The Housing Opportunities Overlay zone has been superseded by a recent zoning amendment and is no longer relevant. The element has been revised to reflect this change.
	37-38	<u>East Area 1 Specific Plan.</u> The element has been revised to provide additional analysis of the specific plan, including height limits.
	51-52	<u>Fees and exactions.</u> The element has been revised to provide additional analysis of fees and exactions.
	74	<u>Zoning and fees transparency.</u> Program 20 has been added to address new transparency laws requiring fees and zoning requirements to be provided on a jurisdiction's website.
	48-51 74	<u>Local Processing and Permit Procedures:</u> The element has been revised to provide additional analysis of permit processing and approval procedures. In addition, Program 20 has been expanded to include objective development standards to improve development certainty and minimize constraints.
	40-42 72-77	<u>Constraints on persons with disabilities.</u> The element has been expanded to include additional analysis of reasonable accommodation procedures and regulations for large group homes. Programs 17 and 22 have also been

HCD Comment (Letter of 11/15/2021)	Revised Draft Housing Element Page No.	Response/Revision
		revised to ensure consistency with fair housing law and facilitate reasonable accommodation requests.
B.6 Non-governmental constraints	51	<u>Approval Time and Requests Lesser Densities</u> : The element has been revised to include additional analysis of requests to develop housing at densities below those identified, and the length of time between receiving approval for a housing development and submittal of an application for building permits.
B.7 Special needs	20-21	The original draft element included a detailed description and analysis of developmental disabilities, including the federal definition, an estimate of the number of affected persons, the characteristics and housing needs of persons with developmental disabilities, and services provided by the network of regional centers such as the Tri-counties Regional Center which serves those with developmental disabilities in Ventura County. Additional analysis has been provided regarding the number of persons in Santa Paula with a developmental disabilities and how the housing needs of these persons are addressed in the Housing Element. In addition, the City recently expedited the permitting for Jackson House, a 16-bed community care facility for persons with mental illness.
C.1 Programs that set forth a schedule of actions during the planning period	Chapter V	Housing programs have been revised to include more specific timing and description of the City's role in implementation.
C.2 Programs to make sites available during the planning period	65-66	Program 9 has been revised to further encourage development of non-vacant sites.
C.3 Programs to assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households	67-68	Program 9 in the original draft element identified strategies the City will use to promote lower-income housing development. These strategies include financial and regulatory incentives to developers; focusing a portion of assistance towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families, agricultural workers, and persons with developmental disabilities; supporting the efforts of the Housing Trust Fund of Ventura County; funding assistance from sources such as in-lieu fees, development agreements, inclusionary housing and/or grant funding to support its provision of short-term, pre-

HCD Comment (Letter of 11/15/2021)	Revised Draft Housing Element Page No.	Response/Revision
		development, acquisition, and construction funding to developers of affordable housing; and supporting creation of a county-wide dedicated source of funding for affordable housing. Program 9 has been revised to clarify that special needs housing is included in these efforts.
C.4 Programs to remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing		This comment is addressed in B5 and B6 above.
C.5 Affirmatively furthering fair housing	76-78 Appendix D	Additional analysis of AFFH issues is provided in Appendix D and Program 22 has been expanded to include additional actions the City will take to further fair housing.
E. Public Participation	Appendix C	Appendix C of the original draft element included a thorough description of the public participation process, which included targeted outreach to persons and organizations representing the interests of lower-income and minority groups in Santa Paula. In particular, the Housing Task Force included many knowledgeable local experts on housing issues in Santa Paula. The Task Force was convened on several occasions to discuss housing strategies. Appendix C has been expanded to include additional information regarding public input and how comments have been incorporated into the Housing Element.



# **ATTACHMENT E**

**CALIFORNIA HCD  
1ST DRAFT COMMENT LETTER  
NOVEMBER 2021**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



November 15, 2021

James Mason, Director  
Community & Economic Development Department  
City of Santa Paula  
200 S 10th Street  
Santa Paula, CA 93060

Dear James Mason:

**RE: City of Santa Paula's 6<sup>th</sup> Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of Santa Paula's (City) draft housing element received for review on September 16, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on November 9, 2021, with Mr. Jeff Mitchem, Community & Economic Development Manager, and Mr. Tom Tarantino, Associate Planner.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes these, and other revisions needed to comply with State Housing Element Law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

[http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and  
[http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Molivann Phlong, of our staff, at [Molivann.Phlong@hcd.ca.gov](mailto:Molivann.Phlong@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

Enclosure

## APPENDIX CITY OF SANTA PAULA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Review and Revision**

*Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*

The review requirement is one of the most important features of the element update. The element provides (p. A-2) a list of programs from the City's 2013-2021 housing element; however, a thorough program-by-program review is necessary to evaluate City's performance in addressing housing goals. As part of this analysis, the element should describe the actual results of the prior element's programs, compare those results to the objectives projected or planned, and based on an evaluation of any differences between what was planned versus achieved, provide a description of how the objectives and programs of the updated element incorporate changes resulting from the evaluation. This information and analysis provide the basis for developing a more effective housing program.

As part of the review of programs in the past cycle, the element must provide an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

### **B. Housing Needs, Resources, and Constraints**

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Affirmatively Furthering Fair Housing (AFFH) Analysis: The element has (p. 57) some information on poverty levels at a local and regional level, limited analysis on race, makes mention of no concentrated poverty impacts and where fair housing complaints can be filed. However, the element generally does not address this requirement. The element, among other things, must include outreach, an

assessment of fair housing, identification, and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.

For more information, please contact HCD and visit <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

While the element quantifies (p. 10) existing extremely low-income (ELI) households, it must also analyze their housing needs, housing characteristics, overpayment, and available resources. The analysis of ELI housing needs could consider tenure and rates of overcrowding.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

While the element identifies (p. 9) the total number of overpaying households, it must quantify and analyze the number of overpaying households by tenure (i.e., renter and owner), including lower-income households. The analysis must also include the housing cost for renters in the City.

In addition, while the element identifies the age of the housing stock (p. 13), it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing need allocation (RHNA) of 657 housing units, of which 201 units are for lower-income households. To address this need, the element also relies (p. B-3) on the Housing Opportunities Overlay zone and the East Area 1 Specific Plan (p. B-4). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses on these overlay zones. For additional information, see the *Building Blocks* at: <https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml>.

Sites Inventory: The element lists (p. B-7) sites by parcel number or unique reference, and parcel size. However, the element must list sites by describing existing uses for any nonvacant sites, in addition to listing the zoning, general plan designation, and calculation of the realistic capacity of each site. The element must also include a general map of identified sites.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

Previously Identified Nonvacant and Vacant Sites: If nonvacant sites identified in a prior adopted housing element or vacant sites identified in two or more consecutive planning periods, the sites are inadequate to accommodate housing for lower-income households unless:

- The site's current zoning is appropriate for the development of housing affordable to lower-income households by either including analysis or meeting the appropriate density, and
- The site is subject to a housing element program that requires rezoning within three years of the beginning of the planning period to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Realistic Capacity: While the element provides assumptions (p. B-1) of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, development standards, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. To demonstrate the likelihood for residential development in commercial zones allowing residential through the Housing Opportunity Overlay Zone, the element must also account for land use controls such as allowing 100 percent non-residential uses. The analysis could describe past trends in developments that used the overlay, any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Small Sites: The element identifies (p. B-4) several sites consisting of small parcels less than one-half acre in size. However, the element must describe whether these small parcels are expected to develop individually or consolidated with the other small parcels. *For parcels anticipated to be consolidated*, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. *For parcels anticipated to develop individually*, the element must describe existing and proposed policies or incentives the City will offer to facilitate development of small sites. Please be aware sites smaller than a half acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).)

Suitability of Nonvacant Sites: While the element identifies (p. B-7) nonvacant sites to accommodate the regional housing need for lower-income households, it provides little description of how the potential for redevelopment. The element must describe the methodology used to determine the additional development potential within the planning period. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).) For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment.

Specific Plan Sites: The housing element relies upon the East Area 1 Specific Plan area to accommodate the City regional housing need for all income groups. While the housing element indicates the Specific Plans' residential capacity and estimates the number of units by income group, it does not provide any analysis demonstrating the suitability for development in the planning period or potential affordability. To utilize residential capacity in Specific Plans, the element must:

- Identify the date of approval of the plans and expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.).

- Provide a breakdown of zoning. Note the element indicates there is a Figure B-1a, but this was not included in the element.
- Describe any development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

In addition, the sites inventory indicates that there are 501 acres in the specific plan but does not break this down by parcel nor does it indicate how these large parcels will be subdivided. Please be aware, sites larger than 10 acres in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For example, a site with a proposed and approved housing development that contains units affordable to lower-income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).)

#### Zoning for a Variety of Housing Types:

- *Emergency Shelters:* Emergency Shelters parking requirements should be updated pursuant to AB 139 (Chapter 335, Statutes of 2019) which requires only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
  - *Accessory Dwelling Units (ADU):* The element provides (p. 34) for enumerated land use categories allowing residential uses, including ADUs. Please note that ADUs are allowed in all zones that allow residential use. (Gov. Code § 65852.2(a)(1).) In addition, the City should ensure that ADU parking requirements are consistent with state law. Parking requirements for ADUs shall not exceed one parking space per unit or bedroom, whichever is less, and guest parking spaces shall not be required for ADUs under any circumstances. For more information, please see <https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml>.
5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.*



*(Gov. Code, § 65583, subd. (a)(5).)*

Housing Opportunity Overlay Zone: The element relies on sites in commercial zones that allow residential through the Housing Opportunity Overlay Zone. While some information was provided on how the overlay allows residential, the element must include a complete description and analysis of the Overlay, including a breakdown of affordability requirements. While the element states that 100 percent of the project must be for affordable housing, there is no definition of affordable and the breakdown for very low and low only equal 80 percent. The elements must also clarify 21 units per acre is considered the base density for purposes of calculating density bonus and demonstrate the appropriateness of proposed development standards, including requirements for 100 percent affordable, and incentives to encourage and facilitate the development of housing affordable to lower-income households.

East Area 1 Specific Plan: The element (pp. 40 and B-4) relies on the East Area 1 Specific Plan for the City's RHNA and sites for lower-income housing needs. However, the element must analyze the development standards for lower-income housing needs in the East Area 1 Specific Plan including the height limit of 30 feet which allows for only two stories as potential constraints.

Fees and Exaction: The element provides (p. 51) planning and building fees charged by the City and states that they are comparable to those levied in surrounding areas. However, the analysis must analyze those fees for their impact as a potential constraint on housing supply and affordability. For example, while the element states that typically a multifamily project results in about \$40,000 per unit, it could describe the total amount of fees in proportion to development costs. The analysis could also describe current fee study efforts.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1).

Local Processing and Permit Procedures: The element indicates (p. 38) that many mixed-use projects were developed utilizing a Conditional Use Permit (CUP), however, per conversations with the City, the mixed-use development no longer requires a CUP. The element should be updated to reflect how mixed-use projects are currently processed.

The element describes (p. 50) the processing procedures for residential development. However, the element must describe and analyze the design review guidelines and process for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

Constraints on housing for Persons with Disabilities: The element must further analyze (p. 43) the zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. For example, the element must describe the City's current procedure for requesting and granting a reasonable accommodation to zoning and land use requirements for persons with disabilities. To AFFH, the element could include a program to provide outreach and education on the availability of the reasonable accommodation procedure. (Gov. Code, § 65583, subd. (c)(1)(3).) In addition, the element currently details (p. 43) that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven or more persons are subject to a conditional use permit. The element should analyze the process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes for seven or more persons objectively with approval certainty.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

The element must include analysis of requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially. The element must address any hinderance on the development of housing and include programs as appropriate.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

The element defines (p. 20) persons with developmental disabilities. However, the element must quantify the number of persons with developmental disabilities and analyze the special housing needs of persons with developmental disabilities. The analysis should include the following:

- a quantification of the total number of persons with developmental disabilities.
- a description of the types of developmental disabilities.
- a description of the housing need, including a description of the potential housing problems; and

- a discussion of resources, policies and programs including existing housing and services, for persons with developmental disabilities.

### C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes. To have a beneficial impact in the planning period and address the goals of the housing element, all programs must be evaluated and revised with discrete timelines (e.g., month and year). Programs containing unclear language (e.g., “Evaluate”; “Consider”; “Encourage”; etc.) should be amended to include more specific and measurable actions. Example of programs to revise with specific commitment include but are not limited to Programs 1 through 11, 14 through 16, and 20. In addition:

- Programs 3 (Housing Code Enforcement Program), 7 (Mobile Home Park Resident Ownership Program), and 10 (Multifamily Housing Acquisition and Rehabilitation) should be revised to provide measurable outcomes.
  - Program 20 (Objective Development Standards) should identify and provide agencies and officials responsible for implementation.
2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B4, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results

of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition:

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites and sites under the Housing Opportunity Overlay to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program(s) could commit to (1) provide financial assistance, (2) regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites and (3) a mid-term evaluation of the effectiveness of identified nonvacant sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

The element must include programs to assist in the development of housing for special needs households (e.g., persons with disabilities, elderly, large households) with specific commitment with timelines. For example, the element could commit to proactive actions to coordinate with non-profit developers, employers or service providers, and other related organizations, to explore funding and incentives and to identify specific development opportunities.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B5 and B6, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in B1, the element does not include a complete assessment of fair housing. Depending on a complete analysis, the element must add or revise programs as appropriate. In addition, while the element includes Program 22 (Fair Housing Program) which describes how the City responds to fair housing complaints, it must

also include actions that promote AFFH opportunities. For example, the element could include a program committing to implement Gov. Code section 8899.50(b) which requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to AFFH.

#### **E. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)*

While the element includes a general summary of the public participation process (p. C-1), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to discuss outreach to lower-income and special needs groups during the public participation efforts, solicitation efforts for survey responses, and participation in community workshops, and if translation services were provided. The element should also describe when the draft was made available to the public for review, the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. Finally, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml>.

# **ATTACHMENT F**

**PLANNING COMMISSION  
RESOLUTION NO. 3836  
APRIL 2022**

## RESOLUTION NO. 3836

### A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2021-2029 HOUSING ELEMENT UPDATE TO THE SANTA PAULA GENERAL PLAN

#### Project No. 2020-CI-06

The Planning Commission of the City of Santa Paula does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. Government Code § 65588 requires every California city and county to update its Housing Element periodically. The Housing Element establishes goals, policies and programs to encourage the maintenance and expansion of the City's housing supply to meet demand;
- B. During 2021 the City prepared a draft Housing Element update for the 2021-2029 planning period in accordance with Government Code Section 65580 et seq.;
- C. The City conducted duly noticed public meetings to discuss and receive public comment regarding the Housing Element update on December 18, 2019, July 7, 2021, August 24, 2021 and September 15, 2021;
- D. On September 16, 2021 the City submitted a draft 2021-2029 Housing Element to the California Department of Housing and Community Development ("HCD") for review pursuant to the requirements of State law;
- E. On November 15, 2021 HCD issued a letter finding that the draft element addressed many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law;
- F. On April 21, 2022 the City posted a revised draft Housing Element for public review. Revisions to the draft Housing Element have been made addressing each of HCD's findings as summarized in the Planning Commission staff report dated April 26, 2022;
- G. The Planning Commission held duly noticed public hearings on March 22 and April 26, 2022 to receive public testimony on the Draft Housing Element Update;
- H. The 2021-2029 Housing Element update is covered by the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and

therefore is not subject to CEQA;

- I. The Planning Commission has considered the information provided by City staff, HCD, and public testimony. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its public hearings on March 22 and April 26, 2022 including, without limitation, the staff reports submitted by the Planning Division.

SECTION 2: *General Plan*, the Planning Commission makes the following findings:

- A. The 2021-2029 Housing Element is in the public interest and there is a community benefit resulting from the Housing Element Update including, without limitation, assisting in the provision of housing for all income groups and persons with special needs, preserving the affordable housing stock, and minimizing governmental constraints to providing housing.
- B. The 2021-2029 Housing Element is consistent with the goals, policies, and objectives of the General Plan. The Housing Element establishes policies, procedures, and incentives for the City's land use planning activities that serve to maintain and expand the City's housing supply to adequately house people currently living and expected to live in the City.
- C. The 2021-2029 Housing Element will not conflict with the SPMC.
- D. The proposed 2021-2029 Housing Element promotes public health, safety, and general welfare and serves the goals and purposes of the General Plan by facilitating the continued production of housing for all incomes, thereby improving housing and living conditions for all residents. The Housing Element provides housing construction objectives consistent with the Regional Housing Needs Assessment.

SECTION 3: *Environmental Assessment*.

- A. The Planning Commission finds that the 2021-2029 Housing Element update is covered by the common sense CEQA exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to CEQA.

SECTION 4: *Recommendations*. The Planning Commission recommends that the City Council:

- A. Adopt the 2021-2029 Housing Element as set forth in attached Exhibit "A," which is incorporated herein by reference.

SECTION 5: *Reliance on Record*. Each and every one of the findings and determinations in



this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the 2021-2029 Housing Element. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: Summaries of Information. All summaries of information in the findings, which precede this section, are based on substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

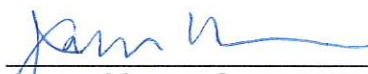
The Secretary is directed to transmit the Resolution to the City Clerk for scheduling the matter for consideration by the City Council.

SECTION 8: This Resolution will remain effective until superseded by a subsequent resolution.


PASSED AND ADOPTED this 26<sup>th</sup> Day of April, 2022.

  
\_\_\_\_\_  
Jason Herber, Chairperson,  
City of Santa Paula Planning Commission

ATTEST:

  
\_\_\_\_\_  
James Mason, Secretary,  
City of Santa Paula Planning Commission

Approved as to form by:

  
\_\_\_\_\_  
Monica Castillo,  
Assistant City Attorney

# **ATTACHMENT C**

## **SUMMARY OF SANTA PAULA AFFORDABLE HOUSING TASK FORCE COMMENTS & CITY RESPONSES MAY 2022**

## **SANTA PAULA AFFORDABLE HOUSING TASK FORCE**

May 11, 2022

Mayor Jenny Crosswhite and City Council  
City of Santa Paula  
Sent via email

Re: Santa Paula Housing Element 2021-2029 Final Draft

Dear Mayor and Council Members,

The SPAHTF is very hopeful that the final draft of the 2021-29 Housing Element that you are reviewing at your May 18 meeting will earn the approval of HCD. With that in mind, we offer the attached suggestions which we believe will strengthen the Housing Element and achieve compliance.

Thank you for your thoughtful attention to this very big and important project. Your leadership is key as Santa Paula advances the efforts to provide safe and affordable homes to all residents.

Very sincerely yours,

Ellen Brokaw for the SPAHTF

Cc James Mason, Community & Economic Development Director  
Tom Tarantino, Associate Planner  
John Douglas, Consultant  
Dan Singer, City Manager

Attachment: SPAHTF HE Comments

**Santa Paula Affordable Housing Task Force Comments and Staff Recommendations (05/11/2022)**

Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
Sites inventory	Appendix B, B-7	Table B-4 (Vacant Residential Sites) have a low number of potential units, though we don't necessarily have additional parcels to add to the list that the City has not already identified. We would note that the last two properties listed as "Fagan Area" (20.56 acres + 12.35 acres) are hillside lots on sloping land, zoned low density, and likely would higher than average costs associated with developing them. As such they may not be feasible to be developed for affordable housing.	Remove Fagan area properties.	The Housing Element identifies the Fagan expansion area parcels as potential future sites for <u>above-moderate income</u> housing. Staff agrees that these parcels may not be suitable for high density/lower-income housing; however, cities are required to identify potential housing sites for all income levels, not just affordable housing. Therefore, staff recommends no changes to this aspect of the draft Housing Element
Sites inventory	Appendix B, B-9	Table B-5 (Vacant Commercial sites): One lot, APN 1010241135 (1.8 acres) appears to be a Southern California Edison electric substation, that may preclude it being developable, so we request confirmation how that's been taken into consideration.	Delete parcel if development not feasible.	Staff agrees with this comment and recommends that the parcel be retained but modified to reflect the developable portion of the parcel excluding the substation.
TCAC/HCD Opportunity Maps	D-12 to D-13	Since there are not many properties that lend themselves well to attracting tax credit investments to produce more affordable housing, it is important for the City and community advocates to collaboratively persuade the State to make changes to their tax credit allocation method to map, to at least identify one census tract (preferably in the downtown corridor) that meets the definition of Highest Resource for their scoring purposes, thereby not unfairly somewhat excluding the entire community of Santa Paula from such critical affordable housing funding in the future.	Page 63, Program 11, Affordable Housing Funding Sources. Please add: "Work collaboratively to influence the State to amend tax credit allocation regulations so that at least one census tract in Santa Paula can meet the definition of "Highest Resource" for scoring purposes, in order to prevent	Staff supports this revision.

Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
			the entire community of Santa Paula from being ineligible for Tax Credit funding."	
Special Needs - Homeless	23	2020 info on homeless - 95 people. No mention of farmworkers sleeping in their cars.	Please add: "Currently 23 farmworkers are known to be homeless, typically sleeping in their cars, and there may be more."	Staff supports expanding the homeless analysis to include this information
Special Needs – Farmworkers	23	Analysis of farmworker housing needs does not mention homeless farmworkers sleeping in their cars as last resort.	Please add: "Currently 23 farmworkers are known to be homeless, typically sleeping in their cars, and there may be more."	Staff supports expanding the homeless analysis to include this additional information
Table II-23, Assisted Affordable Units	24	Does not include Trinity Lane Homes (H4H), H4H triplex or Yale Street apartment both are deed restricted.	Please update Table.	Staff recommends Table II-23 be updated to include the Yale Street project. The H4H projects are ownership and therefore are not included pursuant to State law, which requires analysis of low-income rental projects.
Table IV-4	36	720 E. Main Street appears twice	Please update table.	Staff recommends Table IV-4 be updated to correct this information.
the East Area 1 Specific Plan	36-37	<u>Specific Plan Sites</u> . The element has been revised to provide additional analysis of the potential for development of sites in the East Area 1 Specific Plan. Potential for renegotiation of development agreement to generate more affordable units.	Please add: "Update to include developer request for 450 additional homes, necessitating renegotiation of developer agreement to require additional affordable units. Developer to provide onsite as feasible, per city determination."	Staff recommends that the Council consider the following addition to Program 9 - Workforce, and Special Needs Housing Development: "As part of any future development agreement, the City will require an

Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
				affordable housing commitment or in-lieu fee as a public benefit."
Table IV-8, Multi-Family Development Impact Fees	51	The "inclusionary housing in-lieu fee calculation" is total of \$800 for a 120 unit project; perhaps the \$800 refers to a fee for the City staff to calculate the in-lieu fees? But what are the in-lieu fees for a template/example 120 unit market rate project? The total Estimated Fees (including all Non-City fees) is incorrect; it is \$5,156,807 not \$4,775, 225. But the updated estimated cost per unit is correct.	Table IV-8: 1) include the in-lieu fees if appropriate change total of \$4,775,225 to \$5,156,907 (or other change when in lieu fees added)	Staff recommends Table IV-8 be updated to reflect this information.
Program 11. Affordable Housing Funding Sources – land for sites And Program 15. Adequate Sites for Housing Development	61-62	1. Program 11. Ground leases mentioned: "The city will partner with Housing Land Trust Ventura County (HLTV) (incorporated December 17, 2020, 501(c)3 status pending.) HLTV will acquire and hold property indefinitely, primarily for conveyance under long-term ground leases to low- and moderate-income households and organizations operating affordable rental housing and whereby these same households and organizations will own the improvements located on leased properties." 2. Program 15: Review City-owned properties to determine whether any are no longer needed and could be made available for affordable housing.	Please add: "In addition to entire parcels, authorize ground leasing a portion of a City-owned site that is underutilized."	Staff supports this revision.
Program 11: Funding for a local rental assistance program	64	Objective #3: We suggest not including one-time fees as a potential source of funding, because of the ongoing support needed for rental assistance. Also, it's strategic to retain the one-time fees such as in lieu housing and commercial linkage fees for local match in developing affordable housing projects. Also, The Housing Trust Fund Ventura County cannot legally fund such a program according to the terms of its By-Laws and CDFI charter.	"By October 2023 the City will study the feasibility of establishing a local rental assistance program including baseline affordability survey, landlord workshops, project-based and VASH vouchers (HUD, HCD), recalculate California "Fair Market Rents." Consider set-asides of vouchers for farmworkers.	Staff recommends Program 11 be revised to incorporate this comment.

Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
Program 13, Accessory Dwelling Units (ADUs)	65	What is the difference between the Program Description and the Objectives? This is in the Program Description: <i>"Consider additional incentives for ADU construction as permanent long-term housing via programs such as pre-approved ADU plans, grant-funded financial assistance to construct ADUs (if the homeowner agrees to deed restrict the unit and cap the rent at rents affordable to very low income households), monitoring ADU rents and regulating short-term ADU rentals. Also, encourage the County to prepare a case study template ordinance that all jurisdictions could adopt to regulate use of ADUs as short-term rentals."</i>	This is in the objectives: "Process a Development Code amendment consistent with current ADU law by October 2022 and continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period." Please add: "Review potential additional incentives and their implementation on an annual basis."	Staff supports this revision.
Program 20. Objective Development Standards and transparency.	69	We appreciate that Program 20 was added and that it addresses new transparency laws requiring development impact fees to be posted on a jurisdiction's website since January 1, 2022, however, we can't find it on the website. Program description: "Pursuant to the transparency requirements of Government Code §65940.1(a)(1), the City will post development fees and zoning information on the City website continuously throughout the planning period."	Objective: ensure that development fees and zoning requirements are available on the City website throughout the planning period. By June 1, 2022, post development impact fees on the website so that they are easily accessed, in accordance with AB 602.	Staff recommends Program 20 be revised to incorporate this change.
Program 21: Affordability by Design, Objectives re Parking	69-70	Support City's objectives listed after "Conduct periodic updates of parking standards by zones permitting residential to ensure that parking standards:" We especially appreciate "contain joint-use (shared parking) provisions to maximize parking utilization rates, particularly for infill housing development" but SPAHTF suggests three additional objectives.	Program 21. Please add to Objectives: <ul style="list-style-type: none"> <li>▪ Review private parking facilities in downtown and alternatives for serving residential uses on business off-hours. In downtown ensure offsite parking is close by and 24 hour access.</li> <li>▪ Analyze parking capacity when approving duplexes and triplexes with offsite</li> </ul>	Staff recommends Program 21 be revised to incorporate #1 and #2, and that #3 be revised as follows: "Seek to minimize the financial impacts of parking regulations on vehicles owned by low-income residents."

Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
			<p>parking in Single Family Residential zones.</p> <ul style="list-style-type: none"> <li>▪ When creating and enforcing parking regulations, guard against towing of low-income owned vehicles.</li> </ul>	
Affirmatively Furthering Fair Housing (Appendix D) and Program 22	70-72	Fair Housing Subcommittee reviewed revised AFFH and recommends additional actions in Program 22's objectives to strengthen access to fair housing services.	<p>Program 22. Please add to the Objectives:</p> <ul style="list-style-type: none"> <li>-The City will celebrate Fair Housing Month in April, beginning in 2023.</li> <li>-The City will expand its outreach and education of fair housing information and communications to ensure that city residents are aware of, and familiar with, the Fair Housing Services offered to this community. This will be accomplished through partnerships with organizations such as the Santa Paula Housing Authority, Santa Paula Affordable Housing Task Force, area affordable housing developers, Farmworker Resource Center, and similar interested parties.</li> <li>-Ensure that the fair housing services contractor's quarterly reports are shared with City staff, officials, and interested partners for periodic review.</li> </ul> <p>Apply enhanced understanding of Santa Paula's patterns of</p>	Staff recommends Program 22 be revised to incorporate these comments, to the extent that the City has the legal authority to do so.



Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
			<p>discrimination and provide recommendations to the County for Amendments to the Fair Housing Contract, in direct response to the needs of this community.</p> <ul style="list-style-type: none"> <li>-Coordinate with the Santa Paula Housing Authority to ensure the Section 8/ Housing Choice Vouchers are being accepted by landlords in Santa Paula. Furthermore, support expanded landlord education if applicants experience difficulties in securing permanent housing.</li> <li>-Encourage the County to seek a fair housing services provider through a competitive procurement process conducted periodically to ensure compliance with open and fair competition.</li> </ul>	
Tables B-2 and B-5		Do not have the numbers that locate them on the map.		While staff supports transparency and accessibility in the Housing Element document, it must be acknowledged that City staff has finite time and resources. Identifying sites by number on the inventory map is not required by State law.
Community Participation	Appendix C	HCD's Comment Letter, no. E stated: "the element should also summarize the public comments and describe how they were considered and incorporated into the element."	Recommend that the City include these four documents in Appendix C and consider adding other public comments	Staff supports this recommended revision.

Topic	Revised Draft Housing Element Page No.	Comment/Question	SPAHTF Recommended Wording	City Staff Recommendation
		<p>These documents are posted on mysantapaula.com and we suggest adding them to Appendix C since they show many of the comments received :</p> <ul style="list-style-type: none"> <li>▪ Affordable Housing Task Force Comments <u>and Staff Response</u> (09.24.21 PC)</li> <li>▪ Open House #2 Station Posters 08.06.21</li> <li>▪ Open House #1 Station Posters 7.15.21</li> <li>▪ Open House #2 goal Sheets Inc. 07.15 OH#1 Comments and Responses, Potential Policy Options for Consideration, Open House comments</li> </ul>	received with description of how they were considered and incorporated into the element.	

**Many thanks to City for including previous request:** Page 64, Program 11, Affordable Housing Funding Sources: "To the extent feasible, the City will defer the payment of development impact fees for 15 years, which would allow affordable housing projects to count that as a public funding source, which helps increase competitiveness when applying for low income housing tax credit allocations."

Additional Comments?

- E. Public Participation: While the Element includes a general summary of the public participation process (p. C01), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to discuss outreach to lower-income and special needs groups during the public participation efforts, solicitation efforts for survey responses, and participation in community workshops, and If translation services were provided. The element should also describe when the draft was made available to the public for review, the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and person in the element throughout the process.

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: FIFTH AMENDMENT TO FRANCHISE AGREEMENT WITH ATHENS FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL SOLID WASTE COLLECTION

Date: May 18, 2022

Agenda Item: 11.A

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**RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution No. 7397 Approving a Fifth Amendment to the Solid Waste Franchise Agreement with Athens Services for Residential, Commercial, Industrial, and Multi-Family Residential Solid Waste Collection, in a form approved by the City Attorney.

**Presented by:** Clete J. Saunier, Public Works Director

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**BACKGROUND:**

Prior to 2010, the City of Santa Paula provided residential solid waste collection services and outsourced commercial solid waste collection services to EJ Harrison and Consolidated Disposal, Inc. In 2010, the City Council agreed to privatize solid waste collection services and issued an RFP for solid waste services. A five (5) year non-exclusive solid waste franchise agreement (SWFA) was awarded to Crown Disposal, Inc. (Crown) on April 18, 2011 with an expiration date of May 31, 2016.

On November 4, 2013, the First Amendment to the SWFA was executed to extend Crown's original term to May 31, 2018. On February 2, 2015, the Second Amendment was executed approving assignment of the SWFA from Crown to Recology. On July 17, 2017, the Third Amendment was executed to approve assignment from Recology to Athens Services and on May 20, 2020, the Fourth Amendment extended the SWFA with Athens Services an additional two years to May 31, 2022.

**ANALYSIS:**

In November 2020, the Council directed Staff to conduct a due diligence analysis and comprehensive customer rate study for their review and consideration in determining whether to continue a long-term SWFA with Athens Services, or solicit proposals from interested waste haulers within a formal SWFA Request for Proposal (RFP) process. Upon presenting this report in May 2021, the Council directed staff to commence negotiating a long-term agreement

with Athens.

Staff began meeting with Athens in July 2021 and on September 15, 2021, the Council appointed a SWFA Ad Hoc Committee of two councilmembers to assist City staff in negotiating a long-term agreement with Athens. Staff and the Ad Hoc Committee met numerous times with representatives from Athens to finalize terms and concessions to consider incorporating into a draft SWFA. Staff presented the terms, concessions and the related service rate tables provided by Athens for Council review and consideration on November 17, 2021. The Council approved the rates as presented and directed staff to commence preparing a final draft SWFA with Athens for Council review and approval at a future public meeting.

The current SWFA (Amendment 4) with Athens will expire on May 31, 2022, and the City must take action to avoid a citywide lapse in solid waste collection services.

Staff is working with Athens to finalize a draft SWFA for Council consideration and approval that will place the City and Athens in an exclusive, contractual relationship, over the next 25 years. The City and Athens believe there is an agreement in principle and our attorneys are finalizing language concerning certain remaining items. Staff is confident the remaining items will be finalized by or around the end of May.

Staff recommends Council adopt Resolution No. 7397 and executing the Fifth Amendment that will extend the current agreement with Athens one additional month to June 30, 2022. All other terms provided in the original agreement as amended by the Fourth Amendment remain unchanged. Executing the Fifth Amendment will allow sufficient time to complete agreement negotiations and present a final SWFA for Council review and consideration of approval at its June 1, 2022 public meeting.

Upon Council approval of the SWFA, the initiation of a 45-day (minimum) notice period as required by Proposition 218 will be required. Staff anticipates the notice period will be completed and a public hearing announcing its outcome will take place at a regularly scheduled Council meeting in August 2022. The anticipated effective date establishing the new SWFA terms and service rates is October 1, 2022.

Concurrent with Council approval of the new SWFA, Athens has also agreed to approve a Sixth Amendment extending the current agreement from July 1 through September 30 to avoid a citywide lapse in contracted solid waste collection service during the Proposition 218 process.

**STRATEGIC PLAN:**

The approval of this agenda item does not directly address the strategic goals within the City's adopted Strategic Plan.

**FISCAL IMPACTS:**

There are no fiscal impacts associated with extending the current agreement.

**OPTIONS:**

The Council has the following available alternative options to staff's recommendations:

1. Do not adopt Resolution No. 7397 Approving a Fifth Amendment to the Solid Waste Franchise Agreement with Athens Services. This action would result in a citywide lapse of contracted solid waste collection services with Athens Services until such time Council approves a revised Fifth Amendment and/or Council approves a new long-term SWFA.

**ATTACHMENTS:**

[EXHIBIT A - Resolution No. 7397 One-Month Extension to Solid Waste Franchise Agreement.pdf](#)

# **EXHIBIT A**

**Resolution No. 7397**

## RESOLUTION NO. 7397

### A RESOLUTION APPROVING AN EXTENSION TO JUNE 30, 2022 OF THE FRANCHISE AGREEMENT FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL SOLID WASTE COLLECTION

The City Council for the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. On April 18, 2011, the City and Crown Disposal Company entered into a Franchise Agreement for Residential, Commercial, Industrial and Multi-Family Residential Solid Waste Collection (the "Franchise Agreement") that governed the collection, transferring, recycling, composting, and disposing of solid waste from residential, commercial and industrial premises within City's jurisdiction;
- B. The Franchise Agreement was subsequently assigned to Araco Enterprises, LLC, dba Athens Services (Athens Services) on July 17, 2017 and, on December 17, 2017, the Santa Paula City Council extended the contract term for an additional two years through May 31, 2020;
- C. On May 20, 2020, the Council again extended the period during which collection services are to be provided to May 31, 2022;
- D. The City and Athens Services have been negotiating the terms of a new franchise agreement but such negotiations have not concluded;
- E. Athens Services continues to satisfactorily perform as required by the Franchise Agreement relative to quality of service, service recipient complaints, and its performance in meeting the goals and reporting requirements under the California Integrated Waste Management Act of 1989 (Public Resources Code §40000, et seq.); and
- F. The City Council believes that it is in the best interest of the City to extend the Agreement to June 30, 2022, subject to the provisions of the Fifth Amendment to the Agreement.

SECTION 2: *Term Extension.* The Santa Paula City Council hereby approves a one-month extension of the Franchise Agreement to June 30, 2022.

SECTION 3: *Fifth Amendment to the Franchise Agreement.* The City Council hereby directs the Mayor to execute the Fifth Amendment to the Franchise Agreement, which is attached hereto as Exhibit A and incorporated by this

reference.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 5: This Resolution will become effective immediately upon adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of May, 2022

\_\_\_\_\_  
Jenny Crosswhite, Mayor

ATTEST:

\_\_\_\_\_  
Julie Latshaw, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John C. Cotti, City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Dan Singer, City Manager



Exhibit A: Fifth Amendment to Franchise Agreement for Residential,  
Commercial, Industrial and Multi-Family Residential Solid Waste  
Collection

**FIFTH AMENDMENT TO THE FRANCHISE AGREEMENT FOR  
RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND MULTIFAMILY  
RESIDENTIAL SOLID WASTE COLLECTION**

This FIFTH AMENDMENT (“Amendment”) is made and entered into this 18th day of May, 2022, by and between The City OF SANTA PAULA, a general law city and municipal corporation (“City”), and ATHENS SERVICES, a California corporation (“Athens”).

1. **RECITALS.** This Amendment is made with reference to the following facts and objectives:
  - A. On April 18, 2011, the City and Crown Disposal Co., Inc. entered into non-exclusive solid waste franchise agreement relative to the collecting, transferring, recycling, composting, and disposing of solid waste from all residential, commercial and industrial premises within City's jurisdiction (the “Agreement”). On October 21, 2013, the parties amended the Agreement to extend the initial term through May, 2018, and delay any escalation in solid waste fees until July 1, 2015;
  - B. On February 2, 2015, the Santa Paula City Council consented to assignment of the Agreement to Recology Los Angeles, subject to the provisions of a Second Amendment to the Agreement;
  - C. On July 17, 2017, the Santa Paula City Council again consented to the assignment of the Agreement from Recology Los Angeles to Athens and, on December 17, 2017, the Santa Paula City Council extended the contract term for an additional two years through May 31, 2020;
  - D. On May 20, 2020, the Santa Paula City Council extended the contract term for an additional two-years through May 31, 2022;
  - E. Section 5.01 of the Agreement, as amended, authorizes one additional extension of the Agreement through June 30, 2022; and
  - F. The City and Athens now mutually desire by this Fifth Amendment to the Agreement (“AMENDMENT”) to amend the terms of the Agreement.
2. **AMENDMENT.** In consideration of the foregoing, the Franchise Agreement is amended as follows:
  - A. **TERM.** Section 5.01 of the Franchise Agreement is amended to extend the term of the Franchise Agreement to June 30, 2022.
3. **COUNTERPARTS.** This Amendment may be executed in any number or counterparts, each of which will be an original, but all of which together constitutes one instrument executed on the same date.

4. **ORIGINAL AGREEMENT.** Except as modified by this Amendment, all other terms and conditions of the Agreement remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF SANTA PAULA

ATHENS SERVICES

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Jenny Crosswhite  
Mayor

---

Gary Clifford  
Executive Vice President

ATTEST:

---

Julie Latshaw, City Clerk

APPROVED AS TO FORM:

---

John C. Cotti, City Attorney

APPROVED AS TO CONTENT:

---

Dan Singer, City Manager

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: AMENDMENTS TO VENTURA REGIONAL SANITATION DISTRICT  
OPERATION AND MAINTENANCE CONTRACTS

Date: May 18, 2022

Agenda Item: 11.B

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**RECOMMENDATION:**

Staff recommends that the City Council:

1. Authorize the City Manager to execute Amendment No. 1 to VRSD Contract No. 21-004, Agreement for Wastewater Facility Operation, Management and Maintenance Between the City of Santa Paula and VRSD in a form approved by the City Attorney.
2. Authorize the City Manager to execute Amendment No. 2 to VRSD Contract No. 19-005, Wastewater Collection System and Stormwater Sewer Collection System Maintenance Agreement between the City of Santa Paula and VRSD in a form approved by the City Attorney.

**Presented by:** Clete J. Saunier, Public Works Director

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**BACKGROUND:**

City's Wastewater Collection System and Storm Drain System (WCS):

The City owns a wastewater collection system of approximately five square miles, delivered by gravity flow to the City's Water Recycling Facility (WRF) for treatment and disposal. The wastewater collection system consists of approximately 60 miles of collection lines, with pipeline diameters from 6 to 24 inches, 0.5 miles of force mains, 1190 manholes and two lift stations. The City also owns an extensive system of curb gutters, storm drains, and catch basins as part of its storm drain system.

In February of 2014, the City contracted with American Water (AWOM) to maintain the wastewater collection system; later AWOM sold its contract interests with the City to Veolia North America. The agreement with AWOM/Veolia North America ended December 2018 and was immediately replaced with a temporary, month-to-month service agreement with VRSD. VRSD is a regional non-tax supported public agency providing sanitation services throughout Ventura County including private and public entities.

On March 20, 2019, the City entered into a multi-year agreement with VRSD to operate and maintain the City's wastewater collection and storm drain systems (Contract No. 19-005).

Amendment No. 1 to Contract No. 19-005 was approved on November 19, 2020. The amendment aligned the annual contract term with the fiscal year calendar and extended the agreement end date from March 31, 2023, to June 30, 2023.

Water Recycling Facility (WRF):

The City is the owner of a publicly owned water recycling facility (WRF). The WRF is sited on a 50-acre parcel located at 920 Corporation Street, and is designed to treat wastewater flows up to 4.2 million gallons per day (MGD) with a peak operating capacity of 7.0 MGD.

On April 7, 2021, the City Council approved an Operations, Management and Maintenance Agreement (Contract No. 21-004) with VRSD to provide services for the WRF. Subsequently, the VRSD Board approved Contract No. 21-004 at their April 15, 2021 meeting.

On April 16, 2021, VRSD assumed staffing operations from the previous contracted staffing operator (Veolia North America) for the City for a term from April 15, 2021 to June 30, 2022.

At the November 3, 2021 City Council meeting, the Council was informed that VRSD may not continue to offer contract operations staffing and assistance beyond June 30, 2022 due to the recent loss of some of their other large agency contracts. VRSD also informed the City that if they were able to continue offering contract services after this date, it would require all of their remaining operations contracts, including the City's, to remain active. The Council also received a letter dated October 27, 2021 from MKN (consultants to the City) that provided more details for the summarized analysis in the November 3rd Staff report. In the Staff report, the City Council was provided an analysis for four (4) potential options with future operation services of its facilities:

1. Request for Proposals
2. Continued Agreement with VRSD with Extension
3. City Assumes Operations
4. City WRF Operation and Contract Wastewater Collection System Operation ("Hybrid" Option)

At the conclusion of this meeting the City Council directed staff to pursue extension of both existing Agreements (Option No 2, with Option 3 as a backup Option), and notify VRSD of its direction.

On December 15, 2021, Staff presented a report to Council addressing a December 9<sup>th</sup> letter received from VRSD management staff. The letter included VRSD's Proposed Hourly Rates (revised and updated December 9, 2021) for Fiscal Year 2023, an updated Cost Comparison Budget vs. Actual for the City's wastewater services, and a request for a five-year commitment from the City to VRSD to continue providing water/wastewater services under their existing service contracts for both the WRF and WCS.

With the significant increases in VRSD's proposed wastewater service costs, the Council directed Staff to fully evaluate the financial and operational impacts of transferring all wastewater services contracts from VRSD to internal staff operation.

On January 19, 2022, Staff provided more detail regarding implications and options for City's future wastewater services (2022 Updated Cost Benefit Analysis), including summarized costs and qualitative considerations for three options:

- Option 1: VRSD operates WRF and WCS
- Option 2: City staff operates WRF and WCS
- Option 3: City staff operates WRF and private contractor operates WCS

Upon review and consideration of the three options, the Council approved Option 1 and directed staff to pursue a five-year contract extension with VRSD for operation of both the WCS and WRF beginning July 1, 2022.

**ANALYSIS:**

On January 20, 2022, Staff sent a letter to VRSD describing the City Council’s direction at its January 19<sup>th</sup> public meeting. The letter requested that City and VRSD staff and legal counsels meet to develop draft Agreements (Contract Amendments), with the intent to return to the City Council and VRSD Board before the end of April for their respective consideration and approval. The letter expressed Council’s desire that these Agreements would clearly contain all the required terms and conditions, yet also provide a pass-through cost savings to VRSD’s clients, including the City, in line with future operational cost savings realized by VRSD.

Staff and legal counsels for the City and VRSD have drafted and agreed to the proposed Contract Amendments (Exhibits A and B). On May 5, 2022, the VRSD Board approved Amendment No. 2 to Contract No. 19-005, and Amendment No. 1 to Contract No. 21-004.

Summarized below are the revised term provisions contained in the Contract Amendments. All other terms and conditions remain unchanged from the current contracts.

- Both Agreement terms are extended to June 30, 2027 (5 Years).
- Provision to reflect annual adjustment for inflation based upon the Consumer Price Index not to exceed 5% annually.
- Provision to reflect hourly employee rates in Agreements Exhibit B, potential rebate or credit for services if certain conditions are met; specifically:

*CONTRACTOR has calculated the hourly employee rates and equipment rental rates in Exhibit B based on estimated level of service commitments by five public sector clients, which could change over time. Within six months of the conclusion of each fiscal year, CONTRACTOR will perform an analysis to determine if a rebate is warranted for all water and wastewater customers for that fiscal year. A rebate in the form of a credit for future services will be provided to each customer, including CITY, prorated on revenues generated during the corresponding fiscal year. In order for a rebate to be warranted in any given fiscal year, all of the following conditions must be met:*

- Revenues generated from water and wastewater services provided CONTRACTOR exceed the costs to CONTRACTOR of providing those services;*
- Cashflows maintained in the water/wastewater fund exceed 60-days of budgeted annual operating expenses for the following fiscal year; and*
- Cashflows are on target to meet all capital purchase needs.”*

*For purposes exclusively of Section 1.I., the term “cashflow” shall mean the CONTRACTOR’s unrestricted cash and cash equivalent balances at June 30th.*

- Provision to reflect Termination without cause by either party:
- Provision (only applicable to WCS Amendment) to reflect current RWQCB and SWRCB

## Orders and Permits

### **STRATEGIC PLAN:**

The approval of this agenda item does not directly address the strategic goals within the City's adopted Strategic Plan.

### **FISCAL IMPACTS:**

The Sewer Enterprise Fund will fund all costs related to both Amendments.

Costs for WCS work performed under Amendment No. 2 to Contract No. 19-005 for FY 2022-23 are \$575,821. Rates can be adjusted annually for inflation, in accordance with the U.S. Bureau of Labor Statistics' Consumer Price Index (CPI), from a minimum of 0% to a maximum of 5%.

Costs for WRF work performed under Amendment No. 1 to Contract No. 21-004 for FY 2022-23 are \$1,171,920. Similar to Contract No. 19-005, rates can be adjusted annually for inflation, in accordance with the CPI, from a minimum of 0% to a maximum of 5%. Staff will return to Council on June 15 to request budget allocations or amendments to the Sewer Fund Operating Budget to address the cost increase.

### **OPTIONS:**

The Council has the following available alternative options to Staff's recommendations:

1. Do not authorize the City Manager to execute WCS Amendment No. 1 and/or WRF Amendment No. 2 and direct staff to renegotiate one or more terms in the Amendments with VRSD. If the VRSD Board and City Council cannot agree to the revised Amendment(s) terms before June 30, 2022, the WRF and/or WCS would potentially be operating without a designated Chief Plant Operator and O&M Contractor. This could have catastrophic results, including the levying of fines against the City by the LARWQCB and other agencies of jurisdiction.

### **ATTACHMENTS:**

[EXHIBIT A - VRSD Amendment No. 1 to 21-004 City of Santa Paula.pdf](#)

[EXHIBIT B - VRSD Amendment No. 2 to 19-005 City of Santa Paula.pdf](#)

# **EXHIBIT A**

**AMENDMENT NO. 1 TO VRSD CONTRACT NO. 21-004**



**AMENDMENT NO. 1 TO VRSD CONTRACT NO. 21-004  
AGREEMENT FOR WASTEWATER FACILITY OPERATION,  
MANAGEMENT & MAINTENANCE  
BETWEEN THE  
CITY OF SANTA PAULA  
AND  
VENTURA REGIONAL SANITATION DISTRICT**

This Amendment (“Amendment”) to the Agreement for Wastewater Facility Operation, Management & Maintenance Agreement is made and entered into this \_\_\_ day of \_\_\_\_\_, 2022 by and between the CITY OF SANTA PAULA, a California general law city and municipal corporation (“City”) and VENTURA REGIONAL SANITATION DISTRICT, a public agency formed pursuant to California Health & Safety Code Section 4700 *et seq* (“VRSD”). Together, VRSD and City are sometimes individually referred to as “Party” and collectively as “Parties” in this Amendment.

**RECITALS**

A. City and VRSD entered into a Wastewater Facility Operation, Management & Maintenance Agreement dated April 15, 2021 (“Agreement”), whereby VRSD agreed to manage, operate, and maintain the City’s Water Recycling Facility;

B. City and VRSD have determined that this Amendment helps VRSD to continue offering cost-effective, essential, public services to public agency wastewater clients; and

C. City and VRSD now desire to amend the Agreement for the first time to extend the term of the Agreement and alter the termination and compensation provisions.

NOW, THEREFORE, based upon valuable and adequate consideration set forth below and the Recitals stated above, the Parties mutual agree to be bound by the following amendments to the Agreement:

**1. TERMS**

1.1 Amendment.

(a) The Parties acknowledge and agree that the following language shall replace their respective provisions as follows:

“4.1 Effective Date & Term. This Agreement shall commence on April 16, 2021, and shall expire on June 30, 2026. Parties may extend the Agreement for another year or years by mutual agreement of the Parties or terminated as hereinafter provided.”

“4.2 Termination by City. City may terminate this Agreement in the event of a material default by VRSD in any of VRSD’s obligations hereunder. For purposes of this Agreement, a material default shall be defined as VRSD’s failure to perform any of the obligations contained in Article 3: Scope of Services herein. Such termination by City

shall be effective 60 days after VRSD’s receipt of written notice from City specifying the default. Termination of this Agreement because of a material default of VRSD shall not relieve VRSD from liability for such default. In case of termination of this Agreement by City for material default of VRSD, VRSD shall be entitled to amounts actually earned as of the date of the default.”

“4.3 Termination by VRSD. VRSD may terminate this Agreement in the event of a material default by City in any of City’s obligations hereunder. For purposes of this Agreement, a material default shall be defined as City’s failure to perform any of the obligations contained in Article 6: Operational Costs and Compensation For Services. Such termination by VRSD shall be effective 60 days after City’s receipt of written notice from VRSD specifying the default. Termination of this Agreement because of a material default of City shall not relieve City from liability for such default nor for payment to VRSD for services rendered up to the date of termination.”

“5.1 Operational Costs. City shall pay to VRSD the entire cost to VRSD of performing the Services which shall be \$ 1,171,920 for FY 2022-23. City shall be billed only for costs incurred. City shall not be billed for costs exceeding total written authorization and VRSD shall not be obligated to perform work in excess of written authorization from City. For this Agreement, the entire cost to City shall include:

a. For personnel services (for FY 2022-2023), the VRSD billing rate associated with the classification of each individual performing services, as shown in Exhibit “B” Hourly Rates, attached and incorporated herein by reference. The Hourly Rates will automatically be adjusted in accordance with Article 5.2 each year, thereafter.

b. For purchase of supplies, equipment, and services, the actual cost plus a fifteen percent (15%) markup.

c. For provision of equipment and machinery (for FY 2022-2023), the actual and complete cost of owning, operating and replacement of said equipment, including but not limited to, depreciation; consumable supplies such as gasoline, electricity, or paper; maintenance; and insurance costs, as shown in Exhibit “B” Equipment & Supply (Consumable) Rates, attached and incorporated herein by reference. The Equipment & Supply (Consumable) Rates shall automatically be adjusted in accordance with Article 5.2 each year, thereafter.”

(b) Section 7.2.a. shall be deleted in its entirety and the rest of Section 7.2 shall be renumbered accordingly.

(c) The Parties acknowledge and agree that the following language shall be added to the Agreement:

“4.4 Termination without Cause. At any time during this Agreement’s term, either VRSD or City may terminate this Agreement for any reason by providing the other party with a minimum of 120-days prior written notice in accordance with Article 16.”

“5.2.f Rates shown in Exhibit “B” shall be adjusted annually for inflation, in line with VRSD’s fiscal year (July through June), in accordance with the U.S. Bureau of Labor Statistics’ Consumer Price Index (CPI). The minimum and maximum allowable increase per year will be between zero (0%) and five percent (5%), respectively. CPI shall be defined as the index for All Urban Consumers for the Los Angeles-Long Beach-Anaheim, CA area, not seasonally adjusted, all items index, annual average. Either City or VRSD may request an extraordinary rate adjustment if circumstances warrant, but no modification, alteration or variation of the terms and conditions of this Agreement shall be made or become valid unless the extraordinary rate adjustment is in writing and mutually agreed to by the Parties.”

“5.2.g VRSD has calculated the hourly employee rates and equipment rental rates in Exhibit B based on estimated level of service commitments by five public sector clients, which could change over time. Within six months of the conclusion of each fiscal year, VRSD will perform an analysis to determine if a rebate is warranted for all water and wastewater customers for that fiscal year. A rebate in the form of a credit for future services will be provided to each customer, including City, prorated on revenues generated during the corresponding fiscal year. In order for a rebate to be warranted in any given fiscal year, all of the following conditions must be met:

- a. Revenues generated from water and wastewater services provided by VRSD exceed the costs to VRSD of providing those services;
- b. Cashflows maintained in the water/wastewater fund exceed 60-days of budgeted annual operating expenses for the following fiscal year; and
- c. Cashflows are on target to meet all capital purchase cashflow needs.”

For purposes exclusively of Section 5.2g, the term “cashflow” shall mean the VRSD’S unrestricted cash and cash equivalent balances at June 30<sup>th</sup>.

1.2 Continuing Effect of Agreement. Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

1.3 Counterparts. This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment on the date first herein above written.

**VENTURA REGIONAL SANITATION DISTRICT**

By: *Laura Hernandez*  
By: Laura Hernandez (May 8, 2022 18:35 PDT)  
LAURA HERNANDEZ  
Chairman of the Board

**CITY OF SANTA PAULA**

By: \_\_\_\_\_  
JENNY CROSSWHITE  
Mayor

ATTEST

ATTEST

By: *Juliet Rodriguez*  
By: Juliet Rodriguez (May 9, 2022 16:20 PDT)  
JULIET RODRIGUEZ  
Clerk of the Board

By \_\_\_\_\_  
JULIE LATSHAW  
City Clerk

APPROVED AS TO FORM  
ARNOLD LaROCHELLE  
MATHEWS, VANCONAS & ZIRBEL, LLP

APPROVED AS TO FORM  
BEST BEST & KRIEGER

By: *Robert Kwong*  
By: Robert Kwong (May 5, 2022 16:36 PDT)  
ROBERT N. KWONG  
Legal Counsel for District

By \_\_\_\_\_  
JOHN COTTI  
City Attorney

APPROVED AS TO ADMINISTRATION

By: *Chris Theisen*  
CHRIS THEISEN  
General Manager

**EXHIBIT B**  
**VENTURA REGIONAL SANITATION DISTRICT**  
**PROPOSED HOURLY RATES-REVISED 12/09/21**  
**JULY 1, 2022 THROUGH JUNE 30, 2023**

			FY 2022		FY 2023	
<b><u>CENTRAL ADMINISTRATION</u></b>			Hourly	OT	Hourly	OT
<b>Div.</b>	<b>Pos.</b>	<b>Title</b>				
CA	110	Human Resources Technician	\$85	\$128	\$58	\$87
CA	601	Fiscal Assistant	\$82	\$123	\$56	\$84
CA	605	Senior Fiscal Assistant	\$82	\$123	\$56	\$84
CA	208	Executive Assistant/Clerk of the Board	\$107	\$161	\$74	\$111
CA	112	Safety Officer	\$135	NA	\$96	NA
CA	607	Accountant	\$130	NA	\$79	NA
CA	608	Senior Accountant	\$130	NA	\$117	NA
CA	111	Human Resources Manager	\$146	NA	\$102	NA
CA	502	Director of Finance	\$209	NA	\$153	NA
CA	501	General Manager	\$234	NA	\$172	NA
<b><u>OPERATIONS</u></b>			Hourly	OT	Hourly	OT
<b>Div.</b>	<b>Pos.</b>	<b>Title</b>				
WWW	209	Office Assistant	\$84	\$126	\$128	\$192
WWW	207	Administrative Assistant	\$84	\$126	\$128	\$192
WWW	909	W/WW Helper	\$82	\$123	NA	NA
WWW	908	W/WW Worker	\$101	\$152	\$142	\$213
WWW	911	Electrical/Mechanical Worker	\$110	\$165	\$154	\$231
WWW	916	W/WW Operator in Training	\$110	\$165	\$154	\$231
WWW	905	W/WW Treatment Operator I	\$110	\$165	\$154	\$231
WWW	906	W/WW Treatment Operator II	\$110	\$165	\$154	\$231
WWW	910	W/WW Treatment Operator III	\$110	\$165	\$154	\$231
WWW	913	W/WW Treatment Operator IV	\$110	\$165	\$154	\$231
WWW	914	W/WW Treatment Operator V	\$110	\$165	\$154	\$231
WWW	450	Environmental Resource Analyst	\$127	\$191	\$191	\$287
WWW	901	Instrumentation Technician	\$128	\$192	\$164	\$246
WWW	915	Electrical & Instrumentation Control Supervisor	\$128	NA	NA	NA
WWW	720	W/WW Operations Supervisor	\$139	NA	\$161	NA
WWW	723	W/WW Operations Superintendent	\$156	NA	NA	NA
WWW	950	Operations Manager	\$156	NA	NA	NA
SW	820	Solid Waste Equipment Operator	\$110	\$165	\$154	\$231
SW	314	Engineering Technician	\$128	\$192	\$164	\$246
SW	320	Engineer	\$139	NA	\$161	NA
SW	315	Senior Engineer	\$139	NA	\$161	NA
SW	319	Senior Engineering Technician	\$139	\$209	\$164	\$246
SW	506	Director of Operations	\$166	NA	\$138	NA

- EMERGENCY CALL OUTS ARE PER PERSON, PORTAL TO PORTAL (3 HOUR MINIMUM).
- OBSERVED VRSD HOLIDAYS WILL BE CHARGED AT DOUBLE TIME (3 HOUR MINIMUM).
- OVERHEAD RATES APPLIED, AS FOLLOWS:

All Other Services, Materials and Supplies 15%

**EXHIBIT B**  
**VENTURA REGIONAL SANITATION DISTRICT**  
**EQUIPMENT & SUPPLY (CONSUMABLE) RATES-PROPOSED**  
**JULY 1, 2022 THROUGH JUNE 30, 2023**

EQUIPMENT	CHARGE					
	Mile	Use	Hour	Day	Week	Month
Air Compressor				\$154.50		
Airless Sprayer Epic 660E				\$54		
Bulldog Nozzle		\$39				
Chlorine Residuals, Field Tests		\$6				
Coatings & Linings - Hand Tools				\$31		
Coatings & Linings - Power Tools (includes Hand Tools rate)				\$77.25		
Compressor, Air				\$154.50		
Computer, Laptop				\$77.25		
Concrete Mixer				\$77.25		
Confined Space Tripod/Harness System w/air blower				\$77.25		
Debris Catcher				\$39		
Digital Manometer		\$1.55				
Epoxy Injection Machine				\$479		
Fleet Vehicle Use (mileage)	\$1.55					
Fuel Filtering System				\$85		
Gas Analyzer (GEM)						\$352
Gas Scope (meter)		\$31				
Generator - 2kw				\$39		
Generator - 5kw				\$39		
Generator - 70kw				\$154.50		
Grunfos Control Box		\$23				
Laptop computer				\$77.25		
Laser Alignment Equipment				\$116		
Lateral Camera (use = each lateral)		\$154.50				
Load Bank				\$70		
Locator (or metal detector)				\$39		
Manhole Rehab Equipment = \$100.40/vertical foot		\$100.40/vft				
Metal Detector (Locator)				\$39		
Meter - Electrical Conductivity		\$8				
Meter - QED Flow Cell Meter		\$31				
Mule (ATV)						\$433
Oil System				\$62		
Peristolic Pump		\$31				
pH, Field Tests		\$8				
Polymixer						\$201
Portable Hydorrodder				\$579		
Portable Welder				\$31		
Pressure Washer			\$8	\$62		
Pressure Washer - High Pressure/Hot Water				\$85		

**EXHIBIT B**

**VENTURA REGIONAL SANITATION DISTRICT  
EQUIPMENT & SUPPLY (CONSUMABLE) RATES (continued)  
JULY 1, 2022 THROUGH JUNE 30, 2023**

EQUIPMENT	CHARGE					
	Mile	Use	Hour	Day	Week	Month
Pulse Air System				\$85		
Pump - 3" Pump				\$62		
Pump - 4" Godwin				\$154.50	\$865	\$3,476
Pump - 4" Trailer-Mounted Pump				\$93	\$519	\$2,086
Pump - Dewatering Pump (Potable)				\$77.25	\$232	\$618
Pump - Diaphragm Pump				\$154.50	\$865	\$3,476
Pump - King Pump				\$154.50	\$865	\$3,476
Pump - Trash Pump, 6"				\$154.50	\$865	\$3,476
Pumper Trailer				\$77.25		
Push Camera				\$116		
Root Saw or Chain Scraper				\$39		
Sampler - Automatic (ISCO)		\$46				
Sandblaster				\$70		
Spec. Small Tools & Equip (includes Gas Tech, Fluke meter, etc)				\$46-\$201		
Sprayer, Airless and Manhole				\$155		
Sprayer, Extreme Airless				\$386		
Test Bench, Water (Ford)						\$386
Traffic Control Items (cones/signs)				\$46		
Vactor with Chase Truck (for traffic control) *			\$116	\$892		
Vactor without Chase Truck *			\$96	\$850		
Vacuum Truck *				\$487		
Vehicle - MULE (all terrain vehicle)						\$433
Vehicle - Standby Truck w/crane, pump, & tank		\$39				
Vehicle or Forklift				\$39		
Vehicle #2148 (Assigned to TWSD)						\$839
Vehicle #2149 (Assigned to TWSD)						\$1,597
Vehicle #2131 (Assigned to TWSD)						\$639
Video Inspection Vehicle (TV Van) *				\$487		
Water line depth sounder		\$3				
Water Trailer (250 Tank)				\$93		
Well Control Box (pump controller-QED)		\$15				

\* Hourly/Daily rate does not include fuel surcharge.

SUPPLY (CONSUMABLE)	CHARGE					
	Mile	Use	Hour	Day	Week	Month
Bailers & Disposable supplies (filters)		\$23				
Consumables				\$5		
Float Switch		\$82				
Float Weight		\$15				

# **EXHIBIT B**

**AMENDMENT NO. 2 TO VRSD CONTRACT NO. 19-005**



**AMENDMENT NO. 2 TO VRSD CONTRACT NO. 19-005  
WASTEWATER COLLECTION SYSTEM AND STORMWATER  
SEWER SYSTEM MAINTENANCE AGREEMENT  
BETWEEN  
THE CITY OF SANTA PAULA  
AND  
VENTURA REGIONAL SANITATION DISTRICT**

This Second Amendment (“Amendment No. 2”) to the Wastewater Collection System and Stormwater Sewer System Maintenance Agreement is made and entered into this \_\_\_ day of \_\_\_\_\_, 2022 by and between the CITY OF SANTA PAULA, a California general law city and municipal corporation (“CITY”) and VENTURA REGIONAL SANITATION DISTRICT, a public agency formed pursuant to California Health & Safety Code Section 4700 *et seq* (“CONTRACTOR”). Together, CONTRACTOR and CITY are sometimes individually referred to as “Party” and collectively as “Parties” in this Amendment.

**RECITALS.**

A. CITY and CONTRACTOR entered a Wastewater Collection System and Stormwater Sewer System Maintenance Agreement dated March 20, 2019 (“Agreement”), whereby CONTRACTOR agreed to manage, operate, and maintain the CITY’s wastewater collection system and separate stormwater sewer system;

B. CITY and CONTRACTOR entered into an amendment to the Agreement dated November 19, 2020, to revise the performance/contract term and additional compensation;

C. CITY and CONTRACTOR have determined that this Amendment No. 2 helps CONTRACTOR continue offering cost-effective, essential, public services to public agency wastewater clients; and

D. CITY and CONTRACTOR now desire to amend the Agreement for a second time to extend the term of the Agreement and alter the termination and compensation provisions.

NOW, THEREFORE, based on the valuable and adequate consideration set forth below and the Recitals stated above, the Parties mutually agree to be bound by the following Amendment terms and conditions to the Agreement.

**1. TERMS.**

1.1 Amendment.

(a) The Parties acknowledge and agree that the following language shall replace their respective provisions as follows:

**“1. CONSIDERATION or PAYMENT for SERVICES**

CITY shall pay to CONTRACTOR the entire cost to CONTRACTOR of performing the

Services which shall be \$ 575,821 for FY 2022-23. CITY shall be billed only for costs incurred. CITY shall not be billed for costs exceeding total written authorization and CONTRACTOR shall not be obligated to perform work in excess of written authorization from CITY. For this Agreement, the entire cost to CITY shall include:

A. For personnel services (for FY 2022-2023), CONTRACTOR billing rate associated with the classification of each individual performing services, as shown in Exhibit "B" Hourly Rates, attached and incorporated herein by reference. The Hourly Rates will automatically be adjusted in accordance with Article 4.6 each year, thereafter.

B. For purchase of supplies, equipment, and services, the actual cost plus a fifteen percent (15%) markup.

C. For provision of equipment and machinery (for FY 2022-2023), the actual and complete cost of owning, operating and replacement of said equipment, including but not limited to, depreciation; consumable supplies such as gasoline, electricity, or paper; maintenance; and insurance costs, as shown in Exhibit "B" Equipment & Supply (Consumable) Rates, attached and incorporated herein by reference. The Equipment & Supply (Consumable) Rates shall automatically be adjusted in accordance with Article 4.6 each year, thereafter.

D. Compensation for Services. CONTRACTOR shall submit a monthly statement for its services accompanied with a letter of explanation. CITY shall reimburse CONTRACTOR for expenses within 30 days of the receipt of the statement.

E. Existing Fixed Assets. All existing CITY fixed assets, rolling stock, inventory and supplies of and accessory to the CITY facilities are and will remain the property of CITY. CONTRACTOR is acting solely as an agent on behalf of CITY in its acquisition, use, and disposition of such items. CONTRACTOR shall not enter into contracts for acquisition or disposal of CITY fixed assets without prior approval of CITY.

F. Records. CONTRACTOR shall maintain all accounting in conformance with generally accepted accounting principles and all applicable laws and regulations.

G. Examination of Records. CONTRACTOR agrees that CITY shall have, during normal business hours, access to and the right to examine any directly pertinent books, documents, papers, and records of CONTRACTOR and of all the transactions relating to this Agreement.

H. Rates shown in Exhibit B shall be adjusted annually for inflation, in line with CONTRACTOR's fiscal year (July through June), in accordance with the U.S. Bureau of Labor Statistics' Consumer Price Index (CPI). The minimum and maximum allowable increase per year will be between zero (0%) and five percent (5%), respectively. CPI shall be defined as the index for All Urban Consumers for the Los Angeles-Long Beach-Anaheim, CA area, not seasonally adjusted, all items index, annual average. Either CITY or CONTRACTOR may request an extraordinary rate adjustment if circumstances warrant, but no modification, alteration or variation of the terms and conditions of this Agreement shall be made or become valid unless the extraordinary rate adjustment is in writing and

mutually agreed to by the Parties.”

“I. CONTRACTOR has calculated the hourly employee rates and equipment rental rates in Exhibit B based on estimated level of service commitments by five public sector clients, which could change over time. Within six months of the conclusion of each fiscal year, CONTRACTOR will perform an analysis to determine if a rebate is warranted for all water and wastewater customers for that fiscal year. A rebate in the form of a credit for future services will be provided to each customer, including CITY, prorated on revenues generated during the corresponding fiscal year. In order for a rebate to be warranted in any given fiscal year, all of the following conditions must be met:

- a. Revenues generated from water and wastewater services provided by CONTRACTOR exceed the costs to CONTRACTOR of providing those services;
- b. Cashflows maintained in the water/wastewater fund exceed 60-days of budgeted annual operating expenses for the following fiscal year; and
- c. Cashflows are on target to meet all capital purchase needs.”

For purposes exclusively of Section 1.I., the term “cashflow” shall mean the CONTRACTOR’s unrestricted cash and cash equivalent balances at June 30<sup>th</sup>.

“2. TERM. The term of this Agreement will be from April 1, 2019, to June 30, 2027. The Agreement may be amended upon mutual consent of the Parties.”

#### **“8. TERMINATION**

A. This Agreement may be terminated by CITY upon the following terms and conditions:

CITY may terminate this Agreement in the event of a material default by CONTRACTOR in any of CONTRACTOR’s obligations hereunder. For purposes of this Agreement, a material default shall be defined as CONTRACTOR’s failure to perform any of the obligations contained in Article 3: Scope of Services herein. Such termination by CITY shall be effective 60 days after CONTRACTOR’s receipt of written notice from CITY specifying the default. Termination of this Agreement because of a material default of CITY shall not relieve CONTRACTOR from liability for such default. In case of termination of this Agreement by CITY for material default of CONTRACTOR, CONTRACTOR shall be entitled to amounts actually earned as of the date of the default.

B. This Agreement may be terminated by CONTRACTOR upon the following terms and conditions:

CONTRACTOR may terminate this Agreement in the event of a material default by CITY in any of CITY’s obligations hereunder. For purposes of this Agreement, a material default shall be defined as CITY’s failure to perform any of the obligations contained in ARTICLE 1: Payment for Services. Such termination by

CONTRACTOR shall be effective 60 days after CITY's receipt of written notice from CONTRACTOR specifying the default. Termination of this Agreement because of a material default of CITY shall not relieve CITY from liability for such default or for payment to CONTRACTOR for services rendered up to the date of termination."

(b) The following should be added to Exhibit "B" of the Agreement:

"CONTRACTOR shall adhere to and implement applicable Collection System Requirements, as set forth in RWQCB Order No. R4-2018-0022, VI. Provisions N., including SWRCB Order No. 2006-003-DWQ and any subsequently adopted SWRCB General Order superseding said Order.

CONTRACTOR shall adhere to and implement applicable Storm Drain Requirements, as set forth in RWQCB Order No. R4-2021-0105 (Regional MS4 WDR and NPDES Permit for the Los Angeles Region)."

(c) The Parties acknowledge and agree that the following language shall be added to Article 8 of the Agreement:

"G. Termination without Cause. At any time during the term of this Agreement, either CITY or CONTRACTOR may terminate this Agreement for any reason by providing the other with a 120-day written notice in accordance with Article 11."

1.2 Continuing Effect of Agreement. Except as amended by this Amendment No. 2, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 2.

1.3 Counterparts. This Amendment No. 2 may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 2 on the date first herein above written.

**VENTURA REGIONAL SANITATION DISTRICT**

By: *Laura Hernandez*  
Laura Hernandez (May 8, 2022 18:37 PDT)  
LAURA HERNANDEZ  
Chairman of the Board

**CITY OF SANTA PAULA**

By: \_\_\_\_\_  
JENNY CROSSWHITE  
Mayor

ATTEST

ATTEST

By: *Juliet Rodriguez*  
Juliet Rodriguez (May 5, 2022 16:20 PDT)  
JULIET RODRIGUEZ  
Clerk of the Board

By: \_\_\_\_\_  
JULIE LATSHAW  
City Clerk

APPROVED AS TO FORM  
ARNOLD LaROCHELLE  
MATHEWS, VANCONAS & ZIRBEL, LLP

APPROVED AS TO FORM  
BEST BEST & KRIEGER

By: *Robert Kwong*  
Robert Kwong (May 5, 2022 18:36 PDT)  
ROBERT N. KWONG  
Legal Counsel for District

By: \_\_\_\_\_  
JOHN COTTI  
City Attorney

APPROVED AS TO ADMINISTRATION

By: *Chris Theisen*  
CHRIS THEISEN  
General Manager

EXHIBIT B  
**VENTURA REGIONAL SANITATION DISTRICT**  
**PROPOSED HOURLY RATES-REVISED 12/09/21**  
**JULY 1, 2022 THROUGH JUNE 30, 2023**

			FY 2022		FY 2023	
<b>CENTRAL ADMINISTRATION</b>						
Div.	Pos.	Title	Hourly	OT	Hourly	OT
CA	110	Human Resources Technician	\$85	\$128	\$58	\$87
CA	601	Fiscal Assistant	\$82	\$123	\$56	\$84
CA	605	Senior Fiscal Assistant	\$82	\$123	\$56	\$84
CA	208	Executive Assistant/Clerk of the Board	\$107	\$161	\$74	\$111
CA	112	Safety Officer	\$135	NA	\$96	NA
CA	607	Accountant	\$130	NA	\$79	NA
CA	608	Senior Accountant	\$130	NA	\$117	NA
CA	111	Human Resources Manager	\$146	NA	\$102	NA
CA	502	Director of Finance	\$209	NA	\$153	NA
CA	501	General Manager	\$234	NA	\$172	NA
<b>OPERATIONS</b>						
Div.	Pos.	Title	Hourly	OT	Hourly	OT
WWW	209	Office Assistant	\$84	\$126	\$128	\$192
WWW	207	Administrative Assistant	\$84	\$126	\$128	\$192
WWW	909	W/WW Helper	\$82	\$123	NA	NA
WWW	908	W/WW Worker	\$101	\$152	\$142	\$213
WWW	911	Electrical/Mechanical Worker	\$110	\$165	\$154	\$231
WWW	916	W/WW Operator in Training	\$110	\$165	\$154	\$231
WWW	905	W/WW Treatment Operator I	\$110	\$165	\$154	\$231
WWW	906	W/WW Treatment Operator II	\$110	\$165	\$154	\$231
WWW	910	W/WW Treatment Operator III	\$110	\$165	\$154	\$231
WWW	913	W/WW Treatment Operator IV	\$110	\$165	\$154	\$231
WWW	914	W/WW Treatment Operator V	\$110	\$165	\$154	\$231
WWW	450	Environmental Resource Analyst	\$127	\$191	\$191	\$287
WWW	901	Instrumentation Technician	\$128	\$192	\$164	\$246
WWW	915	Electrical & Instrumentation Control Supervisor	\$128	NA	NA	NA
WWW	720	W/WW Operations Supervisor	\$139	NA	\$161	NA
WWW	723	W/WW Operations Superintendent	\$156	NA	NA	NA
WWW	950	Operations Manager	\$156	NA	NA	NA
SW	820	Solid Waste Equipment Operator	\$110	\$165	\$154	\$231
SW	314	Engineering Technician	\$128	\$192	\$164	\$246
SW	320	Engineer	\$139	NA	\$161	NA
SW	315	Senior Engineer	\$139	NA	\$161	NA
SW	319	Senior Engineering Technician	\$139	\$209	\$164	\$246
SW	506	Director of Operations	\$166	NA	\$138	NA

- EMERGENCY CALL OUTS ARE PER PERSON, PORTAL TO PORTAL (3 HOUR MINIMUM).
- OBSERVED VRSD HOLIDAYS WILL BE CHARGED AT DOUBLE TIME (3 HOUR MINIMUM).
- OVERHEAD RATES APPLIED, AS FOLLOWS:

All Other Services, Materials and Supplies 15%

**EXHIBIT B**  
**VENTURA REGIONAL SANITATION DISTRICT**  
**EQUIPMENT & SUPPLY (CONSUMABLE) RATES-PROPOSED**  
**JULY 1, 2022 THROUGH JUNE 30, 2023**

EQUIPMENT	CHARGE					
	Mile	Use	Hour	Day	Week	Month
Air Compressor				\$154.50		
Airless Sprayer Epic 660E				\$54		
Bulldog Nozzle		\$39				
Chlorine Residuals, Field Tests		\$6				
Coatings & Linings - Hand Tools				\$31		
Coatings & Linings - Power Tools (includes Hand Tools rate)				\$77.25		
Compressor, Air				\$154.50		
Computer, Laptop				\$77.25		
Concrete Mixer				\$77.25		
Confined Space Tripod/Harness System w/air blower				\$77.25		
Debris Catcher				\$39		
Digital Manometer		\$1.55				
Epoxy Injection Machine				\$479		
Fleet Vehicle Use (mileage)	\$1.55					
Fuel Filtering System				\$85		
Gas Analyzer (GEM)						\$352
Gas Scope (meter)		\$31				
Generator - 2kw				\$39		
Generator - 5kw				\$39		
Generator - 70kw				\$154.50		
Grunfos Control Box		\$23				
Laptop computer				\$77.25		
Laser Alignment Equipment				\$116		
Lateral Camera (use = each lateral)		\$154.50				
Load Bank				\$70		
Locator (or metal detector)				\$39		
Manhole Rehab Equipment = \$100.40/vertical foot		\$100.40/vft				
Metal Detector (Locator)				\$39		
Meter - Electrical Conductivity		\$8				
Meter - QED Flow Cell Meter		\$31				
Mule (ATV)						\$433
Oil System				\$62		
Peristolic Pump		\$31				
pH, Field Tests		\$8				
Polymixer						\$201
Portable Hydorrodder				\$579		
Portable Welder				\$31		
Pressure Washer			\$8	\$62		
Pressure Washer - High Pressure/Hot Water				\$85		

**EXHIBIT B**

**VENTURA REGIONAL SANITATION DISTRICT  
EQUIPMENT & SUPPLY (CONSUMABLE) RATES (continued)  
JULY 1, 2022 THROUGH JUNE 30, 2023**

EQUIPMENT	CHARGE					
	Mile	Use	Hour	Day	Week	Month
Pulse Air System				\$85		
Pump - 3" Pump				\$62		
Pump - 4" Godwin				\$154.50	\$865	\$3,476
Pump - 4" Trailer-Mounted Pump				\$93	\$519	\$2,086
Pump - Dewatering Pump (Potable)				\$77.25	\$232	\$618
Pump - Diaphragm Pump				\$154.50	\$865	\$3,476
Pump - King Pump				\$154.50	\$865	\$3,476
Pump - Trash Pump, 6"				\$154.50	\$865	\$3,476
Pumper Trailer				\$77.25		
Push Camera				\$116		
Root Saw or Chain Scraper				\$39		
Sampler - Automatic (ISCO)		\$46				
Sandblaster				\$70		
Spec. Small Tools & Equip (includes Gas Tech, Fluke meter, etc)				\$46-\$201		
Sprayer, Airless and Manhole				\$155		
Sprayer, Extreme Airless				\$386		
Test Bench, Water (Ford)						\$386
Traffic Control Items (cones/signs)				\$46		
Vactor with Chase Truck (for traffic control) *			\$116	\$892		
Vactor without Chase Truck *			\$96	\$850		
Vacuum Truck *				\$487		
Vehicle - MULE (all terrain vehicle)						\$433
Vehicle - Standby Truck w/crane, pump, & tank		\$39				
Vehicle or Forklift				\$39		
Vehicle #2148 (Assigned to TWSD)						\$839
Vehicle #2149 (Assigned to TWSD)						\$1,597
Vehicle #2131 (Assigned to TWSD)						\$639
Video Inspection Vehicle (TV Van) *				\$487		
Water line depth sounder		\$3				
Water Trailer (250 Tank)				\$93		
Well Control Box (pump controller-QED)		\$15				

\* Hourly/Daily rate does not include fuel surcharge.

SUPPLY (CONSUMABLE)	CHARGE					
	Mile	Use	Hour	Day	Week	Month
Bailers & Disposable supplies (filters)		\$23				
Consumables				\$5		
Float Switch		\$82				
Float Weight		\$15				



**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Greg Barnes, Parks and Recreation Director

Subject: DISCUSS OPTIONS RELATED TO ADDING TWO YOUTH MEMBERS TO THE RECREATION COMMISSION

Date: May 18, 2022

Agenda Item: 11.C

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**RECOMMENDATION:**

Staff Recommends the City Council:

1. Provide staff with direction related to adding two youth members to the Recreation Commission.
2. Take such other action the Council deems appropriate.

**Presented by:** Greg Barnes, Parks & Recreation Director

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**BACKGROUND:**

In 2019 Council adopted Resolution No. 7099 establishing a Youth Advisory Committee and subsequently also adopted Ordinance No. 1281 which eliminated the two youth commissioner positions from the Recreation Commission.

In December of 2021, Council passed Resolution No. 7378 dissolving the Youth Advisory Committee. At that time, Council requested staff return with options for adding youth commissioners to serve on the Recreation Commission.

**ANALYSIS:**

The Recreation Commission is currently comprised of five commissioners serving three-year terms. Applicants must be at least 18 years of age and Santa Paula residents.

Prior to Ordinance No. 1281, the Santa Paula Municipal Code designated two youth commissioners between the ages of 16-20, serving one-year terms, to serve on the Recreation Commission.

Staff is recommending that two youth commissioners be added to the Recreation Commission making it a seven-member commission. The Recreation Commission would be comprised of five commissioners (at least 18 years of age and Santa Paula residents) serving three-year terms and two youth commissioners (14-17 years of age and Santa Paula residents) serving two-year terms.

An additional option for consideration would be to revert back to the original appointment guidelines and add two youth commissioners between the ages of 16-20 serving one-year terms.

Staff is requesting Council provide feedback on the two options listed above or any additional feedback and direction that Council would like to provide this evening, prior to finalizing an ordinance effectuating the change.

Per California law, staff will return at a future meeting with both an introduction and a second reading (adoption) of an ordinance reflecting Council's direction this evening. The ordinance will then become effective thirty (30) days thereafter.

**STRATEGIC PLAN:**

Approval of this item moves us closer to completing City Council's two-year Strategic Plan, Section F, Community Vitality, Objective #10, Expanding Youth Programs.

Although this action is not directly creating a new youth program, it does expand the Recreation Commission and provide new opportunities for youth growth and development.

**FISCAL IMPACTS:**

None.

**OPTIONS:**

1. If Council provides no direction to staff this evening, the Recreation Commission will remain a five member commission.

**ATTACHMENTS:**



# Santa Paula City Council Tentative Agenda Schedule

DEPARTMENT	MEETING DATE	Wednesday, June 1, 2022
Finance	6/1/2022	Presentation of Annual Audit
CM		Community Choice Aggregation Discussion
Finance		iBank Loan Options
PW		Mesa Tank Replacement Plan
Finance		Contract Award for User and DIF Study
PW		Public Works Department Report
PW		GHAD Benefit Assessment
PW		Hillsborough Openspace
PW		SWFA with Athens Services
Admin		ARPA 2 <sup>nd</sup> Tranche Allocation
		Wednesday, June 15, 2022
CDD	6/15/2022	Oil Museum Study Session
Finance		Finance Department Report
Attorney		Election Consolidation Resolutions
Admin		PBID – Public Hearing
PW		Mesa Tank Replacement Plan/Specs Bid Notice
PW		Harvard Blvd. Contract Award
PW		Water Shortage Contingency Plan Update
		STUDY SESSION TOPICS
Admin		No Smoking Ordinance
CDD		Cultural Arts Council
Admin		Homelessness Discussion
P&R		Oil Museum Options
Admin		Diversity, Equity and Inclusion Workshop
		FUTURE AGENDA ITEMS
Admin		SoCal Edison discussion on rates
CDD		Franchise esVolta – Public Hearing
CDD		Housing Element Adoption
CDD		Inclusionary Housing DIF
P&R		Teague Park Restroom Construction Contract
Clerk		Election Consolidation
CDD		Cannabis Processing Ordinance
Admin		Election Districts Workshops
Attorney		Term Limits