Mayor Alice Patino
Mayor Pro-Tem Gloria Flores
Councilmember Maribel Aguilera
Councilmember Richard Batalla
Councilmember Gloria Soto

CITY COUNCIL AGENDA
CITY OF SANTA MARIA, CALIFORNIA
CITY HALL
110 EAST COOK STREET

Tuesday, May 5, 2026

CLOSED SESSION - 4:30 P.M.
REGULAR SESSION - 5:30 P.M.

HOW TO ACCESS MEETINGS

1. Meetings can be viewed in video format alongside the on-line interactive agenda at https://www.cityofsantamaria.org/services/departments/city-clerk-records/agenda-center-meetings-portal.
2. The City of Santa Maria Broadcasts City Council Meetings Live on local Comcast Cable Channel 23, at cityofsantamaria.org/tv and on YouTube.com/@CityofSantaMariaCalifornia.
3. Closed Captioning is available in English and Spanish during City Council meetings on Comcast Cable Channel 23 and at cityofsantamaria.org/tv.
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PUBLIC COMMENT (letters/emails)

(Must be received by 2:00 p.m. in advance of the meeting)

Members of the public who are not attending the meeting but wish to submit a public comment on any item on the agenda or within the City's jurisdiction may do so by emailing cityclerk@cityofsantamaria.org or mailing correspondence to:

City Council
Attn.: City Clerk's Office
110 East Cook Street
Santa Maria, CA 93454

Letters/emails will not be read aloud during the meeting, however all correspondence will be distributed to Councilmembers. Submissions received after the deadline will be uploaded to the City's agenda webpage under the applicable meeting on the following day and will become a part of the official record.

MEETINGS

The City Council holds regular meetings on the first and third Tuesday of every month. Regular meetings start at 5:30 p.m. in the Council Chambers at City Hall, 110 East Cook Street, Santa Maria, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC§ 54954(a)(1)). Agenda and Cancellation Notices can be viewed online and are also posted at Santa Maria City Hall located at 110 East Cook Street, Santa Maria, California.

CLOSED SESSION

1. CALL TO ORDER
ROLL CALL: Councilmember Aguilera, Councilmember Batalla, Councilmember Soto, Mayor Pro Tem Flores, and Mayor Patino

2. PUBLIC COMMENT PERIOD
Once the Public Comment Period has commenced, no further comments will be accepted.

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council. Each speaker will be limited to 3 minutes, maximum 15 minutes for Public Comment Period. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code §54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

3. RECESS-CLOSED SESSION
The City Council will immediately recess to a closed session for the following:

3.a Conference with Labor Negotiators, Pursuant to Government Code §54957.6
Agency Representatives: City Manager David W. Rowlands, City Attorney Thomas Watson, Chief Human Resources Officer Graciela Reynoso, and Negotiations Team.

Employee Organizations: All bargaining units, unrepresented employees, managers, and executives.

3.b Conference with Real Property Negotiators, Pursuant to Government Code §54956.8
Property: APN 121-224-037

Agency Negotiators: City Manager David W. Rowlands, City Attorney Thomas Watson, Assistant City Manager Chuen Wu, and Director of Community Development Chenin Dow.

Negotiating Parties: Vernon Property Group, LLC.

Under Negotiation: Sales and Disposition Agreement

4. RECONVENE TO REGULAR SESSION

REGULAR SESSION - 5:30 P.M.

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. CALL TO ORDER
ROLL CALL: Councilmember Aguilera, Councilmember Batalla, Councilmember Soto, Mayor Pro Tem Flores, and Mayor Patino

8. REPORT BY THE CITY ATTORNEY FROM CLOSED SESSION

9. PRESENTATIONS

9.a Presentation of a Certificate of Appointment to Newly Appointed Councilmember Richard Batalla

The City Council to present a certificate of appointment.

RECOMMENDATION:

At a Regular meeting of the City Council held Tuesday, April 7, 2026, City Council appointed Richard Batalla to fill the vacancy of City Council District 1 due to the resignation of Councilmember Carlos Escobedo on March 3, 2026.

9.b Proclamation Proclaiming May 2026 as "Water Awareness Month"

The City Council will present a Proclamation proclaiming May as "Water Awareness Month" in the City of Santa Maria.

9.b.1 Presentation – Water Awareness Poster Contest Winners

The City Council will receive a presentation of the 2026 Water Awareness Poster Contest winners.

9.c Proclamation Proclaiming May 3 through May 9, 2026, as Municipal Clerks Week

The City Council will present a proclamation recognizing the Office of the Municipal Clerk, the oldest among public servants, a link between the citizens, the local governing bodies, and government agencies at other levels.

9.d Proclamation Proclaiming May 3 through 9, 2026, as "Compost Awareness Week"

The City Council will present a proclamation proclaiming May 3 through May 9, 2026, as Compost Awareness Week in the City of Santa Maria.

9.e Proclamation Proclaiming May 7, 2026, as "National Day of Prayer".

The City Council will present a Proclamation proclaiming May 7, 2026, as "National Day of Prayer" in the City of Santa Maria and encourage people of all faiths to participate in the "Day of Prayer" according to their own traditions.

9.f Proclamation Proclaiming May 10 through May 16, 2026, as "National Police Week" and May 13, 2026, as "Peace Officers' Memorial Day"

The City Council will present a Proclamation proclaiming the week of May 10th through May 16th, 2026, as "National Police Week" and Wednesday, May 13th, 2026, be declared "Peace Officers' Memorial Day" in the City of Santa Maria.

9.g Proclamation Proclaiming May 17, 2026, as the "80th Anniversary of Life Way Fellowship".

The City Council will present a proclamation proclaiming May 17, 2026, as the "80th Anniversary of Life Way Fellowship" in the City of Santa Maria.

9.h Proclamation Proclaiming May 17 through May 23, 2026, as "National Public Works Week"

The City Council will recognize May 17 through 23, 2026, as "National Public Works Week" in the City of Santa Maria.

9.i Proclamation Proclaiming May 2026, as "Bike Month".

The City Council will present a Proclamation proclaiming May 2026, as "Bike Month" in the City of Santa Maria.

9.j Businesses of the Quarter – April to June 2026

The City Council will present certificates to the featured Businesses of the Quarter (April to June 2026) – Santa Maria Town Center and Fusion Colors.

10. PUBLIC COMMENT PERIOD (Not to exceed 15 Minutes)

Once the Public Comment Period has commenced, no further comments will be accepted.

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council. Each speaker will be limited to 3 minutes, maximum 15 minutes for Public Comment Period. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code §54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

11. CONSENT CALENDAR

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items removed by a member of the City Council for individual consideration, which shall be individually considered immediately after taking action on the Consent Calendar.

RECOMMENDATION:
Adopt the Consent Calendar as submitted.

11.a CITY MANAGER/CITY CLERK DEPARTMENT

11.a.1 Ordinances and Resolutions

RECOMMENDATION:
Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

11.a.2 Approval of Minutes

RECOMMENDATION:
Approve the Minutes of the special City Council meeting of February 28, 2026, the regular City Council meeting of April 7, 2026, and the special City Council meeting of April 21, 2026.

11.a.3 Adoption of a Resolution Approving the Third Amendment to Memorandum of Understanding between the City of Santa Maria and the Service Employees International Union Local 620

The City Council will consider adopting a Resolution approving the Third Amendment to the Memorandum of Understanding with the Service Employees International Union Local 620

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution authorizing and approving the Third Amendment to the Memorandum of Understanding between the City of Santa Maria and the Service Employees International Union Local 620, February 20, 2024, through December 31, 2025; and
2. Authorize the City Manager, or designee, to execute the Memorandum of Understanding.

11.a.4 Adoption of a Resolution Approving City Council Goals and Objectives for Fiscal Years 2026-28

The City Council will consider adopting a Resolution approving Goals and Objectives for Fiscal Years 2026-28 from the February 28, 2026, City Council Goal Setting Workshop.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution approving City Council Goals and Objectives for Fiscal Years 2026-28.

11.b COMMUNITY DEVELOPMENT DEPARTMENT

11.b.1 Adoption of a Resolution Approving Skylight Homes Planned Development Permit Request for a Time Extension

The City Council will consider adopting a Resolution approving a request for a two-year Time Extension (A2026-0004) to Planned Development Permit (PD2022-0006) for People's Self-Help Housing to construct 49 affordable single-family residences with associated private streets and infrastructure improvements in a PD/R-1 (Planned Development/Single-Family Residential) district.

Environmental Notice: The project was adequately covered in a previously adopted Mitigated Negative Declaration (MND) for People's Self-Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001).

RECOMMENDATION:

Adopt a Resolution approving Permit Amendment A2026-0004 granting a two-year time extension for Planned Development Permit PD2022-0006 located at 3170 Santa Maria Way.

11.b.2 Adoption of Resolutions for Final Approval of the Community Development Block Grant Program's Annual Action Plan for Fiscal Year 2026-27

The City Council will receive and approve the Community Development Block Grant Fiscal Year 2026-27 Annual Action Plan.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, according to State Guidelines Section 15060(c)(3), no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution approving the Public Services activities and allocations under the Community Development Block Grant Program incorporated in the Annual Action Plan for Fiscal Year 2026-27; and
2. Adopt a Resolution approving the Capital Development activities and allocations under the Community Development Block Grant Program incorporated in the Annual Action Plan for Fiscal Year 2026-27; and
3. Adopt a Resolution approving the General Administrative activities and allocations under the Community Development Block Grant Program incorporated in the Annual Action Plan for Fiscal Year 2026-27; and
4. Authorize the City Manager, or designee, to execute the necessary documents.

11.b.3 Adoption of a Resolution to Award a Professional Services Agreement to MDG Associates, Inc. for Grants Compliance Management for the Santa Maria Sports Complex Project

The City Council will consider adopting a Resolution approving a Professional Services Agreement to MDG Associates, Inc for Grants Compliance Management for the Santa Maria Sports Complex Project.

Environmental Notice:

The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution awarding a Professional Services Agreement to MDG Associates, Inc. for Grants Compliance Management for the Santa Maria Sports Complex Project in an amount of $100,000; and
2. Authorize the City Manager, or designee, to execute the agreement.

11.c FINANCE DEPARTMENT

11.c.1 Payment of Warrants

RECOMMENDATION:

Order ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

11.c.2 Payment of Payroll

RECOMMENDATION:

Order ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

11.d POLICE DEPARTMENT

11.d.1 Adoption of a Resolution Authorizing the Acceptance of Donated Ballistic Equipment from the Santa Maria Police Council.

The City Council will consider approving the receipt of donations of ballistic equipment from the Santa Maria Police Council to enhance safety in the Santa Maria Police Department.

RECOMMENDATION:

1. Adopt a Resolution approving a donation of ballistic equipment to the City of Santa Maria Police Department from the Santa Maria Police Council; and
2. Direct the City Manager, or designee, to prepare a letter of appreciation to the Santa Maria Police Council.

11.e PUBLIC WORKS DEPARTMENT

11.e.1 Adoption of a Resolution Approving Authorization to Submit an Active Transportation Program Grant Application

The City Council will consider adopting a Resolution authorizing submission of an application to the California Active Transportation Program for a proposed citywide multi-purpose trail system intended to create a connected active transportation loop around Santa Maria with links to Downtown/Civic Center, the Transit Center, Allan Hancock College, neighborhoods, schools, parks, and other major destinations.

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution authorizing submission of an Active Transportation Program grant application; and
2. Authorize the City Manager, or designee, to execute and submit all documents required for the application.

11.e.2 Adoption of Resolution Approving a Proposed Establishment of Limited Time Parking Zones and No Stopping Zones On Carmen Lane

The City Council will consider adopting a Resolution establishing two-hour maximum parking zones on each side of Carmen Lane, with No Stopping Zones starting 50 feet west of the railroad terminus to the terminus, to provide short-term parking for users of the new dog park while the long-term roadway improvements are developed.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing limited time parking zones and no stopping zones on Carmen Lane.

11.e.3 Adoption of Resolution Approving a Proposed Establishment of Limited Time Parking Zones with Street Sweeping Signage on West Cypress Street and South Depot Street

The City Council will consider adopting a Resolution establishing limited time parking zones with street sweeping signage on the 700 block of West Cypress Street and the 200–300 blocks of South Depot Street to facilitate regular street sweeping operations.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing limited time parking zones with street sweeping signage on the 700 block of West Cypress Street and the 200–300 blocks of South Depot Street.

11.e.4 Adoption of a Resolution Approving a Proposed Establishment of a No Stopping Zone on Alvin Avenue

The City Council will consider adopting a Resolution establishing a no stopping zone at the northwest corner of Alvin Avenue and North Railroad Avenue to maintain clear access for City maintenance crews servicing nearby electrical cabinets.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing a no stopping zone on Alvin Avenue at North Railroad Avenue.

11.e.5 Adoption of Resolution Approving the Proposed Establishment of a Loading Zone on West Boone Street

The City Council will consider adopting a Resolution for the removal of angle parking and establishing a loading zone on West Boone Street between South Depot Street and South Railroad Avenue to alleviate recurring traffic congestion caused by semi-truck deliveries to 706 West Boone Street.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing a Loading Zone on West Boone Street between South Depot Street and South Railroad Avenue.

11.e.6 Adoption of a Resolution Approving the Proposed Establishment of No Stopping Zones on Bethel Lane

The City Council will consider adopting a Resolution establishing no stopping zones on Bethel Lane near the intersection of Stowell Road and South Blosser Road to protect newly improved approach striping and improve traffic flow.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution to establishing no stopping zones on Bethel Lane at the intersection of Stowell Road and South Blosser Road.

11.e.7 Adoption of a Resolution Approving the Proposed Establishment of No Stopping Zones on Suey Crossing Road

The City Council will consider adopting a Resolution approving the establishment of no stopping zones on Suey Crossing Road at the southeast property driveway of 1670 E Donovan Road to improve sight distance and operational safety for vehicles entering and exiting the property.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing no stopping zones on Suey Crossing Road.

11.e.8 Adoption of a Resolution Approving a Proposed Establishment of a No Stopping Zone on West Boone Street and South Western Avenue

The City Council will consider adopting a Resolution approving the establishment of no stopping zones on both sides of the property driveways located at 1026 West Boone Street, to improve sight distance and reduce traffic safety conflicts at the driveway aprons.

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing no stopping zones on West Boone Street and South Western Avenue.

11.e.9 Adoption of a Resolution Approving a Road Maintenance and Rehabilitation Account Project List for Senate Bill 1, the Road Repair and Accountability Act of 2017

The City Council will consider adopting a Resolution approving a Road Maintenance and Rehabilitation Account Project List for Fiscal Year 2026-2027.

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution adopting a list of projects for Fiscal Year 2026-27 funded by Senate Bill 1, the Road Repair and Accountability Act of 2017.

11.e.10 Adoption of a Resolution Approving a Memorandum of Understanding with the County of Santa Barbara for Orcutt and Tanglewood Transit Stop Furniture Improvements and Authorization to Purchase Bus Stop Furniture from Tolar Manufacturing Company

The City Council will consider adopting a Resolution approving a Memorandum of Understanding with the County of Santa Barbara for bus stop improvements in Orcutt and Tanglewood, and authorize the purchase of furniture from Tolar Manufacturing Company.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution approving a Memorandum of Understanding with the County of Santa Barbara for transit stop improvements in Orcutt and Tanglewood; and
2. Authorize the City Manager, or designee, to execute the Memorandum of Understanding; and
3. Authorize staff to purchase bus stop furniture from Tolar Manufacturing Company.

11.e.11 Adoption of a Resolution Authorizing and Appropriating Additional Funding for the Pine Street Sewer Upgrades Project, Formal Bid No. 2025-05

The City Council will consider adopting a Resolution authorizing the appropriation of additional funding in the amount of $293,218.98 for the Pine Street Sewer Upgrades Project, Bid No. 2025-05.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution authorizing the appropriation of additional funding in the amount of $293,218.98 for the Pine Street Sewer Upgrades Project, Bid No. 2025-05; and
2. Approve the additional funding for Fiscal Year 2025-26 in the Wastewater Enterprise Fund (SC7445|CC0260|FD640); and
3. Authorize the City Manager, or designee, to execute the agreement and any future amendments or change orders, provided such amendments are within the scope of the project and consistent with the adopted project budget.

11.e.12 Adoption of a Resolution Approving Submittal of an Application for the Santa Maria Regional Transit's Fiscal Year 2025-26 Low Carbon Transit Operations Grant For $342,718

The City Council will consider adopting a Resolution authorizing the submittal of the Transit Program's recommended Fiscal Year 2025-26 Low Carbon Transit Operations Program grant application in the amount of $342,718. This represents the second of three planned funding rounds dedicated to supporting the operational costs of Santa Maria Regional Transit Routes 40 and 41 providing service to the City of Guadalupe.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution approving the submittal of an application for the Santa Maria Regional Transits Low Carbon Transportation Operations Program grant with the Santa Barbara County Association of Governments for Fiscal Year 2025-26 to fund transit service for Routes 40 and 41 and execute the Certifications and Assurances and authorized agent forms; and
2. Authorize the City Manager, or designee, to execute all required documents.

11.f RECREATION & PARKS DEPARTMENT

11.f.1 Adoption of a Resolution Approving Amendment No. 1 to Professional Services Agreement with J.D. Humann, Inc. for Landscape Maintenance Services

The City Council will consider adopting a Resolution to approve a $240,000 amendment to the existing Professional Services Agreement for Landscape Maintenance Services.

RECOMMENDATION:

1. Adopt a Resolution approving Amendment No. 1 to Professional Services Agreement with J.D. Humann, Inc. for Citywide Landscape Maintenance Services (RP-2025-01); and
2. Approve an additional $240,000 for Citywide landscaping needs; and
3. Authorize City Manager, or designee, to execute agreement.

11.f.2 Adoption of a Resolution Approving Amendment No. 1 to Professional Services Agreement with West Coast Arborist, Inc, for Urban Forest Maintenance

The City Council will consider adopting a Resolution approving Amendment No. 1 to agreement with West Coast Arborist, Inc. to increase funding for urban forest maintenance services by $100,000.

RECOMMENDATION:

1. Adopt a Resolution Approving Amendment No. 1 to Professional Services Agreement with West Coast Arborist, Inc. for Urban Forest Maintenance and
2. Approve an additional increase of $100,000 for additional tree maintenance work to be completed; and
3. Authorize City Manager, or designee, to execute agreement.

12. APPOINTMENTS

12.a Appointments to Fill a City Council Vacancy on Outside Boards, Commission, and Committees Requiring City Council Representation

The City Council to confirm appointments to various outside boards, commissions, and committees.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Mayor to make appointments to fill a City Council vacancy on outside boards, commissions, and committees and the City Council to ratify the selections.

12.b Appointment to the Block Grants Advisory Committee

The City Council will consider making an appointment to the Block Grants Advisory Committee.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Block Grants Advisory Committee

Councilmember Aguilera will have the opportunity to make one nomination for an unexpired term ending July 2026, appointed by the Mayor, and confirmed by Council.

Two unexpired terms ending July 2026:	Nominated to be made by:
Vacant	Councilmember Aguilera

Applicants:

Corrie Meals

13. PUBLIC HEARING

ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:

Council Agenda Report to be given.
Applicant/Appellant comments.
Questions from the City Council.
Written communications/Public input.
Public hearing to be closed.
City Council discussion and action.

13.a Adoption of a Resolution Approving the City of Santa Maria 2045 General Plan

The City Council will consider adopting a Resolution approving the certification of the Final Environmental Impact Report, adoption of the Santa Maria 2045 General Plan including initiation of proceedings to amend the City's Sphere of Influence and annex the territory designated "Planned Annexation," and approval of a Zoning Map Amendment repealing and reenacting the City of Santa Maria Official Zoning Map for consistency with the General Plan.

Environmental Notice: Environmental review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2025020584) pursuant to the California Environmental Quality Act (CEQA) and State Guidelines.

RECOMMENDATION:

Take the following actions:

1. Adopt a Resolution certifying an Environmental Impact Report, making California Environmental Quality Act findings, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations for the City of Santa Maria 2045 General Plan Update; and
2. Adopt a Resolution adopting the City of Santa Maria 2045 General Plan Update, replacing the existing adopted General Plan, and making certain findings; and
3. Waive first reading and introduce an Ordinance approving a Zoning Map Amendment (Z2026-0001) repealing and reenacting the City of Santa Maria Official Zoning Map; and
4. Set said adoption of Ordinance at the next regular City Council meeting.

13.b Ordinance Approving Solid Waste Collection Rates Commencing each July 1 from 2026 through 2029

The City Council will introduce an ordinance updating solid waste collection rates commencing each July 1 from 2026 through 2029.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

The City Council to:

1. Conduct a public hearing;
2. Receive a presentation regarding solid waste collection rates;
3. Determine whether a majority protest exists;
4. Waive first reading and introduce an Ordinance approving solid waste collection rates commencing each July 1 from 2026 through 2029; and
5. Set for adoption at the next regular City Council meeting.

13.c Adoption of a Resolution Declaring its Intent to Levy and Collect the 2026 – 2027 Landscape Assessments and Approval of the Engineer's Reports

The City Council will consider adoption of the engineers reports and the intent to levy and collect the 2026-27 landscape district assessments.

RECOMMENDATION:

1. Approving the Engineer's Reports for the 2026-2027 landscape maintenance districts and special benefit zones assessment proceedings; and
2. Adopt a Resolution declaring its intent to levy and collect assessments and setting a time and place for a public hearing thereon for the four landscape maintenance districts and the 20 Special Benefit Zones.

13.d Adoption of a Resolution Approving the Measure A Five-Year Local Program of Projects for Fiscal Year 2026/2027 through 2030/2031

The City Council will consider adopting a Resolution approving the Measure A Five-Year Program of Projects for transportation and pedestrian enhancement projects within the City of Santa Maria.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution approving the Measure A Five-Year Local Program of Projects for fiscal years 2026/2027 through 2030/2031; and certifying that the City of Santa Maria will provide sufficient funding in the 2026/2027 budget to meet the Measure A Maintenance of Effort requirement.

13.e Annual Report Regarding City of Santa Maria Workforce Vacancies, Recruitment and Retention Efforts Pursuant to AB 2561

The City Council will receive and file a report on the City's workforce vacancies, recruitment, and retention efforts in compliance with Assembly Bill 2561 (Gov. Code § 3502.3.) as of December 26, 2025.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Conduct a public hearing to report on vacancy levels, evaluate hiring and retention efforts; and
2. Receive and file this report and attachments on the City's workforce vacancies and recruitment and retention efforts in compliance with Assembly Bill 251 (Gov. Code § 3502.3.).

13.f Tax and Equity Fiscal Responsibility Act (TEFRA) Hearing Regarding the Perlman Apartments and Adoption of a Resolution Approving Issuance of Bonds

The City Council will consider adopting a Resolution at a public hearing as required by the Tax and Equity Fiscal Responsibility Act and the Internal Revenue Code of 1986, as amended.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Conduct a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, as amended; and
2. Adopt a Resolution approving the issuance of the California Municipal Finance Authority exempt facility bonds in an aggregate principal amount not to exceed $35,000,000 for the purpose of financing or refinancing the acquisition, construction, improvement and equipping of the Perlman Project and certain other matters relating thereto.

14. REGULAR BUSINESS

ORDER OF PROCEEDINGS FOR REGULAR BUSINESS ITEMS:

Council Agenda Report to be given.
Questions from the City Council.
Written communications/Public input.
City Council discussion and action.

14.a Introduction of an Ordinance Amending Chapters 8-10A (Cross-Connections) and 8-1.07 (Appeals) of Title 8 of the Santa Maria Municipal Code

The City Council will consider introducing an Ordinance amending Chapters 8-10A (Cross-Connections) and Chapter 8-1.07 (Appeals) of Title 8 of the Santa Maria Municipal Code.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

The City Council to:

1. Waive first reading and introduce an Ordinance amending Chapter 8-10A and Chapter 8-1 of Title 8 of the Santa Maria Municipal Code concerning Cross-Connections and Applications for Public Service; and
2. Set for adoption at the next regular City Council meeting.

14.b Ballot Measure Polling Survey

The City Council will receive a presentation on polling survey results for a potential ballot measure, including community priorities and support for municipal services.

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Receive a presentation on polling survey results for a potential ballot measure, including community priorities and support for municipal services; and
2. Provide direction to staff to draft approving Resolutions for Submission of a Question to Voters regarding a proposed sales tax ballot measure to fund essential city services, as part of the General Municipal Election to be held Tuesday, November 3, 2026.

15. REPORT BY CITY MANAGER

16. ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB 1234 REPORTS)

17. ADJOURNMENT

If you challenge a determination made on a matter on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in written correspondence to the city council at, or prior to, the public hearing.

I, Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at City of Santa Maria City Hall and made available at https://www.cityofsantamaria.org/services/departments/city-clerk-records/agenda-center-meetings-portal on this 30th day of April 2026.

/s/ DONNA G. SCHWARTZ, CMC
Chief Deputy City Clerk

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Donna G. Schwartz, Chief Deputy City Clerk

DATE: May 5, 2026

SUBJECT: **Presentation of a Certificate of Appointment to Newly Appointed Councilmember Richard Batalla**

Description:
The City Council to present a certificate of appointment.

BACKGROUND:

At a Regular meeting of the City Council held Tuesday, April 7, 2026, City Council appointed Richard Batalla to fill the vacancy of City Council District 1 due to the resignation of Councilmember Carlos Escobedo on March 3, 2026.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Shad S. Springer, Director of Utilities

DATE: May 5, 2025

SUBJECT: **Proclamation Proclaiming May 2026 as "Water Awareness Month"**

The City Council will present a Proclamation proclaiming May as "Water Awareness Month" in the City of Santa Maria.

BACKGROUND:

Each year, the Utilities Department, along with other water purveyors, observes the month of May as Water Awareness Month to educate the community and encourage the wise use of water.

DISCUSSION:

The Utilities Department maintains a robust water awareness and conservation program that includes community outreach, school education, complimentary home water visits, and suspected leak notifications. The objective of the City's ongoing conservation campaign is to remind the community of the importance of preserving this natural resource.

Historically, water use increases in the month of May as summer approaches, especially for outdoor use. The community can help conserve over the summer by implementing the following tips outdoors:

Outdoor Conservation Tips

- Plant drought-tolerant plants and trees.
- Replace grass or turf with water-wise plants.
- Recycle indoor water to use on plants.
- Refrain from watering landscapes for 48 hours after rainfall.
- Use a broom to clean driveways, patios, and sidewalks, instead of a hose.
- Water outdoor landscapes in the early morning or late evening when temperatures are cooler (before 12:00 p.m. and after 4:00 p.m.).

On an ongoing basis, the following tips can also be implemented indoors:

Indoor Conservation Tips

- Install water-saving devices, such as low-flow showerheads, high-efficiency toilets, and kitchen and bathroom faucet aerators.

- Reduce showers by two minutes and save five gallons of water.
- Turn water off while brushing teeth and save three gallons of water.
- Fix leaky faucets and save up to 20 gallons of water per day.
- Wash a full load of laundry (no partial loads) and save 15 to 50 gallons per load.

When funding is available, the State of California offers water rebates for turf replacements and toilet upgrades, and that information is posted to the City website.

Attachment: Proclamation

City of Santa Maria
Santa Maria, California
Proclamation

WHEREAS, **the City of Santa Maria maintains a water awareness and conservation program that includes community outreach, school education, complimentary home water visits, and suspected leak notifications to residential and commercial customers; and**

WHEREAS, **every industry, business, and resident can make a difference by conserving water at work, home, and school; and**

WHEREAS, **residents of all ages and business and industries of all types are invited and encouraged to implement just one of the many tips and ideas to help conserve water in Santa Maria.**

NOW, THEREFORE, I, ALICE M. PATINO, **Mayor of the City of Santa Maria hereby proclaim the month of May 2026, as**

"WATER AWARENESS MONTH"

in the City of Santa Maria.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May, 2026.**

_____

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Shad Springer, Director of Utilities

DATE: May 5, 2025

SUBJECT: **Presentation – Water Awareness Poster Contest Winners**

The City Council will receive a presentation of the 2026 Water Awareness Poster Contest winners.

BACKGROUND:

The Utilities Department sponsors an annual Water Awareness Poster Contest for third-grade students in the Santa Maria-Bonita School District. Students compete by creating colorful posters symbolizing the importance of water awareness and conservation.

DISCUSSION:

The Utilities Department will present the six winners of this year's Water Awareness Poster Contest. Certificates and prizes will be awarded to students with winning posters in the following categories:

- Best Celebration of Water
- Best Slogan
- Most Artistic
- Most Colorful
- Most Educational
- Most Water Aware

Following the presentation, the winning posters will be featured on the City's website and social media, and highlighted in the Santa Maria Times and the Santa Maria Sun.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Donna G. Schwartz, Chief Deputy City Clerk

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 3 through May 9, 2026, as Municipal Clerks Week**

Description:
The City Council will present a proclamation recognizing the Office of the Municipal Clerk, the oldest among public servants, a link between the citizens, the local governing bodies, and government agencies at other levels.

DISCUSSION:

Initiated in 1969 by the International Institute of Municipal Clerks (IIMC), Municipal Clerk's Week, an annual week of recognition and reflection on the importance of the Clerk's Office, is recognized during the first week of May, with the 57th Annual Municipal Clerks Week this year, May 3 through May 9, 2026.

No other office in municipal service has so many contacts. It serves the Mayor, the City Council, the City Manager, all administrative departments, and the public, without exception. All of them call upon it, almost daily, for some service or information.

Municipal and Deputy Clerks continually strive to enhance their administrative expertise by actively participating in educational programs, seminars, workshops, and annual meetings hosted by state, provincial, county, and professional organizations.

Given the diverse responsibilities of the Clerk, a comprehensive understanding of law, procedures, administration, and interpersonal relations is essential. Therefore, Clerks are dedicated to pursuing ongoing education and professional networking opportunities to strengthen their role as integral members of the municipal team.

Proclamation Requested by: Chief Deputy City Clerk Donna G. Schwartz, CMC

ATTACHMENT(S) Proclamation

City of Santa Maria
Santa Maria, California
Proclamation

WHEREAS, **The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and**

WHEREAS, **The Office of the Municipal Clerk is the oldest among public servants and it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk; and**

WHEREAS, **The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and**

WHEREAS, **Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and**

WHEREAS, **The Municipal Clerk serves as the information center on functions of local government and community; and**

WHEREAS, **Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and professional organizations.**

NOW, THEREFORE, I, ALICE M. PATINO, **Mayor of the City of Santa Maria hereby proclaim the week of May 3 through May 9, 2026, as**

"MUNICIPAL CLERK'S WEEK"

in the City of Santa Maria and further extend appreciation to our Elected City Clerk Patty Rodriguez, Chief Deputy City Clerk Donna G. Schwartz, Assistant City Clerk Alexandra Valadez and to our Deputy City Clerk Ashley Arciniega, for the vital services they perform and their exemplary dedication to the community they represent.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

_____

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: David W. Rowlands, City Manager

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 3 through May 9, 2026, as "Compost Awareness Week"**

The City Council will present a proclamation proclaiming May 3 through 9, 2026, as Compost Awareness Week in the City of Santa Maria.

BACKGROUND:

The Compost Research & Education Foundation, along with Canada, Australia, the United Kingdom, and other countries have declared the first full week of May to be the annual International Compost Awareness Week

DISCUSSION:

Organic materials suitable for composting represent a large percentage of materials that are landfilled and could be composted each year, and composting is an effective form of waste reduction, reuse and recycling. Compost improves the soil structure, reduces erosion and run-off, supplies the soil with a variety of macro and micronutrients; and enables compost-amended soils to use less water. The City of Santa Maria has initiated Greenwaste and Foodwaste collection programs to aid in the efforts of Environmental Sustainability. Engel & Gray Inc. Regional Composting Facility, Santa Maria, has been successfully composting organic material for sustainable agricultural practices since 1993, and the City has invested in collection programs to meet state requirements and save valuable landfill space.

Proclamation Requested by: Bob Engel – Engle & Gray, Inc.

Attachment(s): Proclamation

City of Santa Maria
Santa Maria, California
Proclamation

WHEREAS, **the Compost Research & Education Foundation, along with Canada, Australia, the United Kingdom, and other countries have declared the first full week of May to be the annual International Compost Awareness Week. Organic materials suitable for composting represent a large percentage of materials that are landfilled and could be composted each year, and composting is an effective form of waste reduction, reuse and recycling. Compost improves the soil structure, reduces erosion and runs off, supplies the soil with a variety of macro and micronutrients; and enables compost-amended soils to use less water; and**

WHEREAS, **using sustainable soil-enriching composts helps prevent the erosion of valuable topsoil without depleting valuable wildlife habitats. Community Sustainability is enhanced by composting green waste, biosolids, and other organic materials and promoting the use of renewable resources in landscaping, horticulture, and agriculture. Returning composted organic resources to the soil is a method of decreasing the dependence on chemical fertilizers, decreasing erosion, reducing water consumption, and non-point pollution; and**

WHEREAS, **The City of Santa Maria has initiated Greenwaste and Foodwaste collection programs to aid in the efforts of Environmental Sustainability. Engel & Gray Inc. Regional Composting Facility, Santa Maria, has been successfully composting organic material for sustainable agricultural practices since 1993, and the City has invested in collection programs to meet state requirements and save valuable landfill space.**

NOW, THEREFORE, I ALICE M. PATINO, **Mayor of the City of Santa Maria hereby recognize the week of May 3 through 9, 2026, as:**

"COMPOST AWARENESS WEEK"

in the City of Santa Maria, as well as recognizing the efforts of the Composting Councils, Extension Agents, householders, landscapers, farmers, recyclers, public workers, composters, gardeners, and plant growers everywhere, along with Engel & Gray Inc., and Harvest Blend Compost.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

_____

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: David W. Rowlands, City Manager

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 7, 2026, as "National Day of Prayer".**

The City Council will present a Proclamation proclaiming May 7, 2026, as "National Day of Prayer" in the City of Santa Maria and encourage people of all faiths to participate in the "Day of Prayer" according to their own traditions.

BACKGROUND:

National Day of Prayer recognizes the longstanding tradition of Americans praying for the nation, from the Founding Fathers to modern-day Presidential proclamations inviting citizens to seek God's guidance. Established by the First Continental Congress in 1775 and formally recognized into law in 1952 (amended in 1988), it is observed each year on the first Thursday of May. This year, Santa Maria's 29th Annual National Day of Prayer will be held on Thursday, May 7, 2026, with the theme, "Glorify God among the nations – Seeking Him in all generations." The Santa Maria Community of Prayer will host two gatherings: the first at the Veterans Memorial Center, 313 W. Tunnell St., from 12:00 to 1:00 PM, and the second at the Healing Rooms of the Santa Maria Valley, 3010 Skyway Drive #C, from 6:00 to 8:00 PM, with bag check-in beginning at 5:00 PM. Citizens are encouraged to unite in personal and public prayer, offering praise, repentance, love, and intercession for the nation and community.

Proclamation Requested by: Veronica L. Leach – President of Santa Maria Valley Community of Prayer

Attachment(s): Proclamation

City of Santa Maria
Santa Maria, California

Proclamation

WHEREAS, **Throughout history, Americans have lifted fervent prayers to God on behalf of our nation. From the gatherings of our Founding Fathers, elected officials have prayed and encouraged those they serve to join them in prayer, including the authors of our Declaration of Independence, who wrote that they were "appealing to the Supreme Judge of the world," and continuing to present day in Presidential Proclamations inviting citizens to seek God's guidance, mercy, and protection; and**

WHEREAS, **A National Day of Prayer has been part of our heritage since it was declared by the First Continental Congress in 1775, and was established into law in 1952, later amended in 1988, affirming the importance of prayer and directing the President to proclaim the first Thursday of May each year as a National Day of Prayer; and**

WHEREAS, **The observance of the National Day of Prayer will be held on Thursday, May 7, 2026, with the theme, "Glorify God among the nations – Seeking Him in all generations," based on 1 Chronicles 16:24; and**

WHEREAS, **Each first Thursday of May, Americans express their faith and exercise their freedom in prayer, uniting in personal prayer and public gatherings with praise, repentance, love, and humble intercession for our neighbors and nation;**

NOW, THEREFORE, I ALICE M. PATINO, **Mayor of the City of Santa Maria hereby proclaim, May 7th, 2026, as**

"Day of Prayer"

in the City of Santa Maria and I commend this observance to all our citizens.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

_____

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Christopher Williams, Chief of Police

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 10 through May 16, 2026, as "National Police Week" and May 13, 2026, as "Peace Officers' Memorial Day"**

The City Council will present a Proclamation proclaiming the week of May 10th through May 16th, 2026, as "National Police Week" and Wednesday, May 13th, 2026, be declared "Peace Officers' Memorial Day" in the City of Santa Maria.

BACKGROUND:

Every year, the week beginning on Mother's Day is recognized as "National Police Week". This week is set aside in memory of the men and women in law enforcement agencies across the nation who lost their lives while performing their duties. Since 1995, the Santa Maria Police Officers' Association has coordinated a memorial service and, in cooperation with the Santa Maria Police Department, has invited Northern Santa Barbara County law enforcement agencies, other public entities, and the general public to participate.

DISCUSSION:

In honor of our fallen officers, law enforcement agencies across the State of California will join agencies across the nation in setting aside a time to remember those officers and their contribution to the communities they served. Santa Maria will host a memorial service at the Santa Maria Police Department located at 1111 West Betteravia Road, which will involve the Northern and Southern Santa Barbara County law enforcement agencies. The memorial service is open to other public agencies, as well as the general public.

The purpose of the memorial service has always been to educate the public as to the hazards faced by those sworn to protect them and to create an environment where the public can interact with their police department. Although a formal environment exists, this is an alternative environment, different than what is created during an enforcement stop, or when a member of the public has been victimized. This type of ceremony has proven to generate civic pride and has provided a means for our officers to honor fallen kinsmen.

As part of the lead into National Police Week, a Proclamation has been prepared in recognition of May 10th through May 16th, 2026, as "National Police Week," and proclaiming Wednesday, May 13th, 2026, as "Peace Officers' Memorial Day" in the City

of Santa Maria. Federal law requires the flag be flown at half-staff during this week in honor of law enforcement officers across the country who have died this past year in the performance of their duties.

Proclamation Requested by: The Santa Maia Police Department

Attachment: Proclamation

City of Santa Maria
Santa Maria, California
Proclamation

WHEREAS, **of all the promises America offers, none is more precious or elusive than the right to be free from crime; and**

WHEREAS, **the dedicated men and women who have chosen law enforcement as a career face extraordinary risk and danger in preserving our freedom and security; and**

WHEREAS, **during the week of May 10 through May 16, 2026, "National Police Week" is observed to recognize the hazardous work, serious responsibility, and strong commitment of our Nation's Peace Officers; and**

WHEREAS, **in conjunction with this important observance, the City of Santa Maria is observing May 13, 2026, as "Peace Officers' Memorial Day" in commemoration of those noble officers who have tragically sacrificed their lives in the line of duty; and**

WHEREAS, **twelve California Peace Officers are recognized as being killed in the line of duty during 2025; and**

WHEREAS, **these special observances provide all Santa Marians with the opportunity to appreciate the heroic men and women who have dedicated their lives to preserving public safety.**

NOW, THEREFORE, I, ALICE M. PATINO, **Mayor of the City of Santa Maria hereby recognize the week of May 10 through May 16, 2026, as:**

"NATIONAL POLICE WEEK"

And proclaim Wednesday, May 13, 2026, as:

"PEACE OFFICERS' MEMORIAL DAY"

in the City of Santa Maria and encourage all residents to remember those individuals who gave their lives for our safety and express our appreciation to those who continue to dedicate themselves to making Santa Maria a safer place in which to live.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

_____

Mayor Alice M. Patino

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: David W. Rowlands, City Manager

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 17, 2026, as the "80th Anniversary of Life Way Fellowship".**

The City Council will present a proclamation proclaiming May 17, 2026, as the "80th Anniversary of Life Way Fellowship" in the City of Santa Maria.

BACKGROUND:

Life Way Fellowship, originally founded as Santa Maria Southern Baptist Church on May 17, 1946, has served the community for 80 years through faith, worship, and outreach. This milestone reflects both the church's lasting impact and continued commitment to its mission. The City of Santa Maria proclaims May 17, 2026, as the "80th Anniversary of Life Way Fellowship," honoring its legacy and looking ahead with hope.

Proclamation Requested by: Pastor Daniel Cassels – Life Way Fellowship

Attachment(s): Proclamation

City of Santa Maria
Santa Maria, California

Proclamation

WHEREAS, **on May 17, 1946, a group of faithful believers founded Santa Maria Southern Baptist Church, now known as Life Way Fellowship, with a mission to share the Gospel and serve the Santa Maria community; and**

WHEREAS, **for 80 years, Life Way Fellowship has faithfully made disciples, equipped believers, and impacted generations through worship, teaching, and outreach; and**

WHEREAS, **this milestone reflects God's enduring faithfulness and the church's continued commitment to His mission.**

NOW, THEREFORE, I ALICE M. PATINO, **Mayor of the City of Santa Maria hereby proclaim May 17, 2026, as the:**

"80th Anniversary of Life Way Fellowship"

in the City of Santa Maria as we give thanks for the past and look forward with hope to the future.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

_____

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 17 through May 23, 2026, as "National Public Works Week"**

The City Council will recognize May 17 through 23, 2026, as "National Public Works Week" in the City of Santa Maria.

BACKGROUND:

In 1960, President John F. Kennedy proclaimed "National Public Works Week" as an annual observance to highlight the essential role of public works in supporting community well-being. Public works professionals maintain and improve vital systems and services that contribute to health, safety, and quality of life.

In the City of Santa Maria, the Public Works and Utilities Departments manage essential services, including:

- Water: Production and delivery of clean water
- Wastewater: Collection and treatment services
- Stormwater: Collection, treatment, and flood control
- Solid Waste: Collection and disposal services
- Infrastructure: Streets, highways, and public transit systems
- Facilities: Public buildings and fleet management

Public works professionals across North America celebrate this week annually by engaging in events and activities that promote public awareness and appreciation for their contributions.

DISCUSSION:

The American Public Works Association (APWA) sponsors "National Public Works Week", which will be observed this year from May 17th through 23rd, 2026.

The 2026 theme, "Rooted in Service, Powered by Community," reflects the foundation and partnerships that make public works possible each day:

- Rooted in Service: Public works is grounded in a longstanding commitment to serve residents through reliable infrastructure, responsive operations, and stewardship of public resources. Service is not just a function; it is the foundation of all efforts.
- Powered by Community: The strength of public works comes from the people and partnerships that support it. From residents and local businesses to City leadership and frontline staff, community collaboration fuels innovation, resilience, and continuous improvement.

The Santa Maria City Council has a long history of supporting the public works profession and proudly recognizes the dedication of its public works employees.

Proclamation Requested by: Brett Fulgoni

Attachment(s): Proclamation – National Public Works Week

City of Santa Maria
Santa Maria, California
Proclamation

WHEREAS, **the City Council of the City of Santa Maria has supported the role of the Public Works and Utilities Departments to provide vital services to the community which are an integral part of the City's residents' everyday lives; and**

WHEREAS, **the support of an informed community is vital to the operation of public works systems and programs, such as the production and delivery of clean water; wastewater collection and treatment; stormwater collection, treatment, and control; solid waste collection and disposal; streets and highways; public transit; public buildings; and fleet services; and**

WHEREAS, **the health, safety, and comfort of the community greatly depends on these facilities and services; and**

WHEREAS, **the quality and effectiveness of these services and facilities, as well as their planning, design, and construction are vitally dependent upon the efforts and skills of public works officials; and**

WHEREAS, **the efficiency of the qualified and dedicated personnel who staff the Public Works and Utilities Departments is materially influenced by the residents' attitude and understanding of the importance of the work they perform; and**

NOW, THEREFORE, I, ALICE M. PATINO, **Mayor of the City of Santa Maria, hereby recognize the week of May 17 through 23, 2026, as:**

"NATIONAL PUBLIC WORKS WEEK"

in the City of Santa Maria and encourage all residents and civic organizations to recognize the contributions public works officials make every day for better health, safety, and quality of life.

IN WITNESS THEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

_____

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: David W. Rowlands, City Manager

DATE: May 5, 2026

SUBJECT: **Proclamation Proclaiming May 2026, as "Bike Month".**

The City Council will present a Proclamation proclaiming May 2026, as "Bike Month" in the City of Santa Maria.

BACKGROUND:

The City of Santa Maria recognizes bicycling as an affordable, healthy, and environmentally sustainable form of transportation and recreation. During the month of May, the community will celebrate "CycleMAYnia" through various activities such as educational programs, commuting events, organized rides, and community engagement efforts.

The City actively supports bicycling through infrastructure maintenance, safety enforcement, development standards, and educational initiatives. Promoting a bicycle-friendly environment contributes to improved public health, enhanced quality of life, economic benefits, and reduced traffic and pollution, with support from local and regional organizations.

Proclamation Requested by: Geoffrey Wheeler – Active Transportation Advice

Attachment(s): Proclamation

City of Santa Maria
Santa Maria, California

Proclamation

WHEREAS, **bicycling is an economical, healthy, convenient, and environmentally sustainable mode of transportation, as well as a valuable recreational activity that allows residents and visitors to enjoy Santa Maria's scenic beauty. Throughout the month of May, the community will celebrate bicycling through educational programs, commuting events, organized rides, art, and recreational activities collectively known as CycleMAYnia; and**

WHEREAS, **the City of Santa Maria supports bicycling through coordinated efforts across its departments, including maintaining bicycle infrastructure, ensuring clean and safe lanes, supporting development standards, enforcing safety regulations, maintaining paths and landscaping, providing educational resources, and promoting bicycling programs and events; and**

WHEREAS, **fostering a bicycle-friendly community enhances public health, improves quality of life, supports economic development and student success, and reduces pollution, congestion, and roadway impacts. City of Santa Maria, Santa Barbara County Association of Governments, MOVE Santa Barbara County, CalBike, Caltrans District 5, The League of American Bicyclists, local schools, businesses, and civic groups will promote bicycling during May in recognition of National Bike Month, recognized locally as "CycleMAYnia".**

NOW, THEREFORE, I ALICE M. PATINO, **Mayor of the City of Santa Maria hereby proclaim May 2026 as:**

"Bike Month"

in the City of Santa Maria, and I urge all residents to join me in celebrating bicycling.

IN WITNESS WHEREOF, **I have hereunto set my hand and have caused the Seal of the City of Santa Maria to be affixed hereto this 5th day of May 2026.**

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Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: David W. Rowlands, City Manager

DATE: May 5, 2026

SUBJECT: **Businesses of the Quarter – April to June 2026**

The City Council will present certificates to the featured Businesses of the Quarter (April to June 2026) – Santa Maria Town Center and Fusion Colors.

BACKGROUND:

The City of Santa Maria and the Santa Maria Valley Chamber of Commerce are partnering to highlight different businesses in the City through a Business of the Quarter Program. On four occasions this calendar year, this program will recognize local businesses chosen by the Chamber. The criteria are: In operation for at least five years; physically located within the City Limits; and being a local Chamber of Commerce member in good standing. Not only does this give them valuable exposure, it also reminds the community of the unique, diverse, and long-standing businesses we are fortunate to have in Santa Maria.

Established in 1976, Santa Maria Town Center is a prominent regional destination for shopping, dining and entertainment at the heart of the community. Over time, Santa Maria Town Center has expanded its tenant mix to include national retailers, restaurants, fitness and family-oriented recreation, creating a well-rounded experience for Central Coast residents. As an economic driver supporting around 350 jobs, Santa Maria Town Center continues to adapt to changing consumer needs through ongoing leasing efforts, property investment and innovative programming. Santa Maria Town Center also hosts family-friendly events, promotions and seasonal activities that foster engagement and connection, reinforcing its role as a vibrant community hub. Representing the organization tonight is their General Manager, Sylvia Palacios.

Fusion Colors is a trusted auto body repair business that started in 2010 as a single unit but has since grown into a five-unit, fully equipped operation with 10 employees. Fusion Colors is focused on safety, quality and customer transparency, combining expert refinishing with modern diagnostic technology to ensure vehicles are properly repaired and calibrated. The business has remained resilient by diversifying into classic car restoration and custom paint work during slower periods, while continuing to invest in future services such as advanced vehicle recalibration. Deeply rooted in the community, Fusion Colors supports local initiatives through partnerships like restoring a historic 1960 Chevrolet Biscayne with the Santa Maria Police Council and sponsoring youth sports programs, all while maintaining a strong commitment to honest service and lasting customer relationships. Representing the business tonight is Owner, Marcos Limon.

CITY COUNCIL MEETING MINUTES CITY OF SANTA MARIA, CALIFORNIA

February 28, 2026, 8:30 a.m.
Shepard Hall - Santa Maria Public Library
421 South McClelland Street
Santa Maria

Roll Call:	Councilmember Maribel Aguilera, Councilmember Gloria Soto, Mayor Pro Tem Gloria Flores, Mayor Alice Patino
Members Absent:	Councilmember Carlos Escobedo
Staff Present:	City Manager David W. Rowlands, Assistant City Manager Chuen Wu, City Attorney Thomas Watson, Director of Finance Rebecca Campbell, Fire Chief Bradley Dandridge, Director of Community Development Chenin Dow, Interim Director of Recreation & Parks Dennis Smitherman, Director of Public Works Brett Fulgoni, Library Director Dawn Jackson, Chief Human Resources Officer Graciela Reynoso, Director of Utilities Shad Springer, Police Chief Christopher Williams

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1. CALL TO ORDER

Mayor Patino called the meeting to order at 8:30 a.m.

2. Public Comment Period (Not to exceed 15 Minutes)

Mayor Patino invited public comment. Speaking from the public was Laurie Tamura.

3. CITY COUNCIL GOAL-SETTING WORKSHOP

3.a Welcome and Introductions.

City Manager David W. Rowlands welcomed everyone and introduced Patrick Ibarra with Mejorando Group who presented the Goal-setting Workshop.

3.b Goal-setting Workshop

4. ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 3:30 p.m.

Chief Deputy City Clerk

Alice M. Patino, Mayor

CITY COUNCIL MEETING MINUTES CITY OF SANTA MARIA, CALIFORNIA

April 7, 2026, 5:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Roll Call: Councilmember Maribel Aguilera, Councilmember Gloria Soto, Mayor Pro Tem Gloria Flores, Mayor Alice Patino

Staff Present: City Manager David W. Rowlands, Assistant City Manager Chuen Wu, City Attorney Thomas Watson, Director of Finance Rebecca Campbell, Fire Chief Bradley Dandridge, Director of Community Development Chenin Dow, Interim Director of Recreation & Parks Dennis Smitherman, Director of Public Works Brett Fulgoni, Library Director Dawn Jackson, Chief Human Resources Officer Graciela Reynoso, Director of Utilities Shad Springer, Police Chief Christopher Williams, Chief Deputy City Clerk Donna Schwartz, Assistant City Clerk Alexandra Valadez

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CLOSED SESSION - 3:30 P.M.

1. CALL TO ORDER

Mayor Patino called the meeting to order at 3:39 p.m.

2. PUBLIC COMMENT PERIOD

No public comment was received.

3. RECESS-CLOSED SESSION

3.a Conference with Labor Negotiators, Pursuant to California Government Code §54957.6

4. RECONVENE TO REGULAR SESSION

REGULAR SESSION - 5:30 P.M.

5. INVOCATION

Pastor Mark Wright from Heritage Evangelical Presbyterian Church gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Aguilera led the Pledge of Allegiance.

7. CALL TO ORDER

Mayor Patino called the meeting to order at 5:41 p.m.

8. PRESENTATIONS

8.a Proclamation Proclaiming April 6 through 10, 2026, as "National Community Development Week"

The City Council presented the Proclamation to Community Programs Staff.

8.b Proclamation Proclaiming April 13 through 20, 2026, as "International Dark Sky Week"

The City Council presented the Proclamation to Mike Wondolowski.

8.c Proclamation Proclaiming April 19 through 25, 2026, as "National Library Week"

The City Council presented the Proclamation to Kathleen Gabel, President of the Friends of the Santa Maria Public Library.

8.d Proclamation Proclaiming April 20 through April 25, 2026, as "Arbor Week".

The City Council presented the Proclamation to Amanda Corcoran.

8.e Proclamation Proclaiming April 2026, as "Donate Life Month".

Mayor Patino moved this item before item 8.a.

The City Council presented the Proclamation to Scott Burns, Donate Life Ambassador.

8.f Proclamation Proclaiming April 2026 as "Fair Housing Month"

The City Council presented the Proclamation to the Legal Aid Foundation.

8.g Proclamation Proclaiming April 2026 as "Sexual Assault and Child Abuse Awareness and Prevention Month"

The City Council presented the Proclamations to Ann McCarty, Executive Director of North County Rape Crisis & Child Protection Center.

8.h Presentation – Santa Maria Downtown Multimodal Assessment

The City Council received a presentation regarding the Santa Maria Multimodal Assessment (SMDMA) funded by Caltrans. The presentation was given by Vin James, Liaison, Santa Barbara County - Caltrans, District 5.

8.i Presentation – Value of Volunteering

The City Council received a presentation about the value of volunteering from Midge Nicosia.

8.j Presentation – Commander Daniel Rios' Graduation from the FBI National Academy

The City Council received a presentation from Police Chief Christopher Williams on the recent attendance and graduation of Commander Daniel Rios from the FBI National Academy.

9. REPORT BY THE CITY ATTORNEY FROM CLOSED SESSION

City Attorney Thomas Watson reported that instructions were provided to the Labor Negotiators.

10. PUBLIC COMMENT PERIOD (Not to exceed 15 Minutes)

Mayor Patino invited public comment. Speaking from the public was Gary Hall and Sofia Navarro.

11. CONSENT CALENDAR

Consent Calendar Items 11.a.1 through 11.i.1 (except 11.d.3) were approved as presented, including the adoption of Resolution Nos. 2026-37, 2026-38, 2026-39. 2026-40, 2026-41, 2026-42, 2026-43, 2026-44, 2026-45, 2026-46, 2026-47, 2026-48, 2026-49, and Ordinance No. 2026-01. The recorded vote appears with each item below.

Councilmember Soto pulled item 11.d.3 for discussion and a separate vote.

One written public comment was received from Nicole Bryant for 11.d.3.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Adopt the Consent Calendar as submitted.

Ayes (4): Councilmember Aguilera, Councilmember Soto, Mayor Pro Tem Gloria Flores, and Mayor Patino

Motion carried by a recorded vote (4 to 0)

11.a CITY MANAGER/CITY CLERK DEPARTMENT

11.a.1 Ordinances and Resolutions

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Waived the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Motion carried by a recorded vote

11.a.2 Approval of Minutes

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Approved the Minutes of the regular City Council meeting of March 3, 2026, and special meeting of March 17, 2026.

Motion carried by a recorded vote

11.a.3 Support for CommUnify Head Start/Early Head Start Child Care Center

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Authorized support for the nonprofit organization CommUnify's grant application to the County of Santa Barbara for Community Development Block Grant (CDBG) funds to establish a Head Start/Early Head Start Child Care Center at 420 East Fesler Street, including a local match in the form of in-kind contributions that may include a waiver of City permitting fees; parking lot striping; and the waiver of City business licensing fees in an amount not to exceed $25,080; and
2. Authorized the City Manager, or designee, to execute all related documents.

Motion carried by a recorded vote

11.b CITY ATTORNEY DEPARTMENT

11.b.1 Adoption of a Resolution Approving the Donation of Salvador Dali Destino Paintings from John and Nina Baldwin

Action: Adopted as Resolution No. 2026-37.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Adopted a Resolution approving the donation of Salvador Dali *Destino* paintings to the City of Santa Maria from John and Nina Baldwin.

Motion carried by a recorded vote

11.c COMMUNITY DEVELOPMENT DEPARTMENT

11.c.1 Adoption of a Resolution Approving Entering into the California Home Energy Renovation Opportunity (HERO) Program and Approve Amendment to Joint Powers Agreement

Action: Adopted as Resolution No. 2026-38.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving the amendment to a certain Joint Powers Agreement between City of Santa Maria and Western Riverside Council of Governments related thereto;

2. Authorized the membership of the City of Santa Maria in the WRCOG; authorizing WRCOG to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the territory of the City; and

3. Authorized the City Manager, or designee, to execute all related documents; and authorize related actions.

Motion carried by a recorded vote

11.c.2 Adoption of a Resolution Approving Las Brisas Apartments Planned Development Permit Request for a Time Extension

Action: Adopted as Resolution No. 2026-39.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Adopted a Resolution approving Permit Amendment A2026-0003 granting a two-year time extension for Planned Development Permit PD2022-0011 located at Lots 1 and 2 of Tract 6008 (APNS 117-990-001 and 117-990-002).

Motion carried by a recorded vote

11.d FINANCE DEPARTMENT

11.d.1 Payment of Warrants

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Order ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Motion carried by a recorded vote

11.d.2 Payment of Payroll

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Order ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Motion carried by a recorded vote

11.d.3 Adoption of a Resolution Approving an Updated General Fund Reserve Policy and Section 115 Trust

The City Council received a staff report from Director of Finance Rebecca Campbell.

This item was continued to a later date alongside budget discussions.

11.d.4 Adoption of a Resolution Retroactively Approving Agreement with Paymentus Corporation for Electronic Payment Processing Services

Action: Adopted as Resolution No. 2026-40.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution retroactively approving a purchase agreement with Paymentus Corporation, a Delaware Corporation, for electronic payment processing services; and
2. Authorized City Manager, or designee, to execute the eight-year agreement.

Motion carried by a recorded vote

11.e FIRE DEPARTMENT

11.e.1 2025 Annual Fire Department Report

The City Council received and filed the 2025 Annual Fire Department Report.

11.f LIBRARY DEPARTMENT

11.f.1 Adoption of a Resolution Approving the Receipt of Donation from the Friends of the Santa Maria Public Library

Action: Adopted as Resolution No. 2026-41.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Adopted a Resolution approving the receipt of a $28,900 donation from the Friends of the Santa Maria Public Library.

Motion carried by a recorded vote

11.g PUBLIC WORKS DEPARTMENT

11.g.1 Adoption of a Resolution Approving a Partnership with People's Self-Help in Support of an Affordable Housing and Sustainable Communities Grant Application and Authorization to Submit a Partnership Letter

Action: Adopted as Resolution No. 2026-42.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution authorizing the City of Santa Maria to partner with People's Self-Help Housing in support of an Affordable Housing and Sustainable Communities grant application and authorizing submission of a partnership support letter; and
2. Authorized the City Manager, or designee, to execute and submit a partnership support letter and any related documentation necessary to support the Affordable Housing and Sustainable Communities grant application.

Motion carried by a recorded vote

11.g.2 Adoption of a Resolution Approving the Award of a Construction Agreement with Main Line Engineering Construction, Inc. for the REAP Pedestrian Improvements – 2026 Phase 1, Project No. 2026-04

Action: Adopted as Resolution No. 2026-43.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution awarding a Construction Agreement to Main Line Engineering Construction, Inc. for the REAP Pedestrian Improvements – 2026 Phase 1, Project No. 2026-04, in the amount of $240,238; and
2. Authorized the City Manager, or designee, to execute the agreement and any future amendments or change orders necessary provided such amendments are within the scope of the project and consistent with the adopted project budget; and
3. Authorized the City Manager, or designee, to execute necessary project amendments to the agreement not to exceed the contingency amount.

Motion carried by a recorded vote

11.g.3 Adoption of a Resolution Approving the award of a Construction Agreement with Main Line Engineering Construction, Inc. for the REAP Pedestrian Improvements – 2026 Phase 2, Project No. 2026-05

Action: Adopted as Resolution No. 2026-44.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution awarding a Construction Agreement to Main Line Engineering Construction, Inc. for the REAP Pedestrian Improvements – 2026 Phase 2, Project No. 2026-05, in the amount of $107,995; and
2. Authorized the City Manager, or designee, to execute the agreement and any future amendments or change orders necessary provided such amendments are within the scope of the project and consistent with the adopted project budget; and
3. Authorized the City Manager, or designee, to execute necessary project amendments to the agreement not to exceed the contingency amount.

Motion carried by a recorded vote

11.g.4 Adoption of a Resolution Approving the Award of a Construction Agreement with Baja Coast Fence Inc. for the Wastewater Treatment Plant Security Fencing Project, Bid No. 2025-06

Action: Adopted as Resolution No. 2026-45.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution approving the award of a Construction Agreement with Baja Coast Fence Inc., for the Wastewater Treatment Plant Security Fencing Project, Bid No. 2025-06, in the amount of $680,810.60 and approve appropriation of additional funding in the amount of $58,582.04 with the approved Wastewater Enterprise Fund budget (SC7300|CC0260|FD640) for Fiscal Year 2025-26; and
2. Authorized the City Manager, or designee, to execute the agreement and any future amendments or change orders necessary provided such amendments are within the scope of the project and consistent with the adopted project budget

Motion carried by a recorded vote

11.g.5 Adoption of Resolution Approving Amendment No. 6 to the Operations & Maintenance Agreement with RATPDev

Action: Adopted as Resolution No. 2026-46.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution approving Amendment No. 6 to the Transit Operations & Maintenance Agreement with RATPDev to extend the term until June 30, 2028, and approve an increase to compensation for a total amount of $16,383,897.90 for Fiscal Years 2026-27 and 2027-28; and
2. Authorized City Manager, or designee, to execute agreement and implement the service enhancements and wage augmentations.

Motion carried by a recorded vote

11.h RECREATION & PARKS DEPARTMENT

11.h.1 Adoption of Ordinance No. 2026-01 Amending Ordinance No. 2025-03 Revising Titles 2 and 10 of the Santa Maria Municipal Code to Clarify Final Approval Authority for All Recreation Fees Rests with the City Council

Action: Adopted as Ordinance No. 2026-01.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

Adopted Ordinance No. 2026-01, Amending Ordinance No. 2025-03, Amending the Santa Maria Municipal Code Title 1 “Administration,” Chapter 2-14 “Recreation and Parks Commission,” Section 2-14.06 “Recommendations to Council: Powers Generally” and Title 10 “Recreation and Parks,,” Chapter 10-1 “Administration,” Section 10-1.02 “Adoption of Regulations”.

Motion carried by a recorded vote

11.h.2 Adoption of a Resolution Amending Agreement with Wallace Group for the Sports Complex Design Project

Action: Adopted as Resolution No. 2026-47.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution approving an amendment to agreement with Wallace Group for the Sports Complex Design Project approving an increase in the amount of $518,467 for a total contract amount of $772,940 for additional design phasing and engineering and landscape architectural design services; and
2. Authorized City Manager, or designee, to execute agreement.

Motion carried by a recorded vote

11.h.3 Adoption of a Resolution Approving the Purchase of Playground Equipment for the Santa Maria Sports Complex from Landscape Structures, Inc. (RecWest Outdoor Products, Inc. Representative)

Action: Adopted as Resolution No. 2026-48.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution approving the purchase of playground equipment for the Santa Maria Sports Complex from Landscape Structures, Inc., represented by RecWest Outdoor Products, Inc., in the amount of $343,772.50; and
2. Authorized the City Manager, or designee, to execute all necessary documents to complete the purchase.

Motion carried by a recorded vote

11.i UTILITIES DEPARTMENT

11.i.1 Adoption of a Resolution Authorizing and Appropriating Additional Funding for the Well 15 Equipping Project, Bid No. 2025-04

Action: Adopted as Resolution No. 2026-49.

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution authorizing and appropriating additional funding of $1,045,000 for the Well 15 Equipping Project, Bid No. 2025-04; and
2. Approved the additional funding for Fiscal Year 2025-26 in the Water enterprise fund (SC7340|CC0280|FD620).

Motion carried by a recorded vote

12. APPOINTMENTS

12.a Appointments to Block Grants Advisory Committee

Moved by: Mayor Patino
Seconded by: Councilmember Soto

Block Grants Advisory Committee

Councilmembers Aguilera and Soto considered appointments for unexpired terms ending in July 2026, appointed by the Mayor, and confirmed by Council.

Three new applications were received by Mauricio Ambriz, Grace Paluck, and Jose Ramirez.

Councilmember Aguilera postponed her appointment.

Councilmember Soto appointed Jose Ramirez to serve an unexpired term ending in July 2026.

Ayes (4): Councilmember Aguilera, Councilmember Soto, Mayor Pro Tem Gloria Flores, and Mayor Patino

Motion carried by a recorded vote (4 to 0)

12.b Appointments to Fill a City Council Vacancy on Outside Boards, Commission, and Committees Requiring City Council Representation

Moved by: Mayor Patino
Seconded by: Mayor Pro Tem Gloria Flores

Mayor Patino appointed Director of Utilities to Central Coast Water Authority and the City Council to ratify.

Mayor Patino directed staff to postpone the remaining appointments.

Ayes (4): Councilmember Aguilera, Councilmember Soto, Mayor Pro Tem Gloria Flores, and Mayor Patino

Motion carried by a recorded vote (4 to 0)

13. PUBLIC HEARING

13.a Fiscal Year 2026-27 Community Development Block Grant Program Drafted Action Plan

The City Council received a staff report from Community Programs Manager Rosie Rojo.

Mayor Patino opened the public hearing at 7:46 p.m. Speaking from the public was Dawnette Smith, Melissa Chatfield, Michelle Ward, Bradlee Kirkman, Ann McCarty, Nikki Freeman, Pearl Garza, Marco Quintanar, Danielle Garcia, Hilda Zacarias, Marla Landreth, Roberto Rodriguez, and Ken Dahmen.

Written public comment was received from Brittany Avila Wazny.

The City Council considered the Block Grants Advisory Committee's recommendations for allocation for Fiscal Year 2026-27 Community Development Block Grant Program Public Services and Capital funds.

Moved by: Councilmember Soto
Seconded by: Mayor Pro Tem Gloria Flores

1. Allocated the remaining $37,500 to Public Services programs in keeping with the BGAC's recommendations; and
2. Reviewed and approved the overall allocations and contingencies of the drafted Fiscal Year 2026-27 Community Development Block Grant Action Plan.

Ayes (3): Councilmember Soto, Mayor Pro Tem Gloria Flores, and Mayor Patino

Noes (1): Councilmember Aguilera

Motion carried by a recorded vote (3 to 1)

14. REGULAR BUSINESS

14.a Automated Red‑Light Camera Program Research Summary

Moved by: Councilmember Aguilera
Seconded by: Mayor Pro Tem Gloria Flores

The City Council directed staff to move forward with the development of a proposal for an Automated Red Light Camera Pilot Program, including contingencies on the Request for Proposal.

Ayes (4): Councilmember Aguilera, Councilmember Soto, Mayor Pro Tem Gloria Flores, and Mayor Patino

Motion carried by a recorded vote (4 to 0)

14.b Drone as a First Responder and Real Time Crime Center Program

The City Council directed staff to move forward regarding implementation of the proposed Drone as First Responder and Real-Time Crime Center programs.

Speaking from the public was Glenn Morris.

14.c Update on Senate Bill 707 (SB 707) Amendments to the Ralph M. Brown Act and Implementation Status

Received and filed an informational update regarding SB 707 amendments to the Ralph M. Brown Act and the City's implementation status. Staff report was given by Chief Deputy City Clerk Donna Schwartz.

14.d Consideration of a Resolution Declaring Intent to Rename Cesar E. Chavez Drive or Return with Replacement Name Options and an Implementation Plan or Adopt Resolution Renaming Drive

The City Council received a staff report from Assistant City Manager Chuen Wu.

Action: Adopted as Resolution No. 2026-50.

Moved by: Councilmember Soto
Seconded by: Mayor Pro Tem Gloria Flores

1. Adopted a Resolution declaring its intent to rename Cesar E. Chavez Drive; and
2. Provided directions for staff to return with recommended replacement name options and an implementation plan with inclusion of views of residents living on Cesar E. Chavez Drive; or

Ayes (4): Councilmember Aguilera, Councilmember Soto, Mayor Pro Tem Gloria Flores, and Mayor Patino

Motion carried by a recorded vote (4 to 0)

14.e Discussion Filling City Council District 1 Vacancy Created by the Resignation of Former Councilmember Carlos Escobedo on March 3, 2026

The City Council discussed options to fill City Council District 1 vacancy. Chief Deputy City Clerk Donna Schwartz gave the staff report.

Speaking from the public was Jaime Cruz, Gloria Melgar, Carina Batalla, Gale McNeeley, Gary Hall, Gabrielle Hernandez, along with applicants Ricardo Batalla, Gary Michaels, Maria Salguero, and Osvaldo Sotelo.

Action: Adopted as Resolution No. 2026-51.

Moved by: Mayor Pro Tem Gloria Flores
Seconded by: Mayor Patino

Adopt a Resolution appointing Ricardo Batalla to fill the Councilmember District 1 vacancy created by the resignation of Councilmember Carlos Escobedo.

Chief Deputy City Clerk Donna Schwartz administered the Oath of Office to Councilmember Batalla.

Ayes (3): Councilmember Aguilera, Mayor Pro Tem Gloria Flores, and Mayor Patino

Noes (1): Councilmember Soto

Motion carried by a recorded vote (3 to 1)

15. REPORT BY CITY MANAGER

City Manager Rowlands reported that the next City Council meeting is scheduled for May 5th. Agenda items are anticipated to include the SB 1 Report, Annual Report regarding City of Santa Maria workforce vacancies, recruitment, and retention efforts pursuant to AB 2561, General Plan adoption, road maintenance, Block Grants Advisory Committee appointments, and Outside Board appointments.

16. ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB 1234 REPORTS)

Councilmember Flores stated she attended the Read Across America events at Tayloe Elementary School and Bill Libbon Elementary School; the 62nd Annual City of Santa Maria Employee Service Awards Dinner; City Council Closed Session; and the CommUnify meeting.

Councilmember Aguilera announced she attended the Santa Barbara County Subregional Reading Event, Allan Hancock Attorney Presentation, SBCAG Meeting, Barajas Foundation Career Day, Mayors Youth Task Force, Oasis Center Fundraiser, Housing Summit Chamber of Commerce, 2026 Rodeo Queen Kick-Off, and the EconAlliance Board Meeting.

Councilmember Soto indicated that she attended the Parent Graduation Ceremony; 62nd Annual City of Santa Maria Employee Service Awards Dinner; Budget Ad Hoc Committee meeting; Question and Answer event for the Santa Maria Youth Leadership Group; City Council Closed Session; Budget Workshop; General Plan Briefing; and the Santa Barbara County Juvenile Justice Coordinating Council meeting.

Mayor Patino reported she attended the Ben Heighes Show, Santa Maria Police Department 2025 Annual Awards Ceremony, Local Agency Formation Commission (LAFCO) meeting, 62nd Annual City of Santa Maria Employee Service Awards Dinner, Budget Ad Hoc Committee meeting, Read Across America events at Taylor Elementary School and Bill Libbon Elementary School, California Association of Councils of Governments Regional Leaders Forum in Long Beach, Rick Blaemire Show, Fighting Back Santa Maria Valley Board meeting, West Coast Kustoms meeting, meeting with the Office of External Affairs, Central Coast Community Energy Policy Board of Directors meeting, Chamber Mixer hosted by the Boys & Girls Clubs of Santa Maria Valley, Mayor's Youth Task Force meeting, Food Truck Ordinance meeting, Marian Regional Medical Center Foundation Board meeting, Santa Maria Valley Housing Summit, LAFCO meeting, and the 2026 Rodeo Queen Kick-Off.

17. ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 10:10 p.m.

Chief Deputy City Clerk	Alice M. Patino, Mayor

CITY COUNCIL MEETING MINUTES CITY OF SANTA MARIA, CALIFORNIA

April 21, 2026, 5:00 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Roll Call: Councilmember Maribel Aguilera, Councilmember Gloria Soto, Mayor Pro Tem Gloria Flores, Mayor Alice Patino

Staff Present: City Manager David W. Rowlands, Assistant City Manager Chuen Wu, City Attorney Thomas Watson, Director of Finance Rebecca Campbell, Director of Community Development Chenin Dow, Chief Human Resources Officer Graciela Reynoso, and Assistant City Clerk Alexandra Valadez

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CLOSED SESSION

1. CALL TO ORDER

At 5:01 p.m. Mayor Patino called the meeting to order.

ROLL CALL:

MEMBERS PRESENT:

Councilmember Aguilera, Councilmember Batalla, Councilmember Soto, Mayor Pro Tem Flores, and Mayor Patino.

STAFF MEMBERS PRESENT:

City Manager David W. Rowlands, City Attorney Thomas Watson, and Assistant City Clerk Alexandra Valadez.

2. PUBLIC COMMENT PERIOD

Mayor Patino opened public comment, there being none, closed public comment.

3. RECESS-CLOSED SESSION

At 5:02 p.m. Mayor Patino recessed to Closed Session.

3.a Conference with Legal Counsel - Existing Litigation, Pursuant to Government Code §54956.9 - [one case]

3.b Conference with Legal Counsel - Significant Exposure to Litigation, Pursuant to Government Code §54956.9(d)(2) [one case]

3.c Conference with Labor Negotiators, Pursuant to Government Code §54957.6

3.d Conference with Real Property Negotiators, Pursuant to Government Code §54956.8

4. RECONVENE TO OPEN SESSION

5. CALL TO ORDER

Mayor Patino called the meeting to order at 7:06 p.m.

6. REPORT BY THE CITY ATTORNEY FROM CLOSED SESSION

City Attorney Watson reported that instructions were provided to the attorneys and City's Labor Negotiator.

7. ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:06 p.m.

Chief Deputy City Clerk

Alice M. Patino, Mayor

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Graciela Reynoso, Chief Human Resources Officer

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving the Third Amendment to Memorandum of Understanding between the City of Santa Maria and the Service Employees International Union Local 620**

Description:
The City Council will consider adopting a Resolution approving the Third Amendment to the Memorandum of Understanding with the Service Employees International Union Local 620

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution authorizing and approving the Third Amendment to the Memorandum of Understanding between the City of Santa Maria and the Service Employees International Union Local 620, February 20, 2024, through December 31, 2025; and
2. Authorize the City Manager, or designee, to execute the Memorandum of Understanding.

BACKGROUND:

The City and SEIU entered into a Memorandum of Understanding (MOU) covering wages, hours, and terms and conditions of employment for the period of February 20, 2024, through December 31, 2025. Since adoption of the MOU, the City and SEIU have executed two prior amendments.

During recent discussions between City staff and SEIU representatives, both parties identified the need for an additional amendment to address a discrepancy in language that authorizes Uniform Allowance payments to certain city employees in Code Enforcement. As a result of our conversations, the parties have reached agreement on a Third Amendment to the Memorandum of Understanding.

Currently, the MOU authorizes payment of Uniform Allowance to certain classifications in Code Enforcement in Article VIII – "Uniforms and Equipment, Section 8.02 (I):

"The City will furnish the Code Compliance Supervisor and each Code Compliance Officer with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, one jacket, one utility belt, and the appropriate body armor, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. The Code Compliance Supervisor and Code Compliance Officers will be required to wear the uniform at all times, and they will be responsible for the upkeep and maintenance of said uniform. The City agrees to provide a pro-rated bi-weekly uniform allowance of $15.38 to the Code Compliance Supervisor and each Code Compliance Officer on a paid status in acknowledgement of the costs incurred for the maintenance, upkeep, and replacement cost of the uniform. The City will furnish the Code Compliance Technician with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. Employees shall be responsible for the upkeep and maintenance of said uniform."

The classifications referenced (Code Compliance Supervisor and Code Compliance Officer) were abolished on July 7, 2020, via Resolution 2020-64. To update the language and remedy this discrepancy, the City, in consultation with SEIU, Local 620 wishes to change the outdated titles to the following:

"The City will furnish the Code Enforcement Supervisor and each Code Enforcement Officers with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, one jacket, one utility belt, and the appropriate body armor, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. The Code Enforcement Supervisor and Code Enforcement Officers will be required to wear the uniform at all times, and they will be responsible for the upkeep and maintenance of said uniform. The City agrees to provide a pro-rated bi-weekly uniform allowance of $15.38 to the Code Enforcement Supervisor and each Code Enforcement Officers on a paid status in acknowledgement of the costs incurred for the maintenance, upkeep, and replacement cost of the uniform. The City will furnish the Code Enforcement Technician with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. Employees shall be responsible for the upkeep and maintenance of said uniform."

This change will allow for payment to the individuals who were not eligible due to the change in job titles. The change will be retroactive to February 20, 2024, for active employees in the above listed job classifications.

DISCUSSION:

This Third Amendment to the current SEIU MOU is to amend language to the current SEIU MOU 2024-2025, to clean up the job classifications receiving Uniform allowance in the Code Enforcement section and provide clarity in administration of this provision.

Alternative(s)

A decision by the City Council not to approve the Third Amendment to the Memorandum of Understanding between the City of Santa Maria and the Service Employees International Union Local 620, February 20, 2024, through December 31, 2025, will result in an inability to enact payment to the above referenced job classifications for Uniform Allowance.

Fiscal Considerations

The additional fiscal cost of correcting uniform allowance with updated job classifications retroactively to October 2025 is approximately $1,200, with ongoing an cost of approximately $1,600 annually.

Impact on the Community

This item is part of our workforce administration of the MOU. Special pay such as Uniform Allowance payments must be authorized by our governing body. Our commitment is to maintaining positive employee-employer relations and retaining a well-staffed, qualified workforce, who in turn will continue to support the City's operational needs.

ATTACHMENT(S)

A. Resolution
B. Third Amendment to the 2024-2025 SEIU MOU
C. Current 2024-2025 SEIU MOU

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA AUTHORIZING AND APPROVING THE THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA MARIA AND THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 620, FEBRUARY 20, 2024, THROUGH DECEMBER 31, 2025

WHEREAS, the City of Santa Maria ("City") and the Service Employees International Union ("SEIU") Local 620 entered into the 2024-2025 SEIU Memorandum of Understanding ("MOU") which was approved by City Council on or about February 20, 2024; and

WHEREAS, the First Amendment to the Memorandum of Understanding between the City and SEIU was approved by City Council on or about September 16, 2025, by Resolution No. 2025-138; and

WHEREAS, the Second Amendment to the Memorandum of Understanding between the City and SEIU was approved by City Council on or about December 2, 2025, by Resolution No. 2025-207; and

WHEREAS, the City and SEIU subsequently determined that language within the Memorandum of Understanding warranted clarification and updating to reflect current job titles; and

WHEREAS, the City and SEIU labor representatives met and conferred and collectively desire to memorialize these changes to the SEIU MOU at Article VIII – "Uniforms and Equipment, Section 8.02 (I) for the purposes of the updating job titles of those receiving uniform allowance in said section, for purposes of the existing SEIU MOU; and

WHEREAS, the City and SEIU have therefore established a Third Amendment to the 2024-2025 Memorandum of Understanding between the City and SEIU (Attachment "B"); and

WHEREAS, it is the desire of the City Council of the City of Santa Maria to approve and adopt an amendment to the 2024-2025 SEIU MOU to ratify by adoption by resolution the 2024-2025 SEIU MOU (Attachment "A") and to memorialize and confirm the Third Amendment (Attachment "B") to the 2024-2025 MOU;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The proposed Third Amendment to the Memorandum of Understanding between the City of Santa Maria and SEIU Local 620 is hereby ratified and approved.

SECTION 2. The said Third Amendment is appended hereto as Attachment "B" to the Council Agenda Report and is hereby incorporated herein by reference as set forth.

SECTION 3. All provisions of current Memorandum of Understanding, resolutions and ordinances not amended by said Third Amendment shall remain in full force and effect.

SECTION 4. It is hereby directed that all changes provided by said Third Amendment shall be carried out and are effective herewith in the manner provided therein.

SECTION 5. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

THIRD AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA MARIA AND THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 620

FEBRUARY 20, 2024 – DECEMBER 31, 2025

This Third Amendment to the Memorandum of Understanding between the City of Santa Maria and the Service Employees International Union Local 620 February 20, 2024 – December 31, 2025 ("SEIU MOU 2024-2025") is made and entered into by and between the City of Santa Maria, a municipal corporation ("City"), and the Santa Maria Service Employees International Union Local 620 ("SEIU").

R E C I T A L S:

WHEREAS, the City and SEIU entered into the SEIU MOU 2024-2025 which was approved by City Council on or about February 20, 2024; and

WHEREAS, the First Amendment to the Memorandum of Understanding between the City and SEIU was approved by City Council on or about September 16, 2025, by Resolution No. 2025-138; and

WHEREAS, the Second Amendment to the Memorandum of Understanding between the City and SEIU was approved by City Council on or about December 2, 2025, by Resolution No. 2025-207; and

WHEREAS, the City and SEIU subsequently determined that language within the Memorandum of Understanding warranted clarification and updating to reflect current job titles, and WHEREAS, the City and SEIU labor representatives have met and conferred on the issues referenced above, and agreed that the tentatively agreed upon changes to the SEIU MOU 2024-2025 would require a formal MOU amendment approved by City Council; and

WHEREAS, the City and SEIU labor representatives met and conferred and collectively desire to memorialize these changes to the SEIU MOU at Article VIII – "Uniforms and Equipment, Section 8.02 (I) for the purposes of the updating job titles of those receiving uniform allowance in said section, for purposes of the existing SEIU MOU; and

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

The existing language in the SEIU Memorandum of Understanding for Code Enforcement Uniform Allowance - Article VIII – "Uniforms and Equipment, Section 8.02 (I), is as follows:

> "The City will furnish the Code Compliance Supervisor and each Code Compliance Officer with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, one jacket, one utility belt, and the appropriate body armor, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. The Code Compliance Supervisor and Code Compliance Officers will be required to wear the uniform at all times, and they will be responsible for the upkeep and maintenance of said uniform. The City agrees to provide a pro-rated bi-weekly uniform allowance of $15.38 to the Code Compliance Supervisor and each Code Compliance Officer on a paid status in acknowledgement of the costs incurred for the maintenance, upkeep, and replacement cost of the uniform. The City will furnish the Code Compliance Technician with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. Employees shall be responsible for the upkeep and maintenance of said uniform."

This language will incorporate the updated job classifications as follows:

"The City will furnish the Code Enforcement Supervisor and each Code Enforcement Officers with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, one jacket, one utility belt, and the appropriate body armor, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. The Code Enforcement Supervisor and Code Enforcement Officers will be required to wear the uniform at all times, and they will be responsible for the upkeep and maintenance of said uniform. The City agrees to provide a pro-rated bi-weekly uniform allowance of $15.38 to the Code Enforcement Supervisor and each Code Enforcement Officer on a paid status in acknowledgement of the costs incurred for the maintenance, upkeep, and replacement cost of the uniform. The City will furnish the Code Enforcement Technician with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. Employees shall be responsible for the upkeep and maintenance of said uniform."

The change will be retroactive to February 20, 2024, for active employees in the above job classifications.

The representatives of the City and of the SEIU have jointly prepared this Third Amendment to the SEIU MOU 2024-2025. Except as expressly provided for in this Third Amendment, all other provisions of the SEIU MOU 2024-2025 shall remain in full force and effect. The parties also acknowledge that this Third Amendment shall not be in full force and effect until adopted by resolution by the City Council of the City of Santa Maria. Subject to the foregoing and in witness whereof, this Third Amendment is hereby

executed by the authorized representatives of the City and the Service Employees International Union Local 620 and entered into as of this _____ day of May 2026.

CITY OF SANTA MARIA

_____
David W. Rowlands
City Manager

_____
Graciela Reynoso
Chief Human Resources Officer

_____
Colin J. Tanner, Esq.
City Lead Negotiator

SERVICE EMPLOYEES
INTERNATIONAL UNION LOCAL 620

_____
Nicole Bryant
SEIU Lead Negotiator

_____
Natalia Heredia
Chapter President

MEMORANDUM OF UNDERSTANDING FOR CY 2024-2025
FULL & PART-TIME GENERAL EMPLOYEES

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ARTICLE I. DEFINITIONS

Section 1.01 Definitions

(See City Code Sec. 2-20.01)

As used in this document, the following terms shall have the meaning indicated:

A. AFFORDABLE CARE ACT (ACA) – Full time employee – For purposes of the Affordable Care Act only, full-time shall be defined as those employees regularly scheduled to work 30 hours per week over the measurement period.

(MOU 12-17-13)

B. CITY means the City of Santa Maria, a municipal corporation, and where appropriate herein, according to the content, "City" refers to the City Council, the governing body of said City.

C. CITY MANAGER means the City Manager of the City of Santa Maria or his/her designated representative.

D. COUNCIL means the City Council, the governing body of the City of Santa Maria.

E. DAY means unless otherwise indicated, an eight (8) hour workday.

(FT-MOU 12-25-04)

F. EMPLOYEE means all budgeted 32 hour per week part-time (PT32) and 40 hour per week full-time (FT) City of Santa Maria personnel except those covered by the police, fire, non-represented management group or limited-service salary groups all of whom are identified in the City's resolution regarding employer-employee relations.

(MOU 02-07-17)

G. EMPLOYEES' UNION means the Service Employees International Union (SEIU) LOCAL 620, AFL-CIO - CLC.

H. GRIEVANCE except as otherwise excluded, a “grievance” is a written allegation by an employee, claiming violation(s) of the specific express terms of the MOU or written rule or regulation for which there is no other specific method of review provided by City law.

I. GRIEVANT a grievant is an employee or group of employees claiming to be adversely affected by an act or omission of the employer or the union.

J. MANAGEMENT means the City Manager and/or his/her assistants and the department heads of the City of Santa Maria.

K. MANAGEMENT PERSONNEL – see Sec. 10.02 of this document.

L. MANAGEMENT REPRESENTATIVES means the City Manager of the City of Santa Maria and/or those to whom s/he has delegated the duties and responsibilities set forth in the City Council's resolution regarding employer-employee relations.

M. MEMORANDUM means the currently effective provisions of any Memorandum of Understanding made and entered into by and between the City of Santa Maria and the majority representative of all City personnel except those covered by the police, fire, management, or limited-service areas, all of whom are identified in the City's resolution regarding employer-employee relations.
(MOU 02-07-17)

N. REGULAR means an appointment to a full-time or part-time position after satisfactory completion of a probationary period.

ARTICLE II. RECOGNITION AND IMPLEMENTATION

Section 2.01 Recognition

Pursuant to appropriate sections of the City's Employer-Employee Resolution and Article 10, Division 4 of the California Government Code (Section 3500 et seq.), the City recognizes SEIU Local 620 as the majority representative of all City employees in the General Employee Bargaining Unit, which includes all part-time (PT32) and full-time (FT) employees.

Section 2.02 Implementation

A. This memorandum constitutes a mutual recommendation to be jointly submitted to the Council. It is agreed that this memorandum shall not be binding upon the parties either in whole or in part, unless and until the Council:

1. Acts, by majority vote, formally to approve the memorandum; and

2. Enacts amendments to all City ordinances required to implement the provisions set forth.

Section 2.03 Term

This term of this MOU shall be effective upon ratification by City Council through 12:00 Midnight on December 31, 2025. All payroll-related activities, not otherwise defined in this MOU, shall remain on a payroll-year basis.

(MOU 02-07-24)

Section 2.04 Payroll Deduction

A. It is understood and agreed that SEIU has the right to payroll deduction of membership dues and insurance premiums, pursuant to Articles 7 and 10 of this MOU. Such deductions shall be made bi-weekly and forwarded to the SEIU office. SEIU agrees to hold the City of Santa Maria harmless against any and all claims, demands, suits and other forms of liability that may arise out of or by reason of the actions taken by the City of Santa Maria in connection with the deduction of dues and insurance premiums or coverage.

(FT-MOU 12-25-04)

B. The union hereby certifies that its present amount of membership dues has been fixed pursuant to the constitution and by-laws of the union. In the event that the amount of its dues is hereafter changed, such change shall be provided in writing to the City thirty (30) days prior to any change in dues deductions with the proper authorization for the dues increase.

(FT-MOU 01-01-82)

Section 2.05 Full Understanding

SEIU and the City agree that during the negotiations which resulted in this agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter within the scope of bargaining and that this present document represents the full and complete

understanding and agreement of the parties on terms and conditions of employment specifically addressed herein.

(FT-MOU 01-01-82)

Section 2.06 Waiver of Appeal

It is understood and agreed that the waiver of appeal of any breach of any term or condition of employment, by either party, shall not constitute a precedent in the future enforcement of all its terms and provisions.

(FT-MOU 01-01-82)

Section 2.07 Current Changes in Terms and Conditions

It is understood and the parties agree that the only changes in terms and conditions of employment intended at this time are those specifically provided herein.

(FT-MOU 01-01-82)

Section 2.08 Future Changes in Terms and Conditions

It is understood and the parties agree that for the term of this agreement, changes in terms and conditions of employment specifically referenced herein may be accomplished only through the "Meet and Confer" process and by mutual consent of the parties. Changes in other terms and conditions of employment may be accomplished otherwise as provided by law as defined in Section 3505 of the California Government Code.

(FT-MOU 01-01-82)

ARTICLE III. EMPLOYMENT PROVISIONS

Section 3.01 Probation

(See City Code Sec. 2-20.10.2)

A. New Probation is defined as a new or re-employed employee in both full-time and part-time classifications shall be placed on probation for twenty-six (26) completed pay periods from the date of employment.

(MOU 05-21-19)

B. Promotional Probation is defined as a full-time and part-time employee shall be placed on promotional probation for thirteen (13) completed pay periods from the date of promotion with the exception of promotions to classifications that require specific certification(s).

(MOU 05-21-19)

C. Upon promotion to a classification requiring a specific certification(s) as a minimum requirement, a full-time employee shall be placed on an initial twenty-six (26) completed pay period promotional probation if said employee does not possess the required certification but meets and maintains all other minimum requirements. After promotion, the department head shall grant completion of probation and advancement to regular status prior to the end of the twenty-six (26) completed pay period promotional probationary period, under the following conditions:

(MOU 05-21-19)

1. The employee has maintained an overall satisfactory level of performance; and

2. A minimum of thirteen (13) completed pay periods of promotional probation has been served; and

(MOU 04-03-18)

3. The City has received written official confirmation that the required certificate(s) have been obtained.

(FT-MOU 12-15-01)

D. Full-Time (FT) employees who do not successfully complete their promotional probationary period for reasons not related to discipline, may be reassigned (demotion) to a vacancy in a lower classification for which they are fully qualified. They shall be placed at the same step of their former appointment, prior to promotion. If they have not held regular status in said specific classification (not a classification series), then a new thirteen (13) completed pay period probationary period shall be completed.

(MOU 04-03-18)

E. The City is committed to seeking a reassignment for said full-time employee, however, in the event no vacancy exists for which the employee qualifies, the employee shall be placed on a re-employment list for a period of one year from the date of separation, for the classification they held prior to promotion. Vacant positions in such classifications will be offered to eligibles on the re-employment list that qualify for such vacancies prior to an open or promotional recruitment.

Section 3.02 Break Periods

(See CAM 1976-2)

A. Field employees shall not use City vehicles unless herein provided to leave the work site during breaks and lunch periods. City vehicles shall not be used at any time for personal transportation except when restroom facilities are not at the work site and the employees need their use. A City vehicle may be used by one employee to go to a food establishment to pick up and take out food during breaks and lunch only with the approval of the supervisor.

B. Field employees are defined as those persons within the Divisions of Parks, Building Maintenance, Engineering (survey crews and inspectors), Streets, Solid Waste, and Water Resources who normally perform work functions out in the field and are covered by the unpaid 30-minute lunch period.

(MOU 04-03-18)

C. Employees working shift work shall be provided the appropriate number of breaks for extended shifts: four additional hours of extended shift work shall entitle an employee to one additional 15-minute break; six additional hours of extended shift work shall entitle an employee to the break described above and employee's normal length unpaid lunch period; and eight additional hours of extended shift work shall entitle an employee to the breaks described above and a second 15-minute break. In emergency situations, management reserves the right to require on-duty personnel to return to duty assignments from break periods.

D. There shall be two fifteen-minute break periods per regular eight-hour shift. Insofar as practicable, the fifteen-minute period shall commence in the middle of each four-hour work period and shall begin when work stops at the work site and work shall begin fifteen minutes later at the work site. For work periods more than five hours in a day but less than eight hours in a day, there shall be one fifteen-minute break in addition to the unpaid meal period and shall begin when work stops at the work site and work shall begin fifteen minutes later at the work site.

(MOU 02-07-17)

Section 3.03 Lunch Period

(See CAM 1976-2)

A. The duration of the lunch period shall be when work stops at the work site and ends when work resumes at the work site.

B. A one-hour, non-compensated meal period will be provided to all employees. At the discretion of the Department Director, and agreed to by the employee, a minimum thirty-minute meal period may be implemented. Insofar as practicable, the meal period shall commence in the middle of each workday.

(Side Letter 10-22-19)

Section 3.04 Clean Up Time

Clean up time for personal appearance shall be done after the regular work schedule on the employee's own time.

(FT-MOU 01-01-72)

Section 3.05 Alternative Workweek

(See CAM 2018-01)

This section shall not be applicable to part-time (PT32) employees.

A. Effective June 23, 2018, the City agrees to extend the 9/80 alternative workweek to all full-time City personnel at the discretion of the Department Director. However, should adequate coverage or staffing become an issue in these above areas, the City retains the right to discontinue the alternative work schedule upon notice to the union.

(MOU 04-03-18)

B. If coverage becomes an issue, in an effort to keep current hours of operation consistent, employees' work schedules will be adjusted to continue current hours of operation. This will be done in reverse seniority issue.

(MOU 05-21-19)

C. The City also agrees to extend to Landfill personnel the opportunity to go to a 4/10 work schedule. However, should adequate coverage or staffing become an issue in these above areas, the City retains its right to discontinue the alternative work schedule upon notice to the union. In addition, full-time Park services Officers (except for the Senior Parks Services Officer) will be temporarily given a rotating 4/10 alternative work schedule as assigned by the Director of Recreation & Parks or his/her designee. The 4/10 alternative work schedule will sunset on January 1, 2021. The City retains the right to continue (or discontinue if the program continues) the 4/10 alternative work schedule upon two weeks' notice to the union.

(Side Letter 2020-01)

Section 3.06 Layoff Procedure

(See CAM 1979-2)

A. Purpose: To provide a means by which employees are to be demoted or laid off when a reduction in force occurs. The City reserves, retains, and is vested with solely and exclusively, the right to determine which employee(s) to lay off in accordance with the below procedures.

B. Non-Discrimination in Reduction in Force: Layoffs and demotions which result from a reduction in force shall be made without regard to an employee's actual or perceived race, color, religion, sex, sexual orientation, marital status, registered domestic partner status, national origin, ancestry, physical or mental disability, medical condition, age, or any other basis protected by California or federal law.

C. Employee Evaluation Performance Rating Categories: Where employee evaluation forms are used, those evaluations that have been presented to the employee within the last two years from the date of layoff shall be used. For purposes of this Layoff Section only, should no evaluations be given to an employee within the last two years from the date of layoff, the assumption will be (for purposes of layoff) that the employee is performing at an acceptable rating level. Employees with a rating of "Unacceptable" shall be demoted or laid off first; those with a rating of "Acceptable Minus/Improvement Needed" second; those with a rating of "Acceptable" third; those with a rating of "Acceptable Plus" fourth; and those in the "Superior" category last.

D. Determining Length of Seniority:

The following shall define seniority for the purposes of Layoff Section 3.06.

1. In determining continuous Citywide service seniority, all uninterrupted full-time employment including periods of authorized leaves of absence, periods of employment prior to a previous layoff, in a full-time budgeted position, shall be counted as continuous Citywide service seniority for full-time employees. Time served as a part-time employee or employment under a Federal program, shall not be credited toward full-time seniority for this purpose.

2. With regard to part-time seniority, all uninterrupted part-time employment including periods of authorized leaves of absence, periods of employment prior to a previous layoff, in a part-time budgeted position, shall be counted as continuous Citywide service seniority for part-time employees. However, part-time employees that previously held regular status in a full-time position, in determining continuous part-time Citywide service seniority both part-time service and prior full-time service shall be counted as continuous Citywide service if all employment was uninterrupted.

(MOU 12-20-11)

3. When both full-time and part-time employees are qualified for a part-time position, seniority order shall be determined by whichever employee has the most continuous citywide service based on the following:

   a. Full-time employees are provided one year of service credit for every twelve (12) months of continuous full-time service with the City, as further defined in 3.06 D 1. above.

   b. Part-time employees are provided eight-tenths (0.8) years of service credit for every twelve (12) months of continuous part-time service with the City, as further defined in 3.06 D. 2 above.

(MOU 12-20-11)

4. The timing for employees to exercise their below options shall be made within 48 hours of official notification from the City. Said time requirements may be extended at the discretion of the City.

(MOU 12-20-11)

PHASE I

E. Transfer/Demote to Vacancy:

1. Prior to initiating Sections 3.06 F and 3.06 G, the City will transfer/demote any full-time employee, who has been employed by the City in a full-time capacity for less than twenty years and is to be affected by a reduction in force, to another full-time vacant position for which such employee may qualify, prior to initiating the below procedures. For a full-time employee with twenty years or more of full-time City service who is affected by a reduction in force, Section 3.06 E herein will not apply.

2. Prior to initiating Sections 3.06 F and 3.06 G, the City will transfer/demote any part-time employee, who has been employed by the City in a part-time capacity for less than twenty years and is to be affected by a reduction in force, to another part-time vacant position for which such employee may qualify, prior to initiating the below procedures. For a part-time employee with twenty years or more of part-time City service who is affected by a reduction in force, Section 3.06 E herein will not apply.

(MOU 12-20-11)

3. In situations where both full-time and part-time employees are affected by a reduction in force, preference to transfer/demote to vacant positions will be given as follows:

    a. In situations where more than one employee is affected by a reduction in force and are qualified to transfer to a vacant position(s), the employee with the most continuous Citywide service, if qualified, shall be the first qualified employee to be transferred/demoted.

(MOU 12-20-11)

    b. Performance will be considered first, for employees with less than three years continuous service with the City.

4. Employees who are transferred/demoted into a vacant position and are in a (layoff) probationary status pursuant to this section, will not be subject to being bumped by an employee who has less seniority while s/he is in a (layoff) probationary status.

(MOU 12-20-11)

PHASE II

F. Order of Reduction in Force: After exhausting the Transfer Provision as set forth in Section 3.06 E (Phase I) the following procedures will apply.

(MOU 12-20-11)

1. By this section, the City is not abrogating the management rights stated in Section 3.06 A and Section 10.06; nor abrogating any other management right not specifically addressed herein. Once the City has determined which position will be affected by a layoff, prior to laying off City employees, the City will give consideration to reducing temporary agency staffing (non-City employees) that are employed through an employment agency, whom are performing similar work to the position determined to be affected by a lay off. In a reduction in force situation, the following layoff shall be followed:

(MOU 12-20-11)

    a. In situations where more than one employee is affected by a reduction in force and are qualified to transfer to a vacant position(s), the employee with the most continuous Citywide service, shall be the first qualified employee eligible to be transferred/demoted.

(MOU 12-20-11)

2. Probationary employees with the lowest overall job performance rating category in the affected classifications (Citywide) shall be laid off first and the affected laid-off probationary employee shall exercise their option to demote pursuant to Section 3.06 E; if identical for two or more

employees, then by the employee with the least Citywide seniority, if still equal then by non-discriminatory random selection (such as lottery).

(MOU 12-20-11)

3. Should there be need for further reduction; regular employees in the affected classifications (Citywide) shall be laid off in the following order:

    a. For employees with less than three years of Citywide service as defined by the Determining Length of Seniority section above, the employee with the overall lowest performance rating shall be laid off first and the affected laid-off employee shall exercise their option to demote pursuant to Section 3.06 E; if identical for two or more employees, then by the employee with the least Citywide seniority; if still identical, then by length of service in existing classification; if still identical, then departmental seniority in the affected department, if still equal then by non-discriminatory random selection (such as a lottery).

    b. For employees with three years or more of Citywide service, as defined by the Determining Length of Seniority section above, the employee with the least continuous Citywide seniority shall be laid off first and the affected laid-off probationary employee shall exercise their option to demote pursuant to Section 3.06 E; if identical for two or more employees, then by the employee with the lowest overall performance rating; if still identical, then by length of service in existing classification; if still identical, then departmental seniority in the affected department, if still equal then by non-discriminatory random selection (such as a lottery).

(MOU 12-20-11)

PHASE III.

G. Bumping: After exhausting the Transfer Provision as set forth in Section 3.06 E (Phase I) and exhausting the Order of Reduction in Force as set forth in Section 3.06 F(Phase II), the following bumping procedures will apply.

(MOU 12-20-11)

1. An employee designated to be laid off (as a result of the Order of Reduction in Force above), may bump into the next lower classification for which the employee is qualified within the same department, if the employee has previously held regular status in such classification with the City. An employee who is bumped shall be laid off in the same manner as an employee whose position is abolished.

2. Employees who have not actually held status in a lower classification shall be allowed to first demote to a vacant Citywide position (Phase I) in an equal or lower classification (salary range), or second to a Citywide position held by a City (new hire) probationary employee (Phase II) in such lower class for which they are qualified but may not bump regular City employees already in the lower classification.

(MOU 12-20-11)

3. Should there be no position to demote to (no vacant position for which the employee is qualified, or no position to bump into), said employee shall be subject to lay off.

H. Notice: The appointing authority shall send written notice to the last known address of each employee affected by a layoff at least thirty (30) working days prior to the effective date of the action. The notice shall include the:

(a) reason for the layoff; (b) classes to which the employee may demote, if any; (c) effective date of the action; (d) appeal rights of the employee; and (e) conditions governing retention on and reinstatement from re-employment lists.

I. Payoff of Accruals upon Layoff: Laid off employees are to be paid for all accrued holidays, vacation, personal leave time, compensatory time, and overtime when separated as a result of layoff.

J. Reinstatement of Employees Demoted: Employees with three or more years of service who are demoted as a result of a reduction in force shall have their names placed on a classification reinstatement list, in the order of their seniority. For those with less than three years of Citywide service, their reinstatement will be based upon the performance evaluations. Vacant positions within a classification shall first be offered to employees on this reinstatement list.

K. Re-Employment of Employees Laid Off: Employees who are laid off and who held probationary or regular City status at the time of layoff shall have their names placed on a re-employment list for classifications in which they previously held status and for classifications at the same or lower salary range for which they qualify in the order of their classification seniority (for those with three or more years in the classification). For those with less than three years of Citywide service, their re-employment will be based upon the performance evaluations. Vacant positions in such classifications will be offered to eligibles on the re-employment list that qualify for such vacancies prior to an open or promotional recruitment.

1. Once a person on a reinstatement/re-employment list is rehired to a regular position as a result of his/her reinstatement/re-employment rights, his/her name shall be removed from said list for the classification which he/she was re-employed and from all reinstatement/re-employment lists for classifications at the same or lower salary range of the classification in which he/she was re-employed.

L. Duration of Reinstatement and Re-employment Lists: The eligibility of individuals on the reinstatement and re-employment lists shall extend for a period of one year from the initial date of demotion or layoff. Eligibles not responding to written notification of an opening within fifteen working days from the date the notice is mailed to them shall have their names removed from either the reinstatement or re-employment lists.

1. An individual's name may be removed from the reinstatement/re-employment list if any of the following occur:

a. The individual indicates that he/she will be unable to return to employment with the City during the life of the list; or

b. The individual cannot be reached after reasonable efforts have been made to do so. The City shall utilize certified mail or personal delivery when contacting individuals.

M. Restoration of Benefits upon Re-Employment: Upon re-employment following a reduction in force, a rehired employee will have the following benefits restored:

1. Prior sick leave accrual balances.

2. Seniority at time of layoff for purposes of determining merit increases, vacation accruals, and future reductions in force.

3. The salary step paid to an employee who is re-employed shall be equivalent to that which the employee was receiving immediately prior to layoff. If the employee chooses to be re-employed in a classification which has a salary range lower than the classification from which he/she was laid off, then salary placement will be made at a point either equivalent to his/her salary immediately prior to layoff, or, if the maximum of the salary range of the position to which the employee is to be re-employed is less than the employee's salary immediately prior to layoff, then the employee will receive the maximum of the salary range.

N. Obligation to Serve Probationary Period: A person appointed from a reinstatement or re-employment list must serve a new one-year probationary period in order to attain regular status if they are appointed to a different classification in which he/she has not previously held regular status or are placed in another department. The employee would be eligible for a merit increase after satisfactory completion of six months of employment in the position, subject to the limitations of the salary range.

1. If the employee should fail to pass probation, his/her name shall be placed back on any reinstatement/re-employment list(s) which the employee had initially been on, prior to his/her appointment into the position for the remainder of the initial one-year period.

(MOU 12-20-11)

ARTICLE IV. COMPENSATION

Section 4.01 Salaries

A. Effective the first full pay period following ratification of this Memorandum of Understanding (MOU), a base salary increase of five percent (5.0%) of the employee's base salary will be given to those unit members in the employ of the City. If this agreement is ratified and adopted by the City Council by February 20, 2024, this increase shall be effective the first full pay period containing January 1, 2024.

(MOU 02-07-24)

B. Effective the first full payroll period containing January 1, 2025, a base salary increase of five percent (5.0%) of the employee's base salary will be given to those unit members in the employ of the City.

(MOU 02-07-24)

Section 4.02 Equity Adjustments

The City and SEIU Local 620 are willing to discuss the topic of equity adjustment during regular labor management meetings. In the event the parties are unable to reach an agreement regarding equity adjustments, SEIU retains the ability to request impasse procedures, including fact-finding.

For 2024 and 2025 the Parties specifically agree to the following process, (to start no later than March 1 of the respective year), to review potential equity adjustments:

At the Union's request, the City will review the salary placement of up to five (5) represented classifications (not including ripple classifications) that meet one or more of the following criteria:

i. Significant turnover;
ii. Difficulty recruiting;
iii. Internal misalignment with classification(s) with similar responsibilities or duties;
iv. Range or salary compaction; and/or
v. External misalignment with classification(s) with similar responsibilities or duties within agreed to comparison jurisdictions.

Requests for review will include the following information:

i. Class(es) to be studied;
ii. Which criteria set forth above are applicable;
iii. Supporting data that justifies the request;
iv. Any known or anticipated compaction or "ripple effects" created by an adjustment;
v. Percentage increase proposed; and
vi. Estimated cost of salary adjustment requested (including any known benefit cost adjustments).

(MOU 02-07-24)

Section 4.03 Overtime

(See City Code Sec. 2-20.17 and CAM 76-7)

A. The City reserves the right to schedule overtime work as required in a manner most advantageous to the City and consistent with the public interest and the requirement of municipal employment. The City further reserves the right to determine appropriate classification for overtime assignment, and those qualified for assignment, and the ability to utilize employees within appropriate classifications from departments other than that requiring the overtime.

B. All time worked over forty (40) hours per week shall be paid at time and one-half the employee's regular rate of pay. Those employees eligible to receive overtime compensation may receive pay or may elect to receive compensatory time off at a rate equivalent to overtime pay. If required by the terms of a grant, overtime must be compensated as pay.

C. Incidental overtime is not compensable and may not be credited as overtime. The City compensates employees for overtime based on quarter hour increments. Any time worked in less than half of a quarter hour (e.g., 7½ minutes) will be considered de minimus time and will not be compensated, and any time above half of a quarter hour will be rounded up to a quarter hour.

D. Every effort shall be made to allow the compensatory time to be utilized in conjunction with the employee's regular scheduled days off.

E. Working overtime shall require prior authorization or approval. In emergency situations that necessitate working overtime, the employee must notify a supervisor as soon as possible, and in no event later than the end of that day upon which the emergency occurred.

F. For Full-time Staff: sick, vacation, comp time, MTO, and holidays shall constitute hours worked for the purposes of calculating overtime.

G. For Part-time Staff: personal leave and holidays shall constitute hours worked for the purposes of calculating overtime.

H. The employer shall give employees a minimum of a four working day notice on any reduction of a work schedule unless otherwise agreed by mutual consent.

(MOU 05-21-19)

Section 4.04 Conversion of Compensatory Time

For Full-Time (FT) Employees:

A. The employee may schedule compensatory time off with the approval of the department head for any compensatory time earned.

B. The employee shall be paid for accumulated compensatory time when terminating employment with the City.

C. The maximum accumulation of compensatory time per year shall be one hundred (100) hours.

(MOU 11-03-09)

D. Represented employees performing at an overall rating of at least acceptable or above are eligible to cash-out up to twenty (20) hours of compensatory time at straight time on one occasion anytime during the calendar year. This cash-out benefit shall be made in accordance with Section 5.04.

E. When an employee has accumulated the maximum allowable hours of compensatory time, no further compensatory time shall be accumulated, and the employee shall only be eligible for overtime pay in accordance with this MOU.

Section 4.05 Standby

This section shall NOT be applicable to part-time (PT32) employees.

A. Employees assigned by management to be on standby shall be compensated for standby duty (as opposed to "on call status" assigned by the Court or District Attorney referenced in Section 4.07 On Call or Call Back Time "Overtime" above) at the rate of $3.00 per hour for each hour required to be on said standby, except that no payment shall be paid if the employee fails to respond when called in.

(FT-MOU 12-16-03)

B. Standby duty requires that employees are to:

1. Be ready and take immediate steps to respond within a reasonable time to calls for their service (which would exclude anyone on an approved vacation and/or out sick);

2. Be readily available and reachable by telephone or paging device;

3. Remain within a 30-mile radius of the City; and

4. Refrain from activities which might impair their ability to perform their assigned duties.

C. Employees shall, when called to active duty while on standby, be compensated for such active duty at the rate of time and one-half their regular rate of pay pursuant to MOU Section 4.03 Overtime. Work time for an employee called to active duty while on standby status shall begin at the time the employee is notified and shall continue until the employee stops work. However, when the employee is entitled to call back pay, the employee will not continue to receive standby pay as the employee shall not be compensated for both call back pay and standby pay simultaneously. On occasions when an employee is called back and completes his/her assignment and leaves work, and is then called back again, s/he will not receive another minimum if the return is within the original minimum.

D. An employee may exchange (trade) all or any portion of a standby duty assignment in a manner consistent with departmental policy, provided that the replacement is a qualified employee. To assure that replacements are qualified employees, it is required that all standby duty exchanges follow procedures set forth in the Department's Operating Policies and Procedures. Outstanding standby duty exchange paybacks are the responsibility of the individuals involved. Standby duty exchanges are not considered "hours worked" and therefore, do not have to be paid back.

1. “Traded” scheduled standby duty assignments will be “traded” in one-week increments unless otherwise provided for in departmental policy. Employees “trading” scheduled standby duty assignments must have either the appropriate supervisor’s or manager’s approval and must

provide them with notice of said trade at least forty-eight (48) hours prior to the affected assignments. Standby duty compensation will be paid to the employee accepting the traded one-week assignment. Although management will not unreasonably deny such requests, management does retain its rights (under Section 10.06 of this MOU regarding Management Rights and Responsibilities) to administer this program.

2. Notice shall be on a written form acceptable to management which: identifies both employees; specifies the name of the eligible unit employee responsible for the duty; and bears the dated signatures of both employees involved in the trade. Unless otherwise authorized by management, under no circumstance may the same scheduled duty assignment under this section be “traded” more than once. And under no circumstance, unless with the approval of the appropriate supervisor or manager, will an employee “trade” all of their assigned scheduled standby duty and not have to be on standby during a six-month period.

(MOU 01-18-11)

1. An employee who owes standby duty exchange time to another employee shall work for the other employee and will not be allowed to “pay” it back.

(FT-MOU 12-25-04)

Section 4.06 Emergency Work Response

All City employees are responsible for providing current contact information and responding to work upon call at all times outside the regular work week for response in times of national emergency, civil disorder, or a disaster, or during times when the health, welfare and safety of the public may be in jeopardy as determined by local, state, or federal authorities, and to be compensated for the extra work.

(MOU 05-21-19)

Section 4.07 On Call or Call Back Time

A. For employees that are in a forty (40) hour paid status, emergency service call back time will be a minimum of two hours paid at time and one-half comp time or cash at the employer's option. Emergency service call back time between the hours of 12:01 a.m. and 4:59 a.m. will be a minimum of three hours paid at time and one-half comp time or cash at the employer's option. An employee will only qualify for the three-hour minimum of paid at time and one-half if the majority or entirety of the emergency call back is between 12:01 a.m. and 4:59 a.m.; if less than half of the time is between said hours, the employee will be eligible for the two-hour minimum paid at time and one-half.

(MOU 12-20-11)

B. City agrees to provide either two hours overtime compensation or a helper whenever Solid Waste Division employees operating front loaders must pick up on a double day following a holiday.

C. The City agrees to provide off-duty employees who are placed on an "on-call" status by the court or District Attorney for work-related purposes two (2) hours of straight pay for being on-call between the hours of 8:00 AM and 12:00 PM, and two (2) hours of straight pay between the hours of 12:00 PM and 5:00 PM. In the case where the on-call status is interrupted by actually being called to court, the amount of on-call time that has elapsed will be compensated at the straight time and the one and one-half times standard court time will commence with the two-hour minimum beginning with the employee's court appearance.

For Part-Time (PT) Employees:

A. For employees that are in a thirty-two (32) hour paid status, emergency service call back time in excess of forty (40) hours will be a minimum of two hours paid at time and one-half. Emergency service call back time, in excess of forty (40) hours, between the hours of 12:00 a.m. and 5:00 a.m. will be a minimum of three hours paid at time and one-half.

(MOU 04-03-18)

B. The City agrees to provide off-duty employees who are placed on an "on-call" status by the court or District Attorney for work-related purposes two (2) hours of straight pay for being on-call between the hours of 8:00 AM and 12:00 PM, and two (2) hours of straight pay between the hours of 12:00 PM and 5:00 PM. In the case where the on-call status is interrupted by actually being called to court, the amount of on-call time that has elapsed will be compensated at the straight time and the one and one-half times standard court time will commence with the two-hour minimum beginning with the employee's court appearance.

Section 4.08 Shift Differential

Weekday Shift Differential

A. This section (weekday shift differential) shall not be applicable to full-time Park Services Officers on a 4/10 alternative work schedule.

(Side Letter 2020-01)

B. Employees will be granted a five percent (5%) hourly differential over and above their hourly rate for all hours worked when a majority of their regularly scheduled shift hours occur before 8:00 am or after 5:00 pm. Shift differential applies on a daily basis.

C. Employees actually working a shift the majority of their regularly scheduled shift hours between 12 midnight and 8:00 a.m., two and one-half percent (2.5%) will be added to the five percent (5%) shift differential.

D. Employees will only be eligible to receive weekday shift differential when they actually work a qualifying shift, defined as an employee whose regularly scheduled shift is a swing or graveyard shift. Nonproductive work hours (i.e., paid leave time or unpaid leave time) shall not qualify for shift differential.

(MOU 12-20-11)

E. To the extent permitted by law, this is special compensation and shall be reported as such pursuant to Title 2 CCR, Section 571(a)(4) and 571.1(b)(3) Special Assignment Pay – Shift Differential.

Weekend Shift Differential

A. Employees who’s regularly scheduled work week includes both Saturday and Sunday (40-hour work week for FT and 32-hour work week for PT32), shall receive a five percent (5%) shift differential for time actually worked (productive hours) during that work week.

1. Employees will only be eligible to receive weekend shift differential when they actually work a qualifying shift. Non-productive work hours (i.e., paid leave time or unpaid leave time) shall not qualify for shift differential.

2. Employees who work on their regularly scheduled day off and who qualify for weekend shift differential will be compensated pursuant to MOU Section 4.03 Overtime with a five percent (5%) shift differential.

(MOU 12-20-11)

B. Employees whose regularly scheduled work week does not include both Saturday and Sunday (40-hour work week for FT and 32-hour work week for PT32), shall not be eligible for weekend shift differential.

C. To the extent permitted by law, this is special compensation and shall be reported as such pursuant to Title 2 CCR, Section 571(a)(4) and 571.1(b)(3) Special Assignment Pay – Shift Differential.

Section 4.09 Bilingual Pay

(See CAM 1993-02)

A. This differential shall only be paid to those employees who are required by the department head to use both English and Spanish in communicating with the general public while performing the duties of his/her position.

B. The Human Resources Office will test for the skill level required. Parties agree that classifications currently receiving this differential will continue to receive it consistent with department head approval identified in A above.

(MOU 12-21-21)

C. The City agrees to pay full-time eligible employees who demonstrates appropriate skills in both speaking and understanding the Spanish language, at a basic level, a $55 per month salary differential above his/her regular scheduled salary, within the individual's designated classification. Eligible employees who demonstrate Spanish speaking skills at an advanced level shall receive $100 per month salary differential. The City agrees to a third level of differential ($250/month) for the purposes of extensive written translations of Spanish to English and English to Spanish on a regular and frequent basis.

(MOU 05-21-19)

D. Any eligible part-time employees who demonstrate appropriate skills in both speaking and understanding the Spanish language, at a basic level, shall receive a $30 per month salary differential above his/her regular scheduled salary, within the individual's designated classification. Eligible employees who demonstrate Spanish speaking skills at an advanced level shall receive $60 per month salary differential. The City agrees to a third level of differential ($100/month) for the purposes of extensive written translations of Spanish to English and English to Spanish on a regular and frequent basis.

(MOU 05-21-19)

E. To the extent permitted by law, this is special compensation and shall be reported as such pursuant to Title 2 CCR, Section 571(a)(4) and 571.1(b)(3) Special Assignment Pay – Bilingual Pay.

Section 4.10 Longevity Pay

Employees hired before July 1, 2011, and who have continuously been employed by the City will be provided with a five percent (5.0%) longevity pay.

(MOU 12-21-21)

Section 4.11 Move-Up Pay

A. Any employee who temporarily performs the duties of a position in a higher classification for 40 consecutive hours for full-time and 32 consecutive hours for part-time shall continue to receive their base rate of pay. The Department Head or designee shall determine and specifically assign, in writing, an employee to perform significant duties of the higher classification which is vacant due to sick leave, injury leave, vacation, separation or another circumstance pre-approved by the Human Resources department. Any subsequent work (41 hours for full-time or 33 hours for part-time or greater) performed by the employee in the higher classification shall entitle the employee to be paid at the base rate of pay for that classification, consistent with Section C below.

B. In those instances where training is not involved, and if, in the supervisor's opinion, an employee is proficient in the higher classification, management has the authority to pay that employee at a higher classification pay rate prior to 40 consecutive hours for full-time or 32 consecutive hours for part-time as pre-approved by the Human Resources Department.

C. The higher salary rate payable shall commence on the 41st working hour for full-time or 33rd working hour for part-time following the temporary reassignment to the performance of duties in the higher classification. The higher rate of pay shall be defined as a five percent increase in pay or step one of the higher classification, whichever is greater.

D. If employees temporarily assigned to perform duties of the higher classification does not meet the minimum qualifications of the higher classification or is unable to handle the major duties of the higher classification without any more supervision than another would in the same job, the employee will receive the 5% differential pay.

E. The assignment shall continue until the City no longer requires the employee to perform the duties of such assignment, to the extent legally permissible, pursuant to Government Code Section 20480.

F. During a work period in which a fixed holiday falls, the holiday will be recognized as time worked. Management shall not rotate assignments among employees to avoid payment of minimum move up pay.

(Side Letter 04-11-12)

G. At the end of such assignment the employee performing the temporary assignment shall be returned to their original position and salary range.

H. Nothing contained herein shall apply to an employee who is being trained by the City to qualify for a higher classification.

Section 4.12 Certifications/Licensing

A. When the City determines that a reclassification of a position requires an employee to obtain a specialized license or certificate, or if such a requirement is established for the position by a federal or state agency and/or county or special district during an employee's employment in the position, the City agrees to assume the cost for such certification or license. The City may pay directly or reimburse the employee is the employee presents proof of payment. This provision shall not apply if the classification is identified as part of the City's Educational Incentive Program as outlines herein.

B. Employees who are assigned to obtain and maintain a Class B or A license for the operation of specialized equipment that is routinely and customarily utilized in the exercise of their job duties will receive a two and half percent (2.5%) certification pay.

To the extent permitted by law, this is special compensation and shall be reported as such pursuant to Title 2 CCR, Section 571(a)(2) and 571.1(a)(2) Special Assignment Pay – Special Class Driver's License Pay.

Section 4.13 Educational Incentive Pay

(See CAM 1976-4)

A. All employees upon hire, shall be eligible to receive the following education incentive pay according to CAM 76-4 when said education is in addition to the regular requirements of the job specification and is work-related:

- AA Degree or 60 recognized college unit or equivalent = 2½%
- BA Degree = 5%
- MA Degree = 5%

For Full-Time (FT) Employees:

A. Upon the approval of the City Manager, educational incentive pay shall be paid in addition to regular pay when education is in addition to the regular requirements of the job specifications and is work-related. An employee may not receive more than a five percent (5%) increase.

B. Educational incentive pay shall be paid in addition to regular pay when education is in addition to the regular requirements of the job specifications for Water Resources Operators, Water Systems Operators, and Wastewater Treatment Plant Operators. For the classifications listed above, those employees who achieve certification above the requirements contained in the job specification for that position will be eligible for 2.5% incentive pay for each certificate achieved. An employee may not receive more than a maximum total of 5% educational pay from all sources.

(MOU 02-17-15)

C. For the classifications listed above, those employees who possesses a certification that is in addition to that which is required to meet minimum job requirement and utilized in the job specification for that position and City service shall be eligible for 1.5% incentive pay for each certificate achieved. An employee may not receive more than a maximum total of 5% educational pay from all sources. This incentive is limited to only unit members hired prior to December 13, 2014.

1. For example: A Water Systems Operator II possesses a Treatment II and Distribution II certification, the Distribution II certification does not qualify the Operator for the incentive as it is minimum job requirement; however, the possession of a Treatment II qualifies the Operator for the 2.5% incentive pay because this certificate exceed the minimum qualifications.

2. For example: A Water Systems Operator II possesses a Treatment I and Distribution II certification, the Distribution II certification does not qualify the Operator for the incentive as it is minimum job requirement; however, the possession of a Treatment I qualifies the Operator for the 1.5% incentive pay because this certificate is in addition, but not exceed, the minimum qualifications.

(MOU 02-17-15)

D. Educational incentive pay shall be paid in addition to regular pay when education is in addition to the requirements of the job specifications for Water Distribution Supervisor, Water System Operator I, and Water System Operator II. For the classifications listed above, those employees who achieve certification above the requirements contained in the job specifications for the above stated position will be eligible for 2.5% incentive pay for each certification achieved. An employee may not receive more than a maximum total of 5% educational pay from all sources.

(FT-MOU 11-03-09)

E. Upon approval of the City Manager, educational incentive pay shall be paid in addition to regular pay when education is in addition to the regular requirements of the job specification for Building Permit Technicians. Building Permit Technicians who have three years' experience with a public sector permitting agency performing permit fee calculations, reading blueprints of minor construction projects, and are conversant with the International Building Code and who have completed a three-unit semester International Building Code course with a passing grade of "C" or better, are eligible for 2.5% incentive pay. Building Permit Technicians who are eligible to receive the 2.5% incentive pay and have five years' experience and have obtained their ICBO or International Code Council (ICC) Building Permit Technician Certification will be eligible for 5% incentive pay. An employee may not receive more than a maximum total of 5% education pay from all sources.

F. Educational incentive pay shall be paid in addition to regular pay when education is in addition to the regular requirements of the job specification for Code Compliance Officer, Building Inspector or Plans Examiner. Code Compliance Officers, Building Inspectors or Plans Examiners who have two ICBO, ICC or IAPMO certifications (in plumbing, mechanical, electrical, building or plan examiner) plus two years' experience as a Code Compliance Officer, Building Inspector or Plans Examiner with the City of Santa Maria shall be entitled to receive 2.5% incentive pay. Code Compliance Officers, Building Inspectors or Plans Examiners who have four ICBO, ICC or IAPMO certifications or combination certifications (in plumbing, mechanical, electrical, building or plan examiner) plus four years' experience as a Code Compliance Officer, Building Inspector or Plans Examiner with the City of Santa Maria shall be entitled to receive 5% incentive pay. To retain the incentive pay, each certificate holder must pass a re-examination every three years, as the new codes are published.

G. The City agrees to extend a 2.5% educational incentive pay benefit to two employees in the Parks Division and two employees in Public Works that have a Qualified Applicators Certificate. It is agreed that the process to decide on who is eligible to receive the 2.5% incentive pay will be developed through the Labor/Management process.

H. The City agrees to extend a 5% educational incentive pay benefit in addition to regular pay when education is in addition to the requirements of the job specifications for Special Districts Technician and Special Districts Supervisor in the Recreation and Parks Department, and other job specifications, where the certification is desired in order to perform the key functions of the position and deemed appropriate by the City Manager for employees that have a Qualified International Society of Arboriculture ("ISA") Certified Arborist Certificate such as ISA Certified Arborist, ISA Certified Arborist Utility Specialist, ISA Certified Arborist Municipal Specialist, ISA Certified Master Arborist, ISA Tree Risk Assessment Qualification. It is agreed that the process to decide who is eligible to receive the 5% incentive pay will be developed through the Labor/Management process.

(Side Letter 05-21-22)

For Part-Time (PT32) Employees:

Upon the approval of the City Manager, employees will be eligible for educational incentive pay in addition to regular pay when education is in addition to the regular requirements of the job specifications and is work-related. An employee may not receive more than a five percent (5%) increase.

Retention of Incentive Pay Increase

A. Any employee who received an unsatisfactory personnel evaluation shall automatically lose the additional pay increase and shall not be eligible to reapply for a one-year period or the duration of the Y-rating, whichever is less.

B. A 30-day notice shall be given the employee in writing prior to his/her losing the educational incentive pay.

C. It should be noted that this program is not in any way related to the City's regular pay classification program and has no bearing on step raises.

(MOU 03-05-13)

Section 4.14 Educational Tuition Reimbursement

(See CAM 1976-4)

A. All employees are eligible for tuition and book reimbursement of approved job-related courses up to 50% of the total cost if a grade of "C" or better is obtained.

B. The maximum amount of tuition reimbursement in any calendar year will be $500.

(FT-MOU 12-25-04)

C. Receipts must be received by the City for processing within 60 days of course completion.

(MOU 12-17-13)

Section 4.15 Payroll Step Plan

(City Code Sec. 2-20.06 & CAM 1972-6)

For Full-Time (FT) Employees:

After satisfactory completion of a new hire probationary period (26 completed pay periods), step increases shall be based upon satisfactory performance in the prior step and shall become effective on

the first day of the pay period in which the employee's anniversary falls, absent documented performance reasons for denial.

(MOU 05-21-19)

For Part-Time (PT32) Employees:

After satisfactory completion of a new hire probationary period (26 completed pay periods), step increases for part-time employees shall be based upon satisfactory performance and completion of 1,664 hours in the prior step and shall become effective on the first day of the pay period in which the employee's anniversary falls, absent documented performance reasons for denial.

(MOU 05-21-19)

Section 4.16 "Y" Rate

Performance-related “Y” rating shall be when an employee who is not performing up to the acceptable standards set for his/her job may be "Y" rated, so that s/he would not receive their next salary range step increase and shall have any educational incentive and cash-out privileges suspended during their “Y” rating period. If and when his/her performance comes up to the standard level, s/he would then have the "Y" rating removed.

(FT-MOU 12-25-04)
(Resolution No. 3112, 01-01-71)

Section 4.17 Payroll and Pay Period

The City will provide a bi-weekly pay program which provides for pay and the deposit every other Friday and provides for the employee’s check to be automatically deposited in banks, savings and loan, or credit unions chosen by the employee. Employees' checks will be deposited with the appropriate bank, etc., by noon of the payday.

(MOU 12-20-11)

ARTICLE V. LEAVES – PAID AND UNPAID

Section 5.01 Holidays

(See City Code Sec. 2-20.20 and CAM 1978-2)

A. For employees separating service or starting during the calendar year, floating holidays will be pro-rated (rounded to the nearest half-hour) based on the number of full pay periods elapsed or remaining during the payroll year. If an employee, prior to separating service, used more floating holiday time than the pro-rated amount for the payroll year, the excess used floating holiday time will be deducted from vacation leave or personal leave hours, then if needed from the employee's final paycheck without the necessity of the City securing a judgment.

(Side Letter 02-04-14)

For Full-Time (FT) Employees:

1. The City will recognize seven (7) (eight (8) hour) holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, the day after Thanksgiving Day, and Christmas.

(MOU 12-21-21)

2. Employees will be eligible to receive, on a pro-rated basis (rounded to the nearest half-hour), six (6) additional days (forty-eight [48] hours) of floating holiday time on the first payroll period in the payroll calendar year to be scheduled off by formal request of each individual employee with the approval of the department head.

(MOU 02-07-24)

   a. The Solid Waste Landfill will be closed to business on Memorial Day.

   b. Refuse will not be collected as Solid Waste Division employees will recognize the following holidays: New Year's Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

(FT-MOU 01-01-77)

3. Effective the first week of each payroll year, employees are eligible to cash-out up to a maximum of forty-eight (48) hours of floating holiday time on one occasion anytime during the calendar year for processing no later than the second to the last pay period ending in each payroll calendar year.

(MOU 03-05-13)

4. In addition to the time worked on a fixed scheduled holiday, employees will be paid at time and one-half in comp time or cash at the employer's option, resulting in a total of double time and one half.

(MOU 12-20-11)

For Part-Time (PT32) Employees:

1. The City will recognize seven (7) (six (6) hour) holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, the day after Thanksgiving Day, and Christmas. Employees will be eligible to receive, on a pro-rated basis (rounded to the nearest half-hour), thirty–eight (38) hours of floating holiday time on the first payroll period in the calendar year to be scheduled off by formal request of each individual employee with the approval of the department head.

(MOU 02-17-15)

2. Effective the first week of each payroll year, employees are eligible to cash-out up to thirty-eight (38) hours floating holiday by request on one occasion anytime during the calendar year for processing no later than the second to the last pay period ending in each payroll calendar year.

(Side Letter 02-07-24)

3. Any floating holiday hours remaining on the books at the end of the final payroll period of the calendar year will automatically be cashed out and included in the last payroll check of the calendar year.

(Side Letter 05-23-12)

Section 5.02 Closing of City Offices

All City offices and departments whose continuous functioning is not essential to the public welfare, and at the direction of the City Manager, shall be closed to the public on every Saturday, every Sunday, and every holiday which is City designated. If, however, a department head determines that the functioning of said department is necessary on any such days in order to avoid unreasonable inconvenience to the public, said department head may with approval of the City Manager, direct that such department remain open with only such personnel present as s/he finds necessary.

(MOU 05-21-19)

Section 5.03 Vacations

(See City Code Sec. 2-20.19 and CAM 1971-5)

This section shall not be applicable to part-time (PT32) employees.

The City agrees to modify the vacation schedule as follows:

YEARS	PRESENT	YEARS	PRESENT
0-5	10 days	13	19
6	12	14	20
7	13	15	20
8	14	16	20
9	15	17	20
10	16	18	20
11	17	19	20
12	18	20 plus	21

(FT-MOU 01-01-82)

A. After six months of employment, an employee shall be entitled to take all vacation accrued to him/her. However, prior to the six-month mark, in the event there is a holiday, an employee on a 9/80 schedule may use one (1) hour of vacation to make up for the ninth (9th) hour.

(MOU 05-21-19)

B. The maximum amount of vacation accumulation at any one time for an employee shall be 336 hours. When an employee reaches the maximum allowable vacation credit, no additional vacation credit shall be accrued until the vacation balance is below the maximum.

C. Vacation usage may not exceed the accrued vacation balance reported at the end of the prior pay period.

D. Employees whose vacation balances exceeded 240 hours on December 25, 1993, had all hours over 240 placed in a separate account for their use as time off or for pay off when the employee separates from City service.

E. Each calendar year SEIU employees performing at an overall rating level of at least acceptable or above are eligible to cash-out up to forty (40) hours of vacation time at straight time on one occasion anytime during the calendar year so long as they have (after said cash-out) a minimum vacation balance of at least forty (40) hours on the books. This cash-out benefit shall be made in accordance with Section 5.04.

(MOU 05-21-19)

F. The City agrees to reinstate vacation accrual rates for previous years of service for former City employees who have completed their rehire probationary period.

(MOU 12-20-11)

Section 5.04 Constructive Receipt

A. Employees may receive a cash payment for unused vacation, personal leave and/or compensatory time provided they meet the requirements set forth in the applicable provision of the MOU and abide by the below.

(MOU 05-21-19)

B. Employees will have the option to declare their intent to cash out accrued leave under the following conditions in accordance with Internal Revenue Code Section 451:

(MOU 05-21-19)

1. Hours cashed out shall be paid at straight time.

(MOU 05-21-19)

2. By December 1 of each year, employees can declare their intent to cash out the leave (or a portion of the leave) they earn during the following payroll calendar year. For example, elections made by December 1, 2019, shall apply to hour accrued in 2020.

(MOU 05-21-19)

3. The employee can choose any pay period(s) during the year to receive the elected cash out and must declare the selected pay period for cash out at the time of election.

(MOU 05-21-19)

4. Once an election is made it cannot be rescinded.

(MOU 05-21-19)

5. The employee will be responsible for making sure the required number of hours to be cashed out are available at the time of each cash out. If an employee has not met the requirements, the employee will not be eligible for that cash out during the year.

(MOU 05-21-19)

6. Employees will be eligible for partial cash outs if the full amount of hours elected are not available at the elected time of cash out. For example, if an employee elects to cash out 40 vacation hours during the first pay period in November but only 20 hours are available at that time, 20 hours would be cashed out.

(MOU 05-21-19)

7. Employees will be required to complete the City's standardized election form.

(MOU 05-21-19)

8. Failure to submit an irrevocable election form by December 1 of each year shall be the same as not electing to cash out leave during the following payroll calendar year.

(MOU 05-21-19)

Section 5.05 Sick Leave

(See City Code Sec. 2-20.21)

This section shall not be applicable to part-time (PT32) employees.

A. The employee may be requested to provide proof of the necessity for sick leave for three consecutive days or more.

(FT-MOU 01-01-76)

B. Sick leave will be granted to employees when they are incapacitated for the performance of duties by sickness, injury; or for medical, dental, or optical examination or treatment.

(FT-MOU 01-01-79)

C. The City will make new employees eligible for sick leave as accumulated.

(FT-MOU 01-01-82)

D. The City agrees to reinstate unused sick leave balances for former City employees upon receiving documented proof from the employee as to the amount of sick leave that was unused at the time of separation for said former City employees who have returned to City employment and have completed their probationary period.

(MOU 11-03-09)

E. The sick leave incentive program compensates employees at the rate of 50% for all accrued sick leave beyond 240 hours to a maximum of 960 hours when the employee leaves City service upon regular retirement, disability retirement, or death.

F. The City shall retire an employee prior to the exhaustion of sick leave in conjunction with an industrial or non-industrial injury upon a determination that the employee's condition is permanent and stationary for disability retirement purposes. The employee's unused sick leave shall be compensated pursuant to the terms of the City's sick leave incentive program as described above. These provisions are intended to contravene Government Code Section 21025.2 insofar as it provides that an employee's disability retirement will not commence until all sick leave benefits are exhausted.

(FT-MOU 12-16-03)

G. Sick leave accumulation shall be granted at the rate of eight hours for each pro-rated calendar month of service while on a paid status.

H. Up to five days (40 hours) per incident, may be used for family bereavement leave. Employees shall be able to utilize any accrued leave banks for bereavement leave. The term "family" in this subsection shall be defined as anyone per California Labor Code Section 245.5 (4) (c).

The above referenced bereavement leave will also apply to leave for reproductive loss event, defined as a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction. If an employee experiences more than one reproductive loss event within a 12-month period, the employer is not obligated to grant a total amount of reproductive loss leave time in excess of 20 days within a 12-month period.

(MOU 02-07-24)

I. An employee may use up to half of their annually accrued sick leave for family illness per California Labor Code 233 and 245.5 (4) (c). Additional sick leave may be used for family illness upon approval through Human Resources.

Section 5.06 Unauthorized Absence - Automatic Termination

A. Any employee absent from his/her position for more than three (3) working days, without notification or prior permission of his/her department head, may be considered to have automatically terminated his/her employment with the City. Prior to separation from employment, the City shall serve a Notice of Intent upon the employee, by personal delivery or by depositing said notice in the U.S. Mail. The employee has five (5) calendar days from personal service, or eight (8) calendar days from date of mailing, to request a hearing before the City Manager or his/her designee. The decision of the City Manager or his/her designee is final. The employee may respond verbally or in writing, prior to the automatic termination provision being invoked. At this meeting, the employee will be allowed to provide written and/or oral information concerning, but not limited to:

1. Whether or not the employee obtained prior permission for their absence; or

2. Any other circumstances that would excuse the failure of a notification of the absence.

B. The final determination will be based upon the reasons furnished by the employee to the appointing authority for not having obtained prior permission. If the employee fails to provide a valid reason for absence, the determination of the appointing authority shall be final.

(MOU 05-21-19)

Section 5.07 Personal Leave

(See City Code Sec. 2-20.21.1)

This section is applicable to Part-time employees only.

A. Each part-time employee will be eligible to accrue, on a pro-rated basis, the following amount of personal leave hours on an annual basis, based on working a 32-hour workweek:

YEARS	EARNED
0-5	128 hours
6	140 hours
10	164 hours
15	188 hours
20	194 hours

B. The maximum personal leave accumulation at any one time for a part-time employee shall be 288 hours. When an employee reaches the maximum allowable personal leave credit, no additional personal leave credit shall be accrued until the personal leave balance is below the maximum. Personal leave time shall only be used to compensate for time-off to equal thirty-two (32) hours in a work week.

(MOU 02-17-15)

C. Each calendar year SEIU employees performing at an overall rating level of at least acceptable or above are eligible to cash-out up to thirty-two (32) hours of personal leave time at straight time on one occasion anytime during the calendar year so long as they have (after said cash-out) a minimum personal leave balance of at least thirty-two (32) hours on the books. This cash-out benefit shall be made in accordance with Section 5.04.

(MOU 05-21-19)

D. Personal leave shall be generally defined as paid leave time to be used for personal time off, vacation or sick leave types of uses, or family bereavement leave. Up to five days (32 hours) per calendar year may be used for family bereavement leave charged to personal leave.

(MOU 11-03-09)

E. An employee may use up to half of their annually accrued personal leave for family illness. The term "family" in this subsection shall be defined in accordance with California Labor Code Section 233 and 245.5 (4) (c).

F. Evidence, in the form of a physician’s certificate or otherwise, may be required for three (3) consecutive days or more in determining the adequacy of reasons for any employee’s absence during a time for which personal leave is requested to be taken as sick leave.

G. Employees promoted to full-time positions, or otherwise separate from City service shall have all personal leave time cashed-out on the effective date of such promotion or separation.

(MOU 12-21-21)

ARTICLE VI. RETIREMENT

Section 6.01 Retirement

A. For those unit members in the employ of the City prior to July 1, 2011, City agrees to provide the California Public Employees' Retirement System (CalPERS) "2.7% at 55" retirement formula based on the CalPERS single highest year (one-year final compensation) retirement formula.

(MOU 04-03-18)

1. Effective with the first pay period of the 2018-19 fiscal year, full-time and part-time employees covered by the 2.7% at 55 retirement formula shall contribute two percent (2%) of the members' contribution to CalPERS. The City agrees to report to CalPERS the six percent (6%) employer paid members contribution (EPMC) benefit as special compensation for retirement purposes for full-time employees.

(MOU 04-03-18)

2. In accordance with Government Code 20516(a), effective after a CalPERS election process is successfully concluded, full-time and part-time employees covered by the 2.7% at 55 retirement formula shall contribute an additional two percent (2%) cost-share to CalPERS.

(MOU 05-21-19)

3. In accordance with Government Code 20516(a), effective December 21, 2019, full-time and part-time employees covered by the 2.7% at 55 retirement formula shall contribute an additional two percent (2%) cost-share to CalPERS.

(MOU 05-21-19)

4. In accordance with Government Code 20516(a), effective December 19, 2020, full-time and part-time employees covered by the 2.7% at 55 retirement formula shall contribute an additional two percent (2%) cost share to CalPERS for a total of eight percent (8%).

(MOU 05-21-19)

B. The City shall also provide the CalPERS military service credit benefit. Eligible employees shall purchase said service credit at their own option.

C. The City will also provide the retirement benefit option called the "Fourth Level 1959 Survivor's Benefits," Section 21574 of the CalPERS retirement system as well as the Pre-Retirement Optional Settlement 2 Death Benefit, Section 21548.

D. The City will provide the CalPERS unused sick leave conversion benefits plan. Full-time City employees will retain the option to be compensated at the rate of 50% for all accrued sick leave beyond 240 hours to a maximum of 960 hours when the employee leaves City service upon regular retirement, disability retirement, or death; and/or to convert the remaining unused sick leave to the CalPERS retirement benefits plan.

(MOU 12-20-11)

E. As defined under the Public Employee Pension Reform Act (PEPRA), for "classic" employees hired after July 1, 2011, the City shall provide the CalPERS 2% at 55 retirement benefit, based on the

last 36 months of employment (three-year average highest compensation), and the employees shall be required to pay the entire members contribution.

(MOU 03-05-13)

1. Effective after a CalPERS election process is successfully concluded, full-time and part-time employees covered by the 2% at 55 retirement formula shall contribute an additional half percent (0.5%) of the employer contribution to CalPERS, increasing the contribution from seven percent (7%) to seven- and one-half percent (7.5%).

(MOU 04-03-18)

F. As defined under the Public Employee Pension Reform Act (PEPRA), “non-classic” employees (aka new members) hired after January 1, 2013, shall be covered under the CalPERS 2% at 62 retirement benefit, based on the last 36 months of employment (three-year average highest compensation), and the employees shall pay fifty percent (50%) of the total “normal” cost of the benefit (as determined by CalPERS annually), through a payroll deduction. Eligibility for other benefits provided to classic employees under this MOU through CalPERS (as stated above) shall be determined by the provisions of PEPRA for “non-classic employees” aka new members.

(MOU 03-05-13)

1. Effective after a CalPERS election process is successfully concluded, full-time and part-time employees covered by the 2% at 62 retirement formula shall contribute an additional half percent (0.5%) of the employer normal cost to CalPERS, increasing the contribution from six and one quarter percent (6.25%) to six and three quarters percent (6.75%).

(MOU 04-03-18)

Section 6.02 Deferred Compensation

(See Section 7.03- Post Employment Health Plan).

The City will provide a deferred compensation plan to employees.

(FT-MOU 12-25-04)

ARTICLE VII. INSURANCE

Section 7.01 Medical, Dental, and Optical Insurance
(See City Code Sec. 2-10.01 through 2-10.07)

For Full-Time (FT) Employees:

A. Retired employees shall be eligible for City health insurance at employee's cost until eligible for Medicare benefits.

(FT-MOU 01-01-82)

B. All retired employees and annuitants receiving an allotment from CalPERS shall be eligible for health insurance coverage. On behalf of retired employees and annuitants, the City will pay the amount that's mandated by the California Public Employees' Medical and Hospital Care Act (PEMHCA).

C. A new full-time employee shall be eligible to enroll for medical insurance upon his/her first day of employment. The effective date of coverage may vary for new employees based upon required earnings/premium deductions in the month prior to the benefit commencing.

(FT-MOU 12-25-04)

D. The City currently provides employee medical insurance through the CalPERS Public Employees' Medical and Hospital Care Act (PEMHCA). As a condition of participation in the PEMHCA plan, the CalPERS Board determines an annual Minimum Employer Contribution (MEC). The City will contribute the PEMHCA as required by per month per employee to be used solely toward City-sponsored employee medical benefits. For 2024, the MEC is $157 per month.

(MOU 02-07-24)

E. In addition to the above stated contribution, effective the payroll period in which deductions are made for the January 2024 medical premium rates, the City shall provide a pro-rated monthly optional medical insurance contribution regardless of the medical plan chosen, up to the amounts listed below at the times stated:

Employee Only	$ 642.44
Employee plus one	$1,441.88
Employee plus two	$1,908.24

(MOU 02-07-24)

If this agreement is ratified and adopted by the City Council by February 20, 2024, these rates shall be effective retroactively the pay period in which deductions are made for January 2024.

F. Effective the payroll period in which deductions are made for the January 2025 medical premium rates, the City shall increase its contributions to cover the increase in the cost for CalPERS Gold (all three tier levels) for the 2025 calendar year only.:

MOU 12-21-21)

The City shall provide a pro-rated cash-in-lieu option to those employees hired before February 4, 2017, who do not elect to participate in the PEMHCA medical insurance plan provided they are in compliance with the below stated evidence of coverage provision. If an employee is in a paid status, is eligible to not participate in the PEMHCA medical insurance plan and elects the pro-rated cash-in-lieu option, the employee will receive $405.00 on a monthly basis. Employees hired on or after February 4, 2017, will not be eligible for the cash-in-lieu option. Employees hired into a full-time capacity directly from a part-time capacity and receive cash-in-lieu as a part-time employee will be eligible to receive the cash-in-lieu as a full-time employee.

(MOU 02-07-17)

1. To establish eligibility for the cash-in-lieu option, employees who do not elect to use the City-sponsored medical benefits shall provide evidence of major medical insurance coverage and sign a City provided form certifying that they have other continuing major medical insurance coverage in compliance with Federal and State law and regulations. Once eligibility has been established, to maintain continued eligibility to receive the cash-in-lieu option employees shall provide said documents prior to January 31st on an annual basis, or as requested by the City. The employee must notify the City within 30 days of the loss of other minimum essential coverage. The cash-in-lieu option shall no longer be payable if the employee and family members cease to be enrolled in other minimum essential coverage.

(MOU 02-07-17)

For Part-Time (PT32) Employees:

A. All new part-time employees shall be eligible to enroll for medical insurance upon his/her first day of employment. The effective date of coverage may vary for new employees based upon required earnings/premium deductions in the month prior to the benefit commencing.

B. The City currently provides employee medical insurance through the CalPERS Public Employees' Medical and Hospital Care Act (PEMHCA). As a condition of participation in the PEMHCA plan, the CalPERS Board determines an annual Minimum Employer Contribution (MEC). The City will contribute the MEC as required by PEMHCA per month per employee to be used solely toward City-sponsored employee medical benefits. For 2024, the MEC is $157 per month.

(MOU 02-07-24)

C. Effective the payroll period in which deductions are made for the January 2024 medical premium rates, the City shall provide a pro-rated monthly optional health insurance contribution regardless of the medical plan chosen, up to the amounts listed below:

Employee Only	$ 642.44
Employee plus one	$ 705.56
Employee plus two	$ 775.23

(MOU 12-21-21)

If this agreement is ratified and adopted by the City Council by February 20, 2024, these rates shall be effective retroactively the pay period in which deductions are made for January 2024.

D. Effective the payroll period in which deductions are made for the January 2025 medical premium rates, the City shall increase its contributions to cover the increase in the cost for CalPERS Gold

employee only, and apply that increased amount to the other two tiers for the 2025 calendar year only. For example, if employee only increases $25.00, the City will increase the contribution amounts above for employee plus one and employee plus two by $25.00 each.

E. The City shall provide a pro-rated cash-in-lieu option to those employees hired before February 4, 2017, who do not elect to fully participate in the PEMHCA medical insurance plan, provided they are in compliance with the below stated evidence of coverage provision. If an employee is in a paid status and is eligible to not participate in the PEMHCA insurance plan and elects the pro-rated cash-in-lieu option, the employee will receive $265.00 on a monthly basis. Employees hired on or after February 4, 2017, will not be eligible for the cash-in-lieu option.

(MOU 05-21-19)

1. To establish eligibility for the cash-in-lieu option, employees who do not elect to use the City-sponsored medical benefits shall provide evidence of major medical insurance coverage and sign a City provided form certifying that they have other continuing major medical insurance coverage in compliance with Federal and State law and regulations. Once eligibility has been established, to maintain continued eligibility to receive the cash-in-lieu option employees shall provide said documents prior to January 31st on an annual basis, or as requested by the City. The employee must notify the City within 30 days of the loss of other minimum essential coverage. The cash-in-lieu option shall no longer be payable if the employee and family members cease to be enrolled in other minimum essential coverage.

(MOU 05-21-19)

Dental and Optical Insurance

A. The City will make available a dental plan and optical plan for the employees to participate in. New employees shall be eligible for dental and optical insurance upon his/her first day of employment. The effective date of coverage may vary for new employees based upon required earnings/premium deductions in the month prior to the benefit commencing.

B. The dental insurance benefit annual coverage will be $2,000.

(MOU 12-20-11)

C. The City will pay the full cost of the monthly dental premium for full-time (FT) and part-time (PT32) employee only coverage. For full-time employees only, the City will pay fifty percent (50%) of the cost for family coverage. Part-time (PT32) employees will be eligible to participate in the family coverage program and shall pay the difference between the cost of premium between employee only and family coverage.

(MOU 02-07-24)

D. The City will make available an optical plan for the employees to participate in. Cost of the optical plan shall be covered by the employee.

Section 7.02 Life and Disability Insurance

For Full-Time (FT) Employees:

A. A new full-time employee shall be eligible for life and disability insurance upon his/her first day of employment.

(FT-MOU 12-16-03)

B. The City provides a Premium Conversion Program, or Premium Only Plan/"POP", which provides employees the opportunity to pay their share of insurance premiums for qualified benefits through a payroll reduction using before-tax dollars.

C. Concurrent with the implementation of the Premium Conversion Plan, the City agrees to match contributions made by employees to a supplemental life insurance program to a maximum of $7.00 per month. In order for an employee to take advantage of a City contribution, the employee must participate and contribute money to the program.

(FT-MOU 01-01-90)

D. The City provides employees with $50,000 life insurance plus $50,000 AD&D insurance.

E. The City pays a flat fee for Life Insurance of $4.91 bi-weekly for employee only and $5.06 for employee and dependents.

F. Employees shall participate in the City's Short-Term and Long-Term Disability (LTD) and shall pay the premium on the first $3,000 of monthly salary. The City shall be responsible for paying the premium on salary in excess of $3,000 per month.

(FT-MOU 12-25-04)

G. The City provides a short-term disability plan at 66 2/3% of weekly earnings for employees to a maximum of $1,154 per week.

(MOU 12-20-11)

H. The City provides a long-term disability plan at 66 2/3% of monthly earnings for employees to a maximum of $5,000 per month.

(FT-MOU 12-16-03)

I. The City and SEIU agree to meet no later than January 15, 2024 to evaluate supplementing the City's short-term disability insurance. In the event that an agreement on supplemental short-term disability insurance cannot be reached by March 1, 2024, the City shall initiate the process for allowing SEIU members to opt into the State of California State Disability Insurance (SDI) program. As part of these discussions, the City will evaluate the amount of sick leave which will be allowed for the care of a family member on a related leave of absence.

For Part-Time (PT32) Employees:

A. The City provides employees with $25,000 life insurance plus $25,000 AD&D insurance.

B. The City provides a Premium Conversion Program, or Premium Only Plan/"POP", which provides employees the opportunity to pay their share of insurance premiums for qualified benefits through a payroll reduction using before-tax dollars.

C. A new part-time (PT32) employee shall be eligible for life and disability insurance upon his/her first day of employment.

D. Employees shall participate in the City's Short-Term and Long-Term Disability (LTD) and shall pay the premium on the first $3,000 of monthly salary. The City shall be responsible for paying the premium on salary in excess of $3,000 per month.

E. The City and SEIU agree to meet no later than January 15, 2024 to evaluate supplementing the City's short-term disability insurance. In the event that an agreement on supplemental short-term disability insurance cannot be reached by March 1, 2024, the City shall initiate the process for allowing SEIU members to opt into the State of California State Disability Insurance (SDI) program.

Section 7.03 Post-Employment Health Plan

A. This section shall not be applicable to part-time (PT32) employees.

B. The City agreed to report to CalPERS the employer paid members contribution (EPMC) benefit as special compensation for retirement purposes for full-time employees, resulting in the elimination of the City's $35 per month contribution to the Post Employment Health Plan.

(MOU 04-03-18)

C. The City agrees to pay $4.62 per pay period to those employees who have existing Post Employment Heath Plan accounts with Nationwide.

(MOU 05-21-19)

ARTICLE VIII. UNIFORMS AND EQUIPMENT

Section 8.01 Uniforms and Equipment; Improper Use

(See CAM 1976-2)

A. The provision listed below shall pertain to employees who are required to wear uniforms:

1. "If employees, during the normal course of their duties, are involved in an incident within their scope of employment wherein their personal property or equipment is damaged, destroyed or taken as a direct result of the incident, the employee may request the Department Head to investigate the facts surrounding the incident. If the Department Head is satisfied that the facts of the incident occurred within the scope of employment of the employee, and the employee was exercising good judgment at the time of the incident, s/he shall forward to the City Manager a report recommending just compensation."

B. Employees should refrain from wearing, during the normal course of their duties, valuable and expensive jewelry, as replacement cost may not fully compensate for the loss of the item in question. Maximum replacement cost for glasses (prescription or sun) shall be one hundred and twenty-five dollars ($125) and for all other items seventy-five dollars ($75).

(FT-MOU 12-16-03)

C. The improper use of City equipment and/or uniforms for other than City work shall constitute an illegal use of public property and appropriate disciplinary action shall be taken against violators.

(FT-MOU 01-01-76)

Section 8.02 Uniform Allowance

For “classic” employees, as defined by PEPRA, for CalPERS purposes, the value of City-provided uniforms will be determined by using the average per pay period cost of said uniforms, for personnel required by this MOU to wear a uniform. The average cost will be calculated by using the annual fiscal year contractual rate from the current provider of uniforms (for all eligible personnel), dividing that annual cost by the number of eligible personnel, and dividing that result by the number of pay periods in the fiscal year. The per pay period average cost will be updated as needed based upon the provider’s contractual rate for the previous fiscal year.

(MOU 03-05-13)

For Full-Time (FT) Employees:

A. Field employees, except Fleet Services and Wastewater, will be provided five changes of uniforms per week. Either coveralls or shirts and trousers may be worn at the option of the employee. Parks employees wearing shirts and trousers will also be provided with up to two sets of coveralls. The necessity for the second set of coveralls is to be determined at the discretion of the department head. All field personnel will be required to wear the uniform at all times unless the wearing of the uniform would be hazardous to a particular type of work.

(MOU 12-17-13)

B. Fleet Services and Wastewater plant employees will be provided with three changes of coveralls. Utilities Department field employees shall wear uniform shirts and trousers, which the City shall provide and launder.

C. All field employees, except employees in the Utilities Department, shall wear uniform shirts, which the City shall continue to provide and launder. The City shall no longer provide or launder uniform pants, except for safety related circumstances. Non-Utilities Department employees shall provide and wear solid blue pants or blue jeans.

D. The City agrees to allow supervisory employees in the Streets and Facilities Division, Parks Division, and Utilities the option not to wear uniforms. Employees shall declare in advance to exercise the option not to wear uniforms for the term of the agreement.

E. The City agrees to discontinue the requirement for the following classifications in the Police Department to wear uniforms: Account Clerk, Administrative Assistant and Office Assistant.

(MOU 05-21-19)

F. The City will furnish each new employee assigned to the Records Bureau who is required to wear a uniform, an initial issue of uniforms consisting of five navy blue polo shirts (any combination of long/short sleeve), five pairs of black pants (Dockers, Dickeys, Riders or other brand acceptable to Police Administration, one black cardigan style sweater and a name tag. The City agrees to replace normally worn/damaged polo shirts, pants, and sweater as needed upon inspection and approval by a management-level supervisor; with a maximum replacement of any combination of five shirts/pants and one sweater per fiscal year. Employees shall be responsible for the upkeep and maintenance of said uniform.

(MOU 11-03-09)

G. The City will furnish Property/Evidence Clerks with two uniform polo shirts and two uniform pants, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head.

H. The City will furnish each Park Services Officer an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, one jacket, one utility belt, and the appropriate body armor. Park Services Officers will be required to wear the uniform at all times, and they will be responsible for the upkeep and maintenance of said uniform, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head.

I. The City will furnish the Code Compliance Supervisor and each Code Compliance Officer with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, one jacket, one utility belt, and the appropriate body armor, and the City agrees to replace normally worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. The Code Compliance Supervisor and Code Compliance Officers will be required to wear the uniform at all times, and they will be responsible for the upkeep and maintenance of said uniform. The City agrees to provide a pro-rated bi-weekly uniform allowance of $15.38 to the Code Compliance Supervisor and each Code Compliance Officer on a paid status in acknowledgement of the costs incurred for the maintenance, upkeep, and replacement cost of the uniform. The City will furnish the Code Compliance Technician with an initial issue of uniforms consisting of two uniform shirts, two polo shirts, two trousers, and the City agrees to replace normally

worn or uniforms that are damaged while in the line of duty, on an ongoing basis as approved by the department head. Employees shall be responsible for the upkeep and maintenance of said uniform.

(Side Letter 09-06-13)

J. The personal maintenance uniform allowance for the above employees shall terminate on the 31st consecutive calendar day of absences.

(MOU 01-18-11)

For Part-Time (PT32) Employees:

A. Field employees will be provided five changes of uniforms per week. Either coveralls or uniform shirts may be worn at the option of the employee. The City will not launder City issued shirts.

B. Those wearing shirts will also be provided with one set of coveralls. All field personnel will be required to wear the uniform at all times unless the wearing of the uniform would be hazardous to a particular type of work. Fleet Services employees will be provided with three changes of coveralls.

C. Except for safety related circumstances, the City shall not provide or launder uniform pants as they shall provide and wear solid blue pants or blue jeans.

Section 8.03 Tool Replacement

A. The City will adopt a policy providing for the replacement of hand tools belonging to the employees which are lost, stolen, or broken unless said broken tools are not replaced by the manufacturer, providing they were not lost, stolen, or broken due to carelessness on the part of the employee.

(FT-MOU 01-01-76)

B. Employees should have approval of their supervisor prior to using personal hand tools for City business.

C. Employees should have no expectation of using City tools for personal use or capital gain. See Section 8.01 regarding the improper use of City equipment and uniforms.

(MOU 04-03-18)

Section 8.04 Work Footwear

A. In order to help reduce potential work-related foot injuries, based upon recommendations of the City Safety Committee, the following policy, pertaining to appropriate work footwear, shall be as follows:

1. Appropriate work foot protection shall be worn by field and shop employees who are exposed to potential foot injuries from hot, corrosive, poisonous substances, falling objects, crushing, or penetrating actions.

2. Work footwear not appropriate and/or not approved shall be tennis shoes, sandals, "deck shoes", canvas shoes, athletic shoes, open toe shoes, and any other shoe easily penetrated.

(MOU 02-17-15)

3. The City agrees to reimburse employees required to wear appropriate footwear, as defined in this section, for the replacement cost or resoling of one pair of work boots within 60 days of incurring cost, up to a maximum of $250 per calendar year.

(MOU 02-07-24)

a. Those eligible employees assigned to the asphalt or concrete crews in the Department of Public Works or field staff in the Department of Utilities are authorized to purchase an additional pair of boots should their first pair be damaged, and the integrity of the boots has been compromised within the normal course of work. If the damage was caused by a careless act or a non-hazardous activity at the fault of the employee, the replacement cost will be the responsibility of said employee. Subject to inspection and approval by the Division Manager, the City agrees to reimburse these employees for a second pair of boots up to a maximum of $250 per calendar year.

(MOU 02-07-24)

The following classifications are eligible for footwear reimbursement pursuant this section:

Full-Time (FT):

- Account Clerk - Scale House
- Building Inspector I/II
- Chief Building & PW Inspector
- Crew Leader/Maintenance Specialist
- Code Compliance Officer I/II
- Electrician II
- Equipment Mechanic I/II
- Engineer I/II/III (assigned to field duties)
- Facilities Supervisor
- Field Mechanic
- Fleet Services Supervisor
- Groundskeeper
- Laboratory Coordinator
- Landfill Heavy Equipment Lead Operator
- Landfill Heavy Equipment Operator
- Landfill Heavy Equipment Operator II
- Lead Mechanic
- Lead Wastewater & Water Operator
- Maintenance Worker I/II
- Park & Forest Supervisor
- Park Services Officer II/III
- Public Works Inspector
- Public Works Technician I/II

- Regulatory Compliance Specialist
- Regulatory Compliance Specialist II
- Regulatory Compliance Supervisor
- Senior Civil Engineer (assigned to field duties)
- Senior Crew Leader/Maintenance Specialist (assigned to Parks, Streets or Facilities)
- Senior Park Services Officer
- Senior Traffic Signal Technician
- Solid Waste Equipment Crew Leader
- Solid Waste Equipment Lead Operator
- Solid Waste Equipment Operator I/II
- Solid Waste Collections Supervisor
- Solid Waste Landfill Supervisor
- Special Districts Coordinator
- Special Districts Technician
- Special Districts Supervisor
- Street Maintenance Supervisor
- Traffic Signal Technician
- Utilities Outreach Specialist
- Utilities Technology Analyst
- Wastewater Operator
- Wastewater Operator Trainee
- Wastewater Supervisor
- Water Conservation Specialist
- Water Operator
- Water Operator Trainee
- Water Resources Operator
- Water Resources Lead Operator
- Water Supervisor
- Water Systems Operator I/II

Part-Time (PT32):

- Facility Specialist II/III (Vector Control)
- Laborer III
- Park Services Officer
- Security Guard

ARTICLE IX. GRIEVANCES

Section 9.09 Grievances

A. The purpose of this Article is to provide an orderly method for the settlement of a dispute between the City and its employees. Such a dispute shall be defined as a grievance and must be presented within thirty (30) calendar days of the date it occurred or within thirty (30) calendar days of the date the employee could reasonably be expected to have knowledge of the occurrence. An employee may request the assistance of another person of his/her own choosing in preparing and presenting his/her appeal at any level of review. Except for circumstances covered by Section 10.08, grievances shall not be completed during an employee's work hours or using City equipment.

(MOU 05-21-19)

B. All grievances shall be submitted on forms provided by the City.

C. Should the employee or the City at any step of the grievance require additional time to reply within the stipulated time period, the party requiring the additional time shall notify the other party. A thirty (30) day maximum extension is all that will be allowed unless agreed to by both parties.

D. Grievances shall be processed in accordance with the following steps, time limits, and conditions herein set forth:

1. Grievance shall be submitted in writing to the immediate supervisor who shall promptly meet and discuss grievance with the employee and reply within ten (10) calendar days.

2. In the event the decision of the immediate supervisor does not satisfy the grievance, it may be appealed in writing within ten (10) calendar days to the department head who shall within ten (10) calendar days meet and discuss the grievance with the employees. The department head shall reply within ten (10) calendar days his decision and reply in writing.

3. In the event the employee decides to appeal the department head's decision and request the services of a mediator from the State Mediation and Conciliation Service (SMCS) to assist in mediating the grievance, the employee must address their request in writing to the City Manager within seven (7) calendar days following the date the employee is informed of the department head's decision. Any fees or expenses associated with having SMCS provide a mediator shall be borne equally by the employee and the City.

4. In the event that the mediation session does not satisfy the grievance, it may be appealed to the City Manager within seven (7) calendar days following the mediation session. The City Manager shall either act as the Hearing Officer in this appeal or appoint a Hearing Officer in his absence. The Hearing Officer shall meet and discuss the grievance with the employee and shall reply at the earliest possible date.

5. However, either the City or the Union may request in writing an alternate hearing officer. This alternative hearing officer shall be chosen with agreement of the City and the Union. If an agreement cannot be reached in ten (10) calendar days after the appeal is filed, the City will request a list of seven (7) experienced hearing officers from the State Mediation and Conciliation Service. Starting with the Union, the hearing officers will be struck from the list until only one remains who will hear the appeal. The cost of the alternative hearing officer will be borne equally by the City and the Union.

6. The hearing officer shall conduct the hearing as soon as possible at a time and place convenient to the parties and witnesses.

E. At the conclusion of the hearing, the hearing officer shall submit findings and an advisory recommendation to the City Manager in a timely manner. The City Manager shall, after weighing all the evidence and the findings of the hearing officer, make the final determination of the appeal and submit it in writing to the employee and his/her designated representative within thirty (30) calendar days after receiving the findings from the hearing officer. The City Manager may, if deemed necessary, conduct further evidentiary proceedings upon mutual agreement of the parties. The decision of the City Manager or, if a decision is not served by the City Manager within the thirty (30) days specified, the decision of the hearing officer, shall be final. If the City Manager is the hearing officer, the findings and decision of the City Manager shall be final.

1. However, in the event that the City Manager's decision over-rides the recommendation by the Hearing Officer, then said Hearing Officer fees or expenses shall be borne by the City.

F. The above grievance procedure is not to be used for the following: achieving changes in wages, hours and working conditions; challenging the content of employee evaluations or performance reviews; challenging the decision to reclassify, layoff, deny reinstatement, or deny a step or merit increase to an employee unless it violates an expressed provision of the MOU or law; challenging discipline, including, but not limited to oral reprimand, written reprimand, punitive transfer, reduction in pay, demotion, suspension, or termination; or challenging examinations or the appointment to positions unless it violates an expressed provision of the MOU or law.

G. Procedures for pursuing complaints related to the above paragraph may vary. Employees are encouraged to contact their local Union Steward for representation through the Labor/Management Committee.

ARTICLE X. SPECIAL PROVISIONS

Section 10.01 Personnel Files

(See City Code Sec. 2-20.23)

An employee shall be given access to any and all information in their own personnel file. Employees shall give reasonable notice to the City Manager's Office prior to reviewing the personnel file.

(FT-MOU 12-15-01)

Section 10.02 Management Personnel

Management personnel shall be redefined as spelled out by Resolution with specific classifications restricted from representing or being represented by the Employees' Union. Those classifications shall include those listed in the Schematic List of Classes, department, and division heads, of the Salary Classification Plan and shall additionally include the confidential classes as listed in the Schematic List of Classes.

(FT-MOU 12-16-03)

Section 10.03 Safety

(See CAM 1983-1)

A. The Employees' Union will actively participate in all phases of an employee safety program which shall provide appropriate controls for dealing with repeated violations of the established safety regulations.

(FT-MOU 01-01-76)

1. The City will provide Fit testing and the appropriate respirator in accordance with OSHA standards for those employees deemed required by the Department Head or his/her designee. Those employees will be required to maintain the same fit as was tested for the appropriate fit and usage of the respirator.

(MOU 05-21-19)

Section 10.04 Changing Employee Representation Groups

Any time an employee changes from one employee group to another, that employee will be covered by the provisions of the Memorandum of Understanding regarding the new employee group if applicable and the employee gives up any claim to the Memorandum of Understanding provisions of the employee's old group.

(FT-MOU 01-01-79)

Section 10.05 Slow Down, Work Stoppage or Strike

The SEIU, does not condone a slowdown, work stoppage, or strike by its members or by the union; and if such does occur, that immediate disciplinary action will be taken by the City Manager toward the individuals. If a slowdown, work stoppage, or strike does occur, the SEIU will immediately call a meeting of its membership to determine the reasons for such action, explain the proper procedure for handling grievances, and then meet with the City's representatives through the Meet and Confer process in an attempt to resolve the issue.

Section 10.06 Management Rights and Responsibilities

A. Management Rights: The City reserves, retains, and is vested with, solely and exclusively, all rights of Management which have not been expressly abridged by specific provisions of this Memorandum of Understanding or by law to manage the City, as such rights existed prior to the execution of this Memorandum of Understanding. The sole and exclusive rights of Management, as they are not abridged by this agreement or by law, shall include but not be limited to, the following rights:

1. To manage the City generally and to determine the issues of policy.

2. To determine the existence or non-existence of facts which are the basis of the management decision.

3. To determine the necessity and organization of any service or activity conducted by the City and expand or diminish services.

4. To determine the nature, manner, means, technology, and extent of services to be provided to the public.

5. To determine methods of financing.

6. To determine types of equipment or technology to be used.

7. To determine and/or change the facilities, methods, technology, means, organizational structure, size, and composition of the work force, and allocate and assign work by which the City operations are to be conducted.

8. To determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions including, but not limited to, the right to contract or subcontract any work or operation of the City.

9. To assign work to and schedule employees in accordance with requirements as determined by the City and to establish and change work schedules and assignments upon reasonable notice.

10. To lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.

11. To establish and modify productivity and performance programs and standards.

12. To discharge, suspend, demote, reprimand, withhold salary increases and benefits, or otherwise discipline employees for cause.

13. To determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, job classifications, and to reclassify employees in accordance with this Memorandum of Understanding and applicable resolutions and codes of the City.

14. To establish reasonable employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.

15. To maintain order and efficiency in its facilities and operations.

16. To establish and promulgate and/or modify rules and regulations to maintain order and safety and health in the City which are not in contravention with this Agreement.

17. To restrict the activity of an employee organization on municipal property and on municipal time except as set forth in this Memorandum of Understanding.

18. To take any and all necessary action to carry out the mission of the Agency in emergencies.

B. Authority of Third-Party Neutral: All management rights, powers, authority, and functions, whether heretofore or hereinafter exercised, shall remain vested exclusively with the City. No third-party neutral shall have the authority to diminish any of the management rights which are included in this section.

C. Impact of Management Rights: Where required by law, the City agrees prior to implementation to meet and confer with the union over the impact of the exercise of a management right upon wages, hours, and other terms and conditions of employment of its members unless the impact consequences of the exercise of a management right upon the union members is provided for in this Memorandum of Understanding, Personnel Rules and Regulations, or Departmental Rules and Regulations.

(FT-MOU 01-03-98)

Section 10.07 Union Information

The City will provide a list of all new full-time (FT) and part-time (PT32) hires that would be eligible for union membership to the union with the first full pay period “dues deduction report” which follows the new employee’s date of hire. The list will include the name of the employee, classification, and department/division of the new hire.

Section 10.08 Union Business

A. The City recognizes the importance of union business and will allow Union bargaining team members or stewards a reasonable amount of paid on-duty time to conduct union business for activities such as negotiations and grievance resolution. Such use of paid on-duty time shall be subject to reasonable notice for advance approval by the appropriate supervisor(s) or manager(s) on the basis that it shall not interfere with mission critical operations. Although management will not unreasonably deny such requests, management does retain its rights under this MOU to direct the daily operations and work assignments. In addition, the City prevails on department heads to recognize and respect the union's need to conduct union business.

B. Activities concerned with the internal affairs of the Union not otherwise specified herein, such as collecting dues, holding membership meetings, campaigning for office, conducting elections, and distributing literature, etc., shall not be conducted during working hours, unless otherwise authorized by the City Manager.

(FT-MOU 12-25-04)

C. The City agrees to allow Union Stewards and new employees up to thirty minutes on paid City time to meet within the first week of the new hire’s employment to discuss union membership. Union Staff may participate in this meeting.

(FT-MOU 01-03-98)

Section 10.09 Salary Survey Procedure

The City and the Union agree to discuss salary survey procedures in future labor management discussions. Changes to salary survey procedures shall be by mutual agreement only.

(MOU 05-21-19)

(Side Letter 2020-02)

Section 10.10 Prior and Existing Conditions

Except as herein modified, there shall be no change in wages, hours, or working conditions set forth in this Memorandum of Understanding unless changes are made by mutual consent of the parties.

(FT-MOU 1-15-08)

Section 10.11 Pre-Emptive Laws

It is understood and agreed that this extension of the current Memorandum of Understanding is subject to all current and future applicable Federal and State laws, City ordinances, and Federal and State regulations. If any Article, article, section, sub-article, sentence, clause, phrase or portion of this Memorandum of Understanding or any addition, addendum or exhibit, thereto should be held invalid or unenforceable by operation of law, or by any tribunal or office of competent jurisdiction, or if compliance with or enforcement of any Article, article, sub-article, section, sentence, clause, phrase or portion of this Memorandum of Understanding should be retained by such tribunal or office, the remainder of this document shall not be affected thereby, and the parties shall enter into the Meet and Confer process for the purpose of arriving at a mutually satisfactory replacement for such Article or section.

(FT-MOU 12-16-03)

Section 10.12 Use of Employee Benefits

No employee shall be discriminated against because of the legitimate use of any right, privilege, or benefit. Employees shall not be judged "de facto" violators of any policy, procedure, or practice without substantiation.

(FT-MOU 01-01-86)

Section 10.13 Investigation Timeframe

When appropriate and without compromising an investigation, the City will make every reasonable effort to continue to keep employees who are the subject of an investigation continually apprised as to the status of the investigation throughout the process and will notify them when the investigation has concluded.

Section 10.14 Working with Chemicals

Employees working with toxic chemicals shall be provided a physical examination at City expense. The need for subsequent physical examinations will be determined by the City upon a review of the examining physician’s conclusions.

Section 10.15 Release Notices for Negotiations

Unless otherwise agreed to, the City agrees to provide release notices for no more than six full-time and two part-time unit members per negotiation session.

Section 10.16 Americans with Disabilities Act (ADA)

The City and SEIU acknowledge the passage of the Americans with Disabilities Act. It is agreed that the City shall take all necessary actions to comply with the provisions of this act. If necessary, sections of this Memorandum of Understanding and/or the City personnel rules may be suspended in order to achieve compliance.

Section 10.17 Maintenance of Membership

A. Maintenance of Membership: Both the City and the Union acknowledge and agree that employees may join and become dues paying union members at any time without restriction. Employees who are members of the Union on the effective date of any new contract or join the Union during the term of the contract retain the right to withdraw their membership only during the first payroll period beginning in October annually. Withdrawal must be requested in writing, addressed to SEIU Local 620, 350 S. Hope Avenue Suite A-103, Santa Barbara, California, 93105.

(MOU 02-07-24)

B. Union Indemnification: The Union shall indemnify, defend, and hold the City, its officers, agents, and employees from and against any and all claims, demands, losses, defense costs, or liability of any kind or nature which the City, its officers, agents, and employees may sustain or incur, or which may be imposed upon them relating to the City's compliance with the union dues obligation including claims relating to the Union's use of monies collected under these provisions. The City and the Union shall mutually approve of any attorney representing the named party and approval shall not be unreasonably withheld.

(MOU 05-21-19)

C. Conformance With Law: The Union and City represents that the collection, administration, and use of union dues shall be in conformance with State and Federal law.

(MOU 05-21-19)

Section 10.18 Labor/Management Committee

A. The City and SEIU agree to meet in a joint Labor/Management Committee on an as-needed basis as mutually agreed by the City and SEIU to discuss issues of mutual importance, including but not limited to:

- CalPERS compliance and clean up language,
- Supplemental short-term disability insurance or SDI membership,
- Equity adjustments, and
- Split Shifts.

(MOU 02-07-24)

CITY OF SANTA MARIA

February 21, 2024
Date

Che Johnson, Co-Chief Negotiator

Kayleigh McLeod
Kayleigh McLeod, Div. Chief – E&L Relations

SEIU

02/26/2024
Date

Nicole Bryant, Chief Negotiator

Daniel Vegezzi, Solid Waste

Joe Hall, Public Works – Facilities

David Rodriguez, Recreation & Parks - Recreation

Trinidad Ramos, Recreation & Parks - Recreation

Carmen Alvarez, Library, Part-Time

Cody Graybehl, Community Development

Antonio Quintanar, Recreation & Parks - Rangers

Gavin Harrington, Utilities - Water

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Chuen Wu, Assistant City Manager

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving City Council Goals and Objectives for Fiscal Years 2026-28**

Description:
The City Council will consider adopting a Resolution approving Goals and Objectives for Fiscal Years 2026-28 from the February 28, 2026, City Council Goal Setting Workshop.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution approving City Council Goals and Objectives for Fiscal Years 2026-28.

BACKGROUND:

The City Council considers and approves goals and objectives to provide direction on priorities and alignment of goals with the City's biennial budget. The City engaged the services of Patrick Ibarra of The Mejorando Group in developing the Goals and Objectives included in this report

DISCUSSION:

On February 28, 2026, Mr. Ibarra facilitated a day-long City Council Goal Setting Workshop to discuss roles and expectations, effective governance, recent accomplishments, community and global trends, culminating in conversations on future vision and strategic priority areas.

Based on input from City Council members, the following goals were identified:

- Fiscal management – ensure responsible fiscal and budgeting practices.
- Optimize service delivery.
- Public safety – provide resources to ensure effective law enforcement and fire protection.
- Code compliance – ensure safety and quality.
- Well-maintained infrastructure including facilities, streets, parks, and utilities.

- Recreation and parks – create inclusive, engaging, and supportive recreation and park spaces for seniors and youth.
- Recreation and parks – provide for seniors and youth inclusive, engaging, and supportive recreational programs.
- Housing – affordable housing, including single-family homes.
- Homelessness – improved partnerships with local service providers, focused on prevention and tailored solutions to local needs.
- Economic development – an environment where local businesses can thrive while drawing in new investments.

These goals cover administration, safety, the built environment, quality of life, and economic development, reflecting what is most important and pressing for our decisionmakers, as they consider community issues and concerns. The full table of Goals and Objectives, including descriptions, is included as an attachment to this report.

ATTACHMENT(S)

A. Resolution

Exhibit A - Table of Goals and Objectives for FY 2026-28

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING CITY COUNCIL GOALS AND OBJECTIVES FOR FISCAL YEARS 2026-28

WHEREAS, the City Council considers and approves goals and objectives to provide direction on priorities and alignment of goals with the City's biennial budget; and

WHEREAS, the City engaged the services of Patrick Ibarra of The Mejorando Group to assist the City Council in a goal-setting workshop on February 28, 2026; and

WHEREAS, the session addressed roles and expectations, effective governance, recent accomplishments, community and global trends, and establishing City goal and objectives; and

WHEREAS, the workshop was very productive with the City Council identifying ten goals, with accompanying objectives and descriptions, that they would like staff to address during the next two-year period.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, that consensus is confirmed on the City-wide Goals and Objectives for Fiscal Years 2026-28 as reflected in the Table of Goals and Objectives for Fiscal Years 2026-28 (Exhibit "A").

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

ATTEST:

_____
Mayor

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Exhibits:
A – Table of Goals and Objectives for FY 2026-28

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

Exhibit A – Table of Goals and Objectives for FY 2026-28

GOAL	OBJECTIVE	DESCRIPTION
Administration		
Fiscal management – Ensure responsible fiscal and budgeting practices.	1. Balanced budgets. 2. Economic growth. 3. Healthy reserves.	1. Maintain budgets where ongoing revenues match ongoing expenditures. 2. Create employment opportunities. 3. Keep reserves to cushion against economic downturns and unexpected costs.
Optimize service delivery.	1. Improved service quality. 2. Increased efficiency. 3. Reduced response times.	1. Establish regular training sessions for staff to ensure they are equipped with the skills and knowledge to deliver exceptional service. 2. Utilize technology to automate routine tasks. 3. Streamline communication and processes to ensure that customer inquiries are addressed within 24 hours. Monitor average response times and aim to reduce by 20% over the next year.
Safety		
Public Safety – Provide resources to ensure effective law enforcement and fire protection.	1. Community engagement. 2. Provision of appropriate equipment. 3. Promotion of readiness and preparedness.	1. Build strong relationships between police, fire and the community. 2. Invest in state-of-the-art equipment and programs. 3. Develop and practice emergency response plans.
Code Compliance – Ensure safety and quality.	1. Ensure safety and health standards 2. Engagement and education.	1. Adhere to building codes, safety standards, to minimize the risks of accidents, injuries and fire hazards. 2. Maintain open line of communication with stakeholders educating

		them on the importance of code compliance.
The Built Environment		
Well-maintained infrastructure including facilities, streets, parks, and utilities.	1. Continued investment in sound infrastructure.	1. Invest in maintenance of facilities, streets, parks and utilities.
Recreation and Parks – Create inclusive, engaging, and supportive recreation and parks spaces for seniors and youth.	1. Promotion of physical activity. 2. Improved mental well-being.	1. Encourage physical activity among seniors and youth through diverse recreational facilities, including walking trails, fitness equipment and sports fields. 2. Provide calming environments to enhance mental well-being, including spaces for relaxation, quiet areas to promote reduction of stress.
Quality of Life		
Recreation and Parks – Provide for seniors and youth inclusive, engaging, and supportive recreational programs.	1. Diverse recreational programs.	1. Develop a range of programs tailored to the interests of seniors and youth.
Housing – Affordable housing, including single-family homes.	1. Single-family homes accessible to a broader range of income levels. 2. Availability of affordable housing. 3. Community stability.	1. Reduce barriers to homeownership, such as downpayment assistance programs, and education on the homebuying process. 2. Ensure a sufficient supply of affordable housing units for low to moderate income families. 3. Create stable neighborhoods by enhancing housing options and generating positive impacts through homeownership.
Homelessness – Improved partnerships with local service providers, focused	1. Increased access to affordable housing.	1. Expand the availability of affordable housing units.

on prevention and tailored solutions to local needs.	2. Enhanced support services. 3. Community collaboration.	2. Work with non-profits, Santa Barbara County, and other service providers to improve access to mental health and substance use treatment centers. 3. Engage governments, non-profits and community organizations in coordinated efforts.
Economic Development		
Economic Development – An environment where local businesses can thrive while drawing in new investments.	1. Job creation. 2. Workforce development. 3. Business growth. 4. Investment attraction.	1. Increase the number of quality jobs available to residents. 2. Enhance skills and training programs with local colleges and trade schools to prepare the workforce for current and future job markets. 3. Support local businesses through incentive, resources and programs to encourage expansion. 4. Create favorable business climate and programs to attract new businesses.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Chenin Dow, Community Development Director

DATE: May 5, 2026

SUBJECT: Adoption of a Resolution Approving Skylight Homes Planned Development Permit Request for a Time Extension

Description:
The City Council will consider adopting a Resolution approving a request for a two-year Time Extension (A2026-0004) to Planned Development Permit (PD2022-0006) for People's Self-Help Housing to construct 49 affordable single-family residences with associated private streets and infrastructure improvements in a PD/R-1 (Planned Development/Single-Family Residential) district.

Environmental Notice: The project was adequately covered in a previously adopted Mitigated Negative Declaration (MND) for People's Self-Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001).

RECOMMENDATION:

Adopt a Resolution approving Permit Amendment A2026-0004 granting a two-year time extension for Planned Development Permit PD2022-0006 located at 3170 Santa Maria Way.

BACKGROUND:

On December 7, 2022, the Planning Commission recommended the City Council approve a Planned Development Permit (PD2022-0006) for People's Self-Help Housing's Skylight Homes project consisting of the subdivision of the nine-acre site located at 3170 Santa Maria Way (formerly the Hi-Way Drive-In) and the construction of 49 affordable single-family residences (Attachment B – Vicinity Map). The City Council approved both the Tentative Tract Map (TR2022-0005) and Planned Development Permit (PD2022-0006) on January 17, 2023. The previously approved PD2022-0006 plan set (Attachment E), and permit conditions (Attachment F) are attached for reference.

Per Municipal Code Section 12-35.109, approved Planned Development Permits become valid the 15th calendar day after the decision-making body grants the issuance of the permit, in this case February 1, 2023. Section 12-35.501 further states that the Planned Development Permit will no longer be valid if building permits have not been issued within three years of this date. To date, the project has not been constructed, and the subject parcels are vacant.

DISCUSSION:

The applicant has completed the 50-lot subdivision review process with the City, with the Final Map for Tract 6033 having been recorded in 2025. However, the separate Planned Development permit approval will expire on February 1, 2026. In order for the applicant to have time to obtain building permits and begin construction of the homes, the applicant is requesting to extend the validity of the Skylight Homes Planned Development Permit by two additional years to February 1, 2028. Municipal Code Section 12-35.501(d)(1) authorizes the original decision-making body (in this case, the City Council) to extend the permit to allow additional time for implementation of a project, if the decision-making body finds:

> "that there has been adequate due diligence to implement and complete the permit, or that there are significant economic factors that justify additional time."

In this case, the applicant cites insufficient financing at this time to construct the project (Attachment C). The applicant is actively pursuing local, state, federal and private funds to finance the construction and development of the project. To date, they have secured $4.04 million from the California Department of Housing and Community Development (HCD) and $150,000 from the County of Santa Barbara Permanent Local Housing Allocation Program (PLHA). Additional funding applications for New Market Tax Credits and private equity are currently underway. The applicant submitted building permit applications in December of 2025 and is currently working through the plan check process. As noted earlier, the applicant has completed the subdivision submittal and review effort, achieving the milestone of Final Map recordation on April 8, 2025. Therefore, in light of the time and effort the applicant has expended on this project, staff is recommending that the City Council approve this request to extend the expiration date of the Planned Development Permit to February 1, 2028.

Alternative(s)

The City Council could determine that there has not been adequate due diligence to implement and complete the permit, or that there are no significant economic factors that justify the additional time and the Planned Development Permit would expire. If this were to occur, should the applicant wish to move forward with the project in the future, they would be required to repeat the entitlement process from the beginning.

Environmental Review

The project was adequately covered in a previously adopted Mitigated Negative Declaration (MND) for People's Self-Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001) and there is no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment. There is no substantial evidence in the whole record before the City Council supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15162 of the CEQA Guidelines under which a subsequent Negative Declaration must be drafted and distributed for public review. No further environmental review is required.

Fiscal Considerations

A time extension of PD2022-0006 will not create any immediate fiscal impacts for the City. Over the long term, the development of Skylight Homes will generate increased property tax revenue.

Impact on the Community

Granting the two-year time extension allows the Planned Development Permit to remain active and allows for the completion of 49 affordable single-family homes available to the residents of the City.

ATTACHMENT(S)

A. Resolution
B. Vicinity Map
C. Applicant's Time Extension Request
D. Permit A2026-0004
E. Approved Plan Set (PD2022-0006)
F. Approved Permit (PD2022-0006)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING PERMIT AMENDMENT A2026-0004 GRANTING A TWO-YEAR TIME EXTENSION FOR PLANNED DEVELOPMENT PERMIT PD2022-0006 LOCATED AT 3170 SANTA MARIA WAY

WHEREAS, People's Self-Help Housing applied for a Planned Development Permit (PD2022-0006) on June 8, 2022, to construct 49 affordable single-family residences with associated private streets and infrastructure improvements on a 8.89-acre site; and

WHEREAS, the Planning Commission of the City of Santa Maria held a public meeting on December 7, 2022, to review the Planned Development Permit; and

WHEREAS, on December 7, 2022, a 5-0 vote, the Planning Commission made its recommendation by motion that the City Council approve the proposed Planned Development permit as conditioned, with additional provisions regarding eucalyptus tree maintenance and the elimination of a proposed pedestrian access at Dian Drive, which have been included as conditions of the Planned Development Permit approval; and

WHEREAS, a duly noticed public hearing was held on the Planned Development Permit by the Santa Maria City Council on January 17, 2023; and

WHEREAS, the Santa Maria City Council made no modification of the proposed Planned Development Permit which had been previously considered by the Planning Commission; and

WHEREAS, the City Council adopted a Mitigated Negative Declaration for this proposed project, with the earlier approval of the General Plan Land Use Amendment and Rezoning of the property, on December 21, 2021, in accordance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq., as amended; and

WHEREAS, at the January 17, 2023, public hearing, the City Council of the City of Santa Maria considered and relied on the Planning Commission's recommendations to approve the Planned Development Permit; and

WHEREAS, the City Council approved the Planned Development Permit findings in accordance with Section 12-35.203 of the Municipal Code, through City Council Resolution 2023-11 as follows:

A. That the project meets the vision, intent, and requirements of the City's General Plan. The project would allow for the construction of a single-family residential development which would establish a residential use on a site zoned for Single

Family Residential development (PD/R-1). The project site has been previously approved for a General Plan Amendment and Zone Change to allow for a housing development of the same design as this project.

B. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adapt such use with the land and uses in the vicinity because the project is designed to comply with the City of Santa Maria Municipal Code standards for the PD/R-1 zone, including but not limited to parking, landscaping, setbacks, building height, and vehicular access. The site is adequately sized to accommodate the proposed residential use, and the construction of the single-family residential development would adapt with the land and uses in the vicinity, which includes a similar land use pattern of lower density residential development.

C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quality and kind of traffic generated by the proposed use because the proposed construction of the project would not lead to inadequate street and highway conditions. A traffic and circulation study was prepared by Associated Transportation Engineers (ATE) in 2020 for the General Plan Amendment and Zone Change associated with this project. The City of Santa Maria General Plan Circulation Element states that a Level of Service (LOS) Dor better is acceptable for roadway and intersection operations. The traffic study determined that the existing area intersections operate within acceptable LOS ranges. The same determination was also made for the existing plus project conditions and cumulative project conditions with no changes to the LOS at the area intersections requiring mitigation to meet the City's acceptable LOS requirements.

Sight distances were reviewed by ATE at the proposed Santa Maria Way driveway entrance and include 550 feet looking north and 1,000 feet looking south, which are both adequate for the posted speeds of 45 Miles Per Hour (MPH) heading northbound and 50 MPH heading southbound on the secondary arterial project frontage. It was noted in the ATE study that the sight distance for drivers looking to the south from the roadway connection is somewhat obscured by a mailbox, signs, overhanging trees, and a row of oleander shrubs located along the Del Cielo Mobile Estates development south of the site. Staff has included in the Permit (Condition of Approval #2) a requirement that the sight distance visibility issue be cleaned up prior to issuance of a building permit. The City's Public Works Department reviewed this study and determined that no further analysis to traffic LOS, access, circulation, or sight distances are required.

The project is exempt from Vehicle Miles Traveled (VMT) analysis per the City of Santa Maria Environmental Procedures because the project is 100 percent affordable housing. Any affordable housing project where a minimum of 20 percent of the units are deed restricted for low or very low-income residents are

presumed to have a less than significant VMT impact and are exempt from further review.

D. That the proposed use will have no adverse effect upon abutting property as the construction of the single-family residential development and the establishment of the residential use would be self-sustained by providing adequate on-site parking, including a two-car garage and driveway space for two vehicles in an area of the City that has established residential development of a similar density and scale.

E. That the establishment, maintenance, and/or conducting of the use for which the planned development permit review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such project. In addition, it will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood or contrary to its orderly development. The construction of the residential project and the establishment of such use would adapt with the land and uses in the vicinity. The project would provide adequate space for setbacks, parking, and landscaping to ensure no nuisances would be created by the establishment of the project. The conditions of approval and development standards required for this project alleviate any potentially adverse impacts that could result from the proposed use. Therefore, the project would be compatible with the adjoining land uses and would not be more obnoxious or detrimental to the health of the public than any of the uses established at the project area, or any of the uses listed in the PD/R-1 section of the Municipal Code.

F. That the conditions stated in the decision are necessary to protect the public health, safety, and general welfare.

G. The proposed modification(s) are otherwise consistent with the General Plan, Municipal Code, and applicable Specific Plans. No modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modification(s) on the surrounding area. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

I. The proposed modification(s) are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (G) through (I) of the findings above. The project is consistent with all applicable development standards in the Municipal Code, and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

K. That the environmental impacts of the project were adequately reviewed in the Mitigated Negative Declaration (MND) for the People's Self Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001), and there was no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment. There is no substantial evidence in the whole record before the City Council supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15162 of the CEQA Guidelines under which a subsequent Negative Declaration must be drafted and distributed for public review. No further environmental review is required.

WHEREAS, the applicant, Lauren Nichols, representing People's Self-Help Housing, has applied for a Time Extension for the approved Planned Development Permit (A2026-0004); and

WHEREAS, the Planned Development Permit Amendment Time Extension request was considered by the Santa Maria City Council on May 5, 2026; and

WHEREAS, the City Council finds that competent evidence provided by the applicant and included in the project record substantiates that the applicant has demonstrated adequate due diligence to implement and complete the permit and that there are significant economic factors that justify the addition of time to the period of validity, per Santa Maria Municipal Code Section 12-35.501(d)(1). The applicant cites insufficient financing at this time to construct the project. The applicant is actively pursuing local, state, federal and private funds to finance the construction and development of the project. They have secured $4.04 million from the California Department of Housing and Community Development (HCD) and $150,000 from the County of Santa Barbara Permanent Local Housing Allocation Program (PLHA). Additional funding applications for New Market Tax Credits and private equity are currently underway. The applicant submitted building permit applications in December of 2025 and is currently working through the plan check process. Lastly, the Final Map was recorded on April 8, 2025. This Amendment to Planned Development Permit PD2022-0011 extends the validity for the permit by two years to February 1, 2028.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The above recitals and true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby reaffirms the Planned Development Permit findings made for PD2022-0006 through Council Resolution 2023-11 and as stated above.

SECTION 3. The City Council hereby approves the Planned Development Permit Amendment (A2026-0004) to extend the Planned Development Permit expiration date of February 1, 2026, by two additional years to February 1, 2028, subject to the Planned Development Permit Amendment Conditions, which are each attached to the May 5, 2026, City Council Agenda Report, incorporated by reference.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

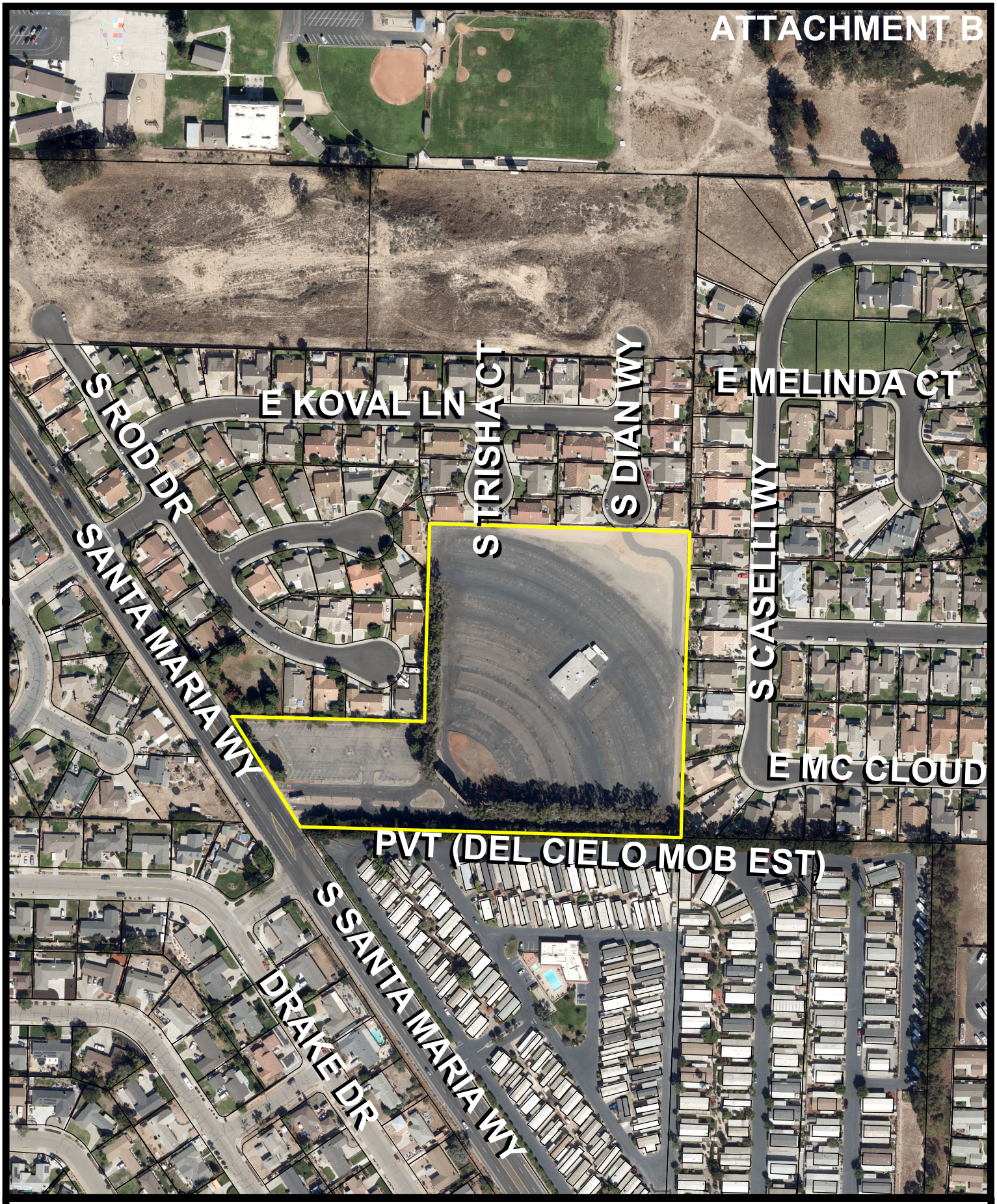
APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager



VICINITY MAP
ATTACHMENT B

People's Self-Help Housing
55 Years
1970 - 2025

January 29, 2026

Cody Graybehl, Senior Planner
Planning Division; Community Development Department
City of Santa Maria
(805) 925-0951 x 2552
cgraybehl@cityofsantamaria.org
110 S. Pine Street Suite 101
Santa Maria, CA 93458

RE: Extension Request & Progress to date on PD2022-0006 & TR2022-0005 (Skylight Homes):

Dear Mr. Graybehl –

People's Self-Help Housing (PSHH) would like to formally request an extension to PD2022-0006 for the Skylight Homes development, located at 3170 Santa Maria Way. Per Municipal Code Section 12-35.501, we understand that the permit is active until 3 years from effective date of the approval, and that two-year extensions, up to seven years are allowable. Our team respectfully requests a two-year time extension at this time. For your consideration, see a brief summary of the progress to date. We are actively working towards moving into the construction phase as expeditiously as possible:

- The Final Map was recorded on 4/8/25;
- Skylight Homes submitted for building permits last month – December 2025 and is actively working through the plan check process;
- PSHH has been actively pursuing Local, State, Federal, and Private funds in order to finance the construction and development of Skylight Homes;
- Since the project approvals were issued, PSHH has secured the following financing:
    - $4.04 million in (HCD) CA Department of Housing and Community Development
    - $150,000 County of Santa Barbara PLHA Funds
- Additional funding applications for New Market Tax Credits and private equity are currently underway.

Thank You,

Lauren Nichols

Lauren Nichols

CITY OF SANTA MARIA
PLANNED DEVELOPMENT PERMIT AMENDMENT

PLANNING DIVISION O 110 SOUTH PINE STREET ROOM 101 O SANTA MARIA, CA 93458 O 805.925.0951 X 2244

PERMIT NO. **A2026-0004**

APPROVAL DATE **May 5, 2026**

PROJECT NAME **Skylight Homes Time Extension**

APPLICANT/OWNER **Lauren Nichols, People's Self-Help Housing**

ADDRESS/LOCATION **3170 Santa Maria Way**

DESCRIPTION **Review of a Permit Amendment (A2026-0004) to Planned Development Permit (PD2022-0006) to allow a two-year time extension for People's Self-Help Housing to allow for the construction of 49 affordable single-family residences with associated private streets and infrastructure improvements in a PD/R-1 (Planned Development/ Single-Family Residential) district.**

FINDINGS

The City Council hereby approves the following project in accordance with the application submitted and hereby makes the required findings in accordance with Sections 12-35.501 and 12-35.203 of the Santa Maria Municipal Code, including the following:

A. That the City Council finds that competent evidence provided by the applicant and included in the project record substantiates that the applicant has demonstrated adequate due diligence to implement and complete the permit and that there are significant economic factors that justify the addition of time to the period of validity, per Santa Maria Municipal Code Section 12-35.501(d)(1). The applicant cites insufficient financing at this time to construct the project. The applicant is actively pursuing local, state, federal and private funds to finance the construction and development of the project. They have secured $4.04 million from the California Department of Housing and Community Development (HCD) and $150,000 from the County of Santa Barbara Permanent Local Housing Allocation Program (PLHA). Additional funding applications for New Market Tax Credits and private equity are currently underway. The applicant submitted building permit applications in December of 2025 and is currently working through the plan check process. Lastly, the Final Map was recorded on April 8, 2025. This Amendment to Planned Development Permit PD2022-0011 extends the validity for the permit by two years to February 1, 2028.

B. That the City Council made the necessary Planned Development Permit Findings in accordance with Sections 12-35.105 and 12-35.203 on January 17, 2023, and approved PD2022-0011 (the project) finding the following:

i. That the project meets the vision, intent, and requirements of the City's General Plan. The project would allow for the construction of a single-family residential development which would establish a residential use on a site zoned for Single Family Residential development (PD/R-1). The project site has been previously approved for a General Plan Amendment and Zone Change to allow for a housing development of the same design as this project.

ii. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adapt such use with the land and uses in the vicinity because the project is designed to comply with the City of Santa Maria Municipal Code standards for the PD/R-1 zone, including but not limited to parking, landscaping, setbacks, building height, and vehicular access. The site is adequately sized to accommodate the proposed residential use, and the construction of the single-family residential development would adapt with the land and uses in the vicinity, which includes a similar land use pattern of lower density residential development.

iii. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quality and kind of traffic generated by the proposed use because the proposed construction of the project would not lead to inadequate street and highway conditions. A traffic and circulation study was prepared by Associated Transportation Engineers (ATE) in 2020 for the General Plan Amendment and Zone Change associated with this project. The City of Santa Maria General Plan Circulation Element states that a Level of Service (LOS) Dor better is acceptable for roadway and intersection operations. The traffic study determined that the existing area intersections operate within acceptable LOS ranges. The same determination was also made for the existing plus project conditions and cumulative project conditions with no changes to the LOS at the area intersections requiring mitigation to meet the City's acceptable LOS requirements.

Sight distances were reviewed by ATE at the proposed Santa Maria Way driveway entrance and include 550 feet looking north and 1,000 feet looking south, which are both adequate for the posted speeds of 45 Miles Per Hour (MPH) heading northbound and 50 MPH heading southbound on the secondary arterial project frontage. It was noted in the ATE study that the sight distance for drivers looking to the south from the roadway connection is somewhat obscured by a mailbox, signs, overhanging trees, and a row of oleander shrubs located along the Del Cielo Mobile Estates development south of the site. Staff has included in the Permit (Condition of Approval #2) a requirement that the sight distance visibility issue be cleaned up prior to

issuance of a building permit. The City's Public Works Department reviewed this study and determined that no further analysis to traffic LOS, access, circulation, or sight distances are required.

The project is exempt from Vehicle Miles Traveled (VMT) analysis per the City of Santa Maria Environmental Procedures because the project is 100 percent affordable housing. Any affordable housing project where a minimum of 20 percent of the units are deed restricted for low or very low-income residents are presumed to have a less than significant VMT impact and are exempt from further review.

iv. That the proposed use will have no adverse effect upon abutting property as the construction of the single-family residential development and the establishment of the residential use would be self-sustained by providing adequate on-site parking, including a two-car garage and driveway space for two vehicles in an area of the City that has established residential development of a similar density and scale.

v. That the establishment, maintenance, and/or conducting of the use for which the planned development permit review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such project. In addition, it will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood or contrary to its orderly development. The construction of the residential project and the establishment of such use would adapt with the land and uses in the vicinity. The project would provide adequate space for setbacks, parking, and landscaping to ensure no nuisances would be created by the establishment of the project. The conditions of approval and development standards required for this project alleviate any potentially adverse impacts that could result from the proposed use. Therefore, the project would be compatible with the adjoining land uses and would not be more obnoxious or detrimental to the health of the public than any of the uses established at the project area, or any of the uses listed in the PD/R-1 section of the Municipal Code.

vi. That the conditions stated in the decision are necessary to protect the public health, safety, and general welfare.

vii. The proposed modifications are otherwise consistent with the General Plan, Municipal Code, and applicable Specific Plans. No modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

viii. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modifications on the surrounding area. The project is consistent with all applicable development standards in

the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

ix. The proposed modifications are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

x. The proposed modifications have been minimized to the maximum extent possible consistent with Subsections (G) through (I) of the findings above. The project is consistent with all applicable development standards in the Municipal Code, and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

xi. That the environmental impacts of the project were adequately reviewed in the Mitigated Negative Declaration (MND) for the People's Self Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001), and there was no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment. There is no substantial evidence in the whole record before the City Council supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15162 of the CEQA Guidelines under which a subsequent Negative Declaration must be drafted and distributed for public review. No further environmental review is required.

C. That the City Council hereby reaffirms the above cited findings of City Council Resolution 2023-11.

D. That the conditions stated in this Permit Amendment (A2026-0004) modify and are in addition to the conditions of Planned Development Permit (PD2022-0006), and are necessary to protect the public health, safety and general welfare, so that the proposed use will have no adverse effect upon abutting property.

E. The project was adequately covered in a previously adopted Mitigated Negative Declaration (MND) for People’s Self-Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001). No additional environmental review is required for the subject time extension request.

CONDITIONS OF APPROVAL

The project is approved subject to the following Conditions of Approval:

Community Development Department

1. Project Description: The permittee shall comply with the project description, plan set entitled Skylight Homes consisting of 11 pages dated August 17, 2022, and Conditions of Approval of this permit. Any changes from the project description, Plan Set, or conditions may require a permit amendment. Contact the Planning

Division prior to changing anything described on the Plan Set or in the project description.

2. Previous Permits. All conditions from PD2022-0006 remain in effect and are included by reference. In the event of conflict between PD2022-0006 and the special conditions of this amendment, the special conditions from this amendment shall be enforced.

3. Permit Expiration. Based on the City Council extension, this Permit shall become null and void if the ministerial permits required under this permit have not been issued by February 1, 2028.

4. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.

5. Indemnification: The applicant shall agree to indemnify, defend (with counsel reasonably approved by the City), and hold harmless the City of Santa Maria and its officers, officials, employees, and agents from and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities by third parties arising out of, related to, or in connection with the project application or to attack, set aside, void, or annul, in whole or in part, an approval of the project application by the City and any related environmental approvals, development approvals or project conditions. The Applicant shall reimburse the City, its agents, officers, officials, or employees, for any court costs and attorney's fees that the City, its agents, officers, officials, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his/her obligations under this provision.

NOTES:

In accordance with Section 12-35.109 of the Municipal Code, this permit is not valid until the 15th calendar day following the issuance of the permit, providing no appeal is filed; or if an appeal is filed, this permit is not valid until the effective date of the final action on the appeal.

In accordance with Section 12-35.504 of the Municipal Code, the City may modify conditions of approval of the permit, or may revoke the permit for non-compliance with any of the conditions of approval, or if any operations under the approved permit result in detriment to the public health, safety or welfare.

This permit will not be valid until the applicant and property owner have submitted signed acknowledgment of their consent to the conditions, in accordance with Section 12-35.109 of the Santa Maria Municipal Code, to the Planning Division of the Community Development Department.

In accordance with Section 12-35.501 of the Municipal Code, this permit amendment shall become null and void if the permit is not established within two years of the permit amendment's effective date or after establishment the use is discontinued or abandoned for a period of six months. However, the approval body may consider extensions of time for additional periods of up to two (2) years. A written request justifying the need and the appropriate filing fee filed with the Community Development Department shall be submitted prior to the expiration date.

Failure to comply with any of the conditions stated above may be cause for revocation or modification of this permit, in addition to any other penalties provided by law. All conditions of approval are to be completed prior to occupancy unless otherwise stated, and are to be maintained in perpetuity.

Project Directory

Owner	People's Self Help Housing 1060 Kendall Street San Luis Obispo, CA 93401 Contact: Sheryl Flores sherylf@pshhc.org 805-540-2465
Architect	Rea & Luker Architects, Inc. 444 Higuera Street, Suite 201 San Luis Obispo, CA 93401 Contact: Lauren Luker lluker@realuker.com 805-541-6294
Civil Engineer	Bethel Engineering 2624 Airpark Drive Santa Maria, CA 93401 Contact: Russ Garrison russ@dbaengineers.com 805-934-5767
Landscape Architect	JBLA Landscape Architecture 501 Shell Beach Road, Suite E Shell Beach, CA 93449 Contact: Jim Burrows jim@jbla-slo.com 805-439-3209

Site Plan Notes

1. Refer to Civil Engineering Plans for more information on lot layout and areas, preliminary grading, drainage, utilities and stormwater management.
2. Refer to Preliminary Landscape Plans in this submittal for detailed information on landscape.



Architectural Site Plan

1"=40'

North

Project Summary

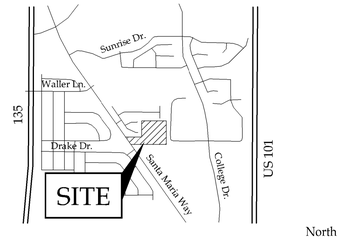
This project consists of 49 affordable single family residences for People's Self Help Housing on a 50 lot tract. One lot is common area inclu ding a fenced drainage detention basin and open space. The owners will invest "sweat-equity" to help build their new home with assistance from People's Self Help Housing.

Each home is one-story with covered front porches and an enclosed 2-car garage. Homes include two different 3-bedroom and one 4-bedroom plan type, each with two full bathrooms. All lots have usable, fenced outdoor spa ce.

The project is a new subdivision of an existing lot. Public improvements on street frontages include new paving, curb, gutter and sidewa lk. Required landscaping and street trees will also be provided.

Site Summary

APN	109-010-012
Existing Zone	CR - Commercial Retail
Proposed Zone	PD/R-1
Existing Use	Vacant Drive-In Theater
Proposed Use	Single Family Residential
Gross Site Area:	8.89 acres = 387,248 SF
Proposed Density:	5.5 units/acre



North

Vicinity Map

Not to Scale

Sheet Index

T-1	Conceptual Site Plan & Project Information
A-1	Proposed Floor Plans & Elevations
A-2	Typical Lot Plan & Street Side Elevations
C-1	Tentative Tract Map
C-2	Preliminary Grading Plan
C-3	Fire Truck Turning Exhibit
1 of 1	Existing Tree Exhibit
L-1	Conceptual Landscape Plan
L-2	Typical Lot Landscape Plan with Proposed Plant Materials & WELO Worksheet
L-3	Conceptual Wall & Fence Plan
10	Total Sheets

reaL
rea & Luker architects, inc.
REAL SOLUTIONS
444 Higuera Street Suite 201
San Luis Obispo Ca. 93401
phone: 805.541.6294 fax: 805.541.2739
www.reaLarchitectsinc.com

SHEET TITLE: Conceptual Site Plan and Project Information

CLIENT: People's Self Help Housing
ADDRESS: 1060 Kendall Road
San Luis Obispo, CA 93401

PLOT DATE: 1.4.23

PURPOSE: Design Review

PROJECT NO.: R20108

PROJECT TITLE:

Skylight Homes

People's Self Help Housing - 50 Lot Single Family Project

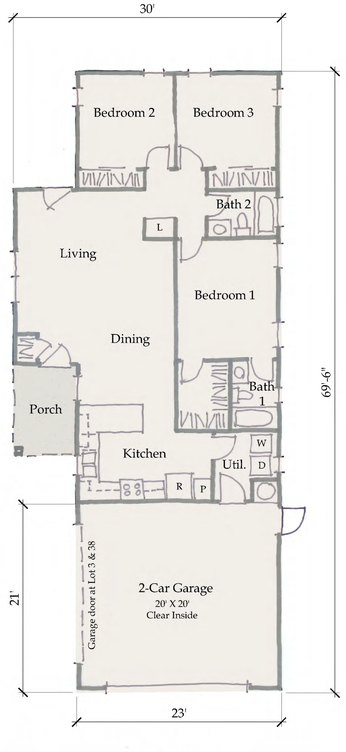
3710 Santa Maria Way - Santa Maria, California

SHEET
T-1
SHEET _____ OF _____ SHEETS

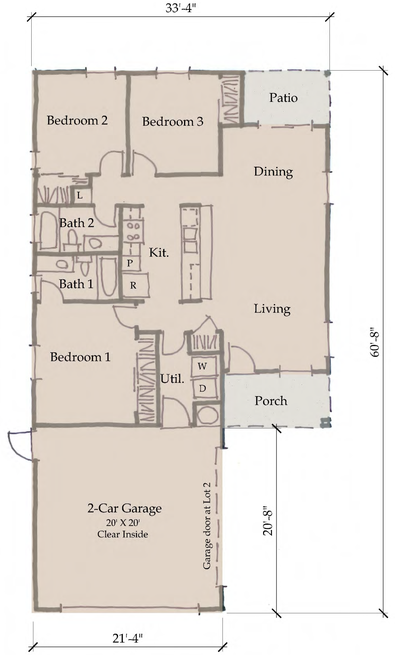
The drawings within are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright Act 17 U.S.O., as amended December 1990, and known as Architectural Works Copyright Protection Act of 1990.



Plan Type 2



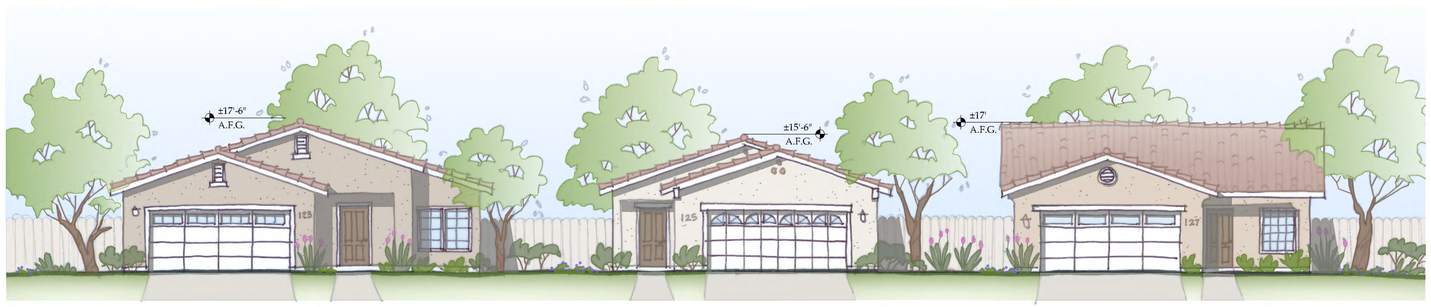
Plan Type 1



Plan Type 4

Proposed Floor Plans

1/8" = 1-0"



Plan Type 2 Plan Type 1 Plan Type 4

Proposed Front Elevations

1/8" = 1-0"

NOTES:

1. Three plan types (Plans 1, 2 & 4) and reverses of all plan types are proposed. A few lots have a different garage door location, adding variety to the street scene.
2. Additional variation between homes created with building massing, colors and simple architectural details.
3. Cement plaster walls proposed.
4. Concrete "S" Tile roofing on 4:12 roof slope; roof trusses anticipated.
5. Roof planes located in anticipation of required solar panels. Photovoltaic systems are required for all newly constructed single family dwellings.
6. Gable roofs proposed to maximize the potential solar array area.
7. Covered porches define entrance to homes with views to the street.
8. Building scale and massing similar to existing adjacent residential structures.
9. Proposed elevations are compatible with the character of existing nearby neighborhoods.
10. Building colors will compliment design and provide additional variety.
11. Design takes into account that these homes will be built by the homeowners.
12. A 13D fire sprinkler system is required for all new single family dwellings. Sprinkler system shall be in accordance with CRC R313.3. Automatic fire sprinkler systems shall be submitted under a separate permit.

PLAN SUMMARY:

(Reverse plans similar)

Plan Type 2:

4 Bedroom, 2 Bath
- 1,504 SF Conditioned Living Space
- 456 SF Garage
- 88 SF Covered Porch
- 38 SF Rear Patio

Plan Type 1:

3 Bedroom, 2 Bath
- 1,248 SF Conditioned Living Space
- 490 SF Garage
- 70 SF Covered Porch

Plan Type 4:

3 Bedroom, 2 Bath
- 1,196 SF Conditioned Living Space
- 449 SF Garage
- 72 SF Covered Porch
- 56 SF Rear Patio

real
real & Luker architects, inc.
REAL SOLUTIONS
444 Higuera Street Suite 201
San Luis Obispo Ca. 93401
phone: 805.541.6294 fax: 805.541.2739
www.realarchitectsinc.com

SHEET TITLE: Conceptual Floor Plans and Elevations

CLIENT: People's Self Help Housing
ADDRESS: 1060 Kendall Road
San Luis Obispo, CA 93401
PLOT DATE: 8.8.22
PURPOSE: Design Review
PROJECT NO.: R20108

PROJECT TITLE:

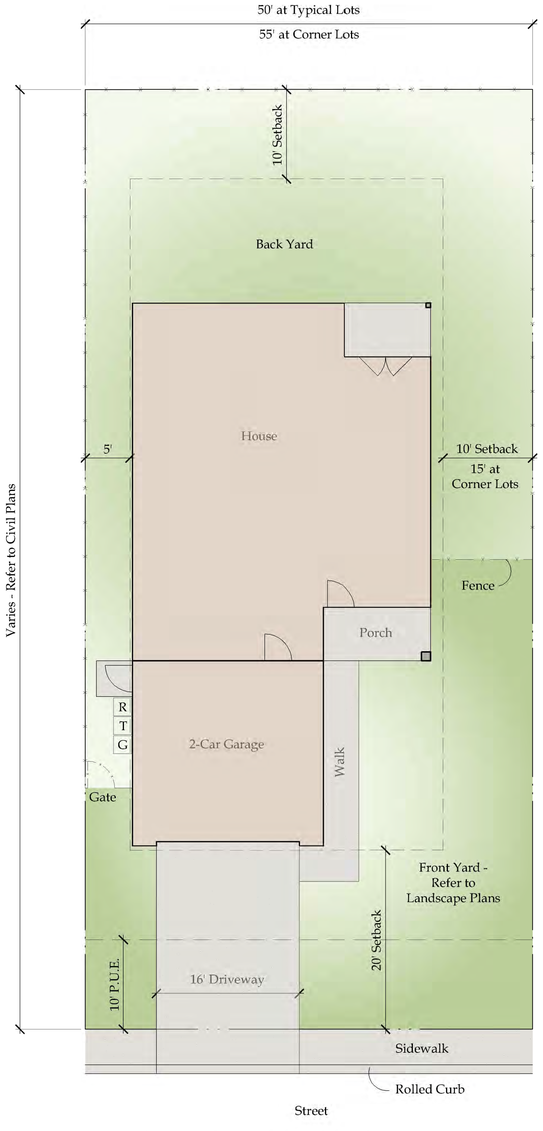
Skylight Homes

People's Self Help Housing - 50 Lot Single Family Project

3710 Santa Maria Way - Santa Maria, California

SHEET
A-1
SHEET _____ OF _____ SHEETS

The drawings within are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright Act 17 U.S.O., as amended December 1990, and known as Architectural Works Copyright Protection Act of 1990.

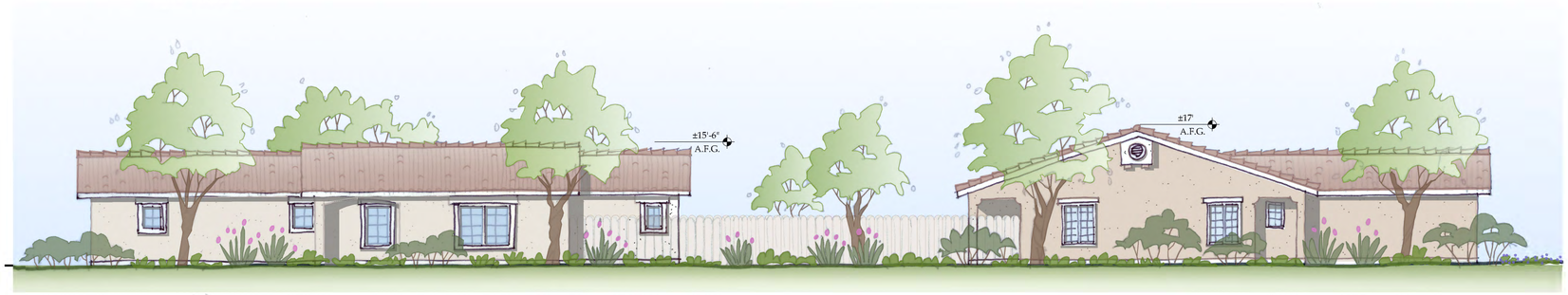


Note: A Maximum of 50% of paving is allowed in the front yard. A typical lot has about 25% - 30% of the total front yard area paved (driveway & walk to porch). The remaining area is landscaped.

Typical Lot Plan
1/8" = 1-'0"



Plan Type 2



Plan Type 1 Plan Type 4

Proposed Street Side Elevations
1/8" = 1-'0"



Plan Type 4 Plan Type 1

Proposed Elevation at Lot 2
1/8" = 1-'0"

Proposed Elevation at Lots 3 & 38
1/8" = 1-'0"

NOTES:

1. Cement plaster walls proposed.
2. Concrete "S" Tile roofing on 4:12 roof slope; roof ttrusses anticipa ted.
3. Different trim and details at attic vents, windows and doors.
4. Decorative garage door

reaL
rea & Luker architects, inc.
REAL SOLUTIONS
444 Higuera Street Suite 201
San Luis Obispo Ca. 93401
phone: 805.541.6294 fax: 805.541.2739
www.realarchitectsinc.com

SHEET TITLE: Typical Lot Plan & Street Side Elevations

CLIENT: People's Self Help Housing
ADDRESS: 1060 Kendall Road
San Luis Obispo, CA 93401
PLOT DATE: 8.8.22
PURPOSE: Design Review
PROJECT NO.: R20108

PROJECT TITLE:

Skylight Homes

People's Self Help Housing - 50 Lot Single Family Project

3710 Santa Maria Way - Santa Maria, California

SHEET
A-2
SHEET _____ OF _____ SHEETS

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PEOPLES SELF HELP HOUSING

VESTING TENTATIVE MAP for TRACT XXXX

F.I.R.M. INFORMATION

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

COMMUNITY NUMBER: 060830C1795F
DATE OF F.I.R.M. 09/30/2005
DATE OF F.I.R.M. AMENDMENTS: 05/06/2015, 03/31/2016
F.I.R.M. ZONE: X

THIS PROJECT IS LOCATED IN FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN.

UTILITIES

WATER:	GOLDEN STATE WATER
SEWER:	CITY OF SANTA MARIA
ELECTRICITY:	PACIFIC GAS & ELECTRIC
GAS:	SO. CALIF. GAS COMPANY
TELEPHONE:	VERIZON
CABLE TV:	COMCAST CABLE

PROJECT INFORMATION

EXISTING PROJECT INFORMATION

ASSESSOR'S PARCEL NO.	109-010-012
NUMBER OF PARCELS:	1
GROSS AREA:	387,248 SQ FT (8.89 AC)
EXISTING ZONING:	
PROPOSED ZONING:	PD/R-1-6,000

EXISTING EASEMENTS

BASED ON PRELIMINARY TITLE REPORT– MODIFIED (11.17.06)

1 GRANTED TO: UNION OIL CO PIPELINE
PURPOSE: PIPE LINE FOR TRANSPORTATION OF OIL, GAS, WATER AND OTHER SUBSTANCES AND RIGHTS INCIDENTAL THERETO
RECORDED DATE: JULY 19, 1951
RECORDED NO.: 10893, IN BOOK 1004, PAGE 465, OF OFFICIAL RECORDS
AFFECTS: AS SET FORTH IN SAID DOCUMENT

2 GRANTED TO: PG&E
PURPOSE: PUBLIC UTILITIES
RECORDED DATE: FEBRUARY 11, 1965
RECORDED NO.: 5063, IN BOOK 2091, PAGE 454, OF OFFICIAL RECORDS
AFFECTS: AS SET FORTH IN SAID DOCUMENT

3 GRANTED TO: CITY OF SANTA MARIA
PURPOSE: AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF A WATER LINE OR LINES AND APPURTENANCES.
RECORDED DATE: NOVEMBER 25, 1991
RECORDED NO.: 91-079076 OF OFFICIAL RECORDS
AFFECTS: AS SET FORTH IN SAID DOCUMENT

4 GRANTED TO: CITY OF SANTA MARIA
PURPOSE: AN EASEMENT FOR THE USE OF THE PUBLIC EMERGENCY VEHICULAR TRAVEL
RECORDED DATE: JANUARY 10, 1992
RECORDED NO.: 92-001851 OF OFFICIAL RECORDS
AFFECTS: AS SET FORTH IN SAID DOCUMENT (TO BE ABANDONED)

5 GRANTED TO: CITY OF SANTA MARIA
PURPOSE: AN EASEMENT FOR THE PLANTING, MAINTENANCE AND REPLACEMENT OF TREES
RECORDED DATE: APRIL 5, 1993
RECORDED NO.: 93-025145 OF OFFICIAL RECORDS
AFFECTS: AS SET FORTH IN SAID DOCUMENT

LEGAL DESCRIPTION

BASED ON PRELIMINARY TITLE REPORT– MODIFIED (XXXXXX)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 35 IN TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNT OF SANTA BARBARA, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE WESTERLY LINE OF THE SUBJECT PROPERTY. BEARING = N35°28'04"W (24 PM 43–44)

BENCHMARK

THE BENCHMARK FOR THIS SURVEY WAS ESTABLISHED AT POINT 1000 WITH AN ELEVATION OF 302.46' (NAVD88) PER AN OPUS SOLUTION.

LEGEND

PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
CURB LINE
EXIST. CURB LINE
ROW/EASEMENT LINE
STORM DRAIN
EXIST STORM DRAIN
SEWER MAIN
EXIST SEWER MAIN
WATER MAIN
EXIST. WATER MAIN
STREET LIGHT CONDUIT
EXIST. ST. LT. CONDUIT
E.P./U/P OF GUTTER
WOOD FENCE
WALL W/ WOOD INSERTS
MASONRY WALL
2:1 SLOPE
4:1 SLOPE
EXIST. CONTOURS
SAN. SEWER MANHOLE
EXIST. SEWER MANHOLE
STORM DRAIN MANHOLE
EXIST. S.D. MANHOLE
WATER VALVE EXIST
WATER VALVE
DOUBLE WATER METER
STREET LIGHT
EXIST STREET LIGHT
FUTURE STREET LIGHT
FIRE HYDRANT
EXIST FIRE HYDRANT
CATCH BASIN
SEWER LATERAL
EXIST SEWER LATERAL
SEWER CLEAN OUT
FINISHED FLOOR ELEV. 200.00

ABBREVIATIONS

ASPHALT CONCRETE	A.C.
BACK OF WALK	B.W.
EDGE OF PAVEMENT	E.P.
EXISTING	EX.
FINISHED GRADE	F.G.
FLOW LINE	F.L.
GRADE BREAK	G.B.
HIGH POINT	H.P.
LOW POINT	L.P.
TOP OF CURB	T.C.
TOP OF FOOTING	T.O.F.
TOP OF WALL	T.O.W.

PROPOSED EASEMENTS

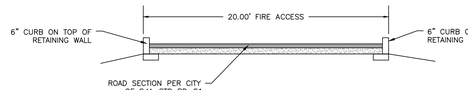
1 GRANTED TO: CITY OF SANTA MARIA
PURPOSE: ACCESS AND MAINTENANCE OF UTILITIES ACROSS COMMON LOT 1.

2 GRANTED TO: UTILITY COMPANIES AND CITY OF SANTA MARIA
PURPOSE: 10' WIDE PUBLIC UTILITY AND TREE PLANTING EASEMENT

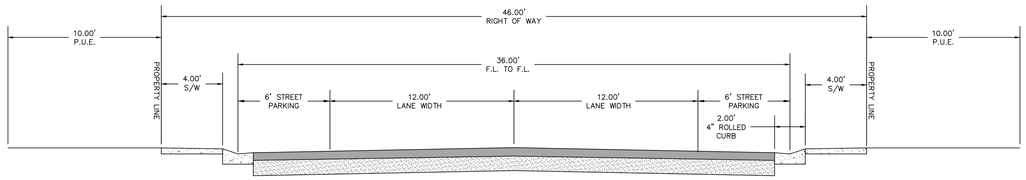
3 GRANTED TO: GOLDEN STATE WATER
PURPOSE: WATER ACCESS AND MAINTENANCE

4 GRANTED TO: CITY OF SANTA MARIA
PURPOSE: 10.5' WIDE VEHICLE AND PEDESTRIAN ACCESS EASEMENT

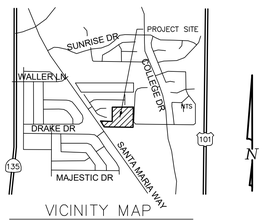
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	104,243	11	7,842	21	6,160	31	5,249	41	5,350
2	6,382	12	5,505	22	5,406	32	5,248	42	5,350
3	5,668	13	5,854	23	5,407	33	5,248	43	5,350
4	5,901	14	5,260	24	5,447	34	5,248	44	5,858
5	5,374	15	5,253	25	6,074	35	5,248	45	5,858
6	5,371	16	6,221	26	5,528	36	5,247	46	5,350
7	5,370	17	6,374	27	7,871	37	6,166	47	5,350
8	5,410	18	5,402	28	5,687	38	9,405	48	5,350
9	6,023	19	5,403	29	6,459	39	5,858	49	5,350
10	5,479	20	5,404	30	5,297	40	5,350	50	5,858



B FIRE ACCESS SECTION
N.T.S.



A MODIFIED LOCAL MINOR STREET SECTION (PRIVATE)
N.T.S.



VICINITY MAP

CURVE TABLE				
Curve #	Length	Radius	Delta	Tangent
C1	69.80	174.00	22.98	35.37
C2	38.73	174.00	12.75	19.45
C3	4.56	31.25	8.35	2.28
C4	8.87	64.74	7.85	4.44
C5	1.29	64.74	1.14	0.64
C6	38.13	56.11	38.94	19.84
C7	41.30	56.03	42.23	21.64
C8	33.50	56.04	34.25	17.27
C9	12.82	56.00	13.12	6.44
C10	39.30	25.00	90.07	25.03
C11	38.11	56.00	39.00	19.83
C12	41.31	56.00	42.27	21.65
C13	33.50	55.97	34.29	17.27
C14	12.83	55.64	13.21	6.44
C15	39.27	25.00	90.01	25.00
C16	12.16	220.00	3.17	6.08
C17	88.47	220.00	23.04	44.84
C18	39.27	25.00	90.00	25.00
C19	39.27	25.00	90.00	25.00
C20	39.27	25.00	90.00	25.00

CURVE TABLE				
Curve #	Length	Radius	Delta	Tangent
C21	39.27	25.00	90.00	25.00
C23	12.82	54.73	13.42	6.44

NOTE:
ALL OVERHEAD UTILITIES WITHIN THE PROJECT FRONTAGE SHALL BE UNDERGROUNDED PER S.M.C. SECTION 11-8.04(g). ALL EXISTING AND PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, COMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES AND APPURTENANCES THERETO, SHALL BE PLACED UNDERGROUND EXCEPT THOSE FACILITIES EXEMPTED BY PUBLIC UTILITIES COMMISSION REGULATIONS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

N
1"=30'

REGISTERED PROFESSIONAL ENGINEER
RUSSELL J. GARRISON
LIC. NO. 59987
RENEWAL 08/31/2024
CIVIL ENGINEER
STATE OF CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767
RUSSELL J. GARRISON R.C.E. 59987

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
D				
C				
B				
A				

CITY OF SANTA MARIA

SCALE	AS NOTED
DATE	
SHEET	1 OF 1

PEOPLES SELF HELP HOUSING
VESTING TENTATIVE MAP FOR TRACT XXXX

DRAWN BY:	G.C.
CHECKED BY:	R.J.G.
DATE:	NOVEMBER 2022
REFERENCES	
FILE NUMBER	

11/28/2022

PEOPLES SELF HELP HOUSING

PRELIMINARY GRADING PLAN for TRACT XXXX

LEGAL DESCRIPTION

BASED ON PRELIMINARY TITLE REPORT– MODIFIED (XXXXXX)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 35 IN TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNT OF SANTA BARBARA, STATE OF CALIFORNIA.

BASIS OF BEARINGS

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BENCHMARK

THE BENCHMARK FOR THIS SURVEY WAS ESTABLISHED AT POINT 1000 WITH AN ELEVATION OF 302.46' (NAVD88) PER AN OPUS SOLUTION.

EARTHWORK QUANTITIES

RAW CUT:	10,900 C.Y.
RAW FILL:	16,700 C.Y.
NET FILL:	5,800 C.Y.

*NO SHRINKAGE OR SUBSIDENCE INCLUDED

LEGEND

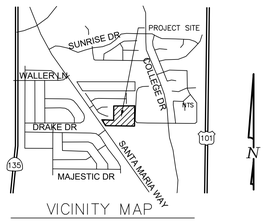
PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
CURB LINE
EXIST. CURB LINE
ROW/EASEMENT LINE
STORM DRAIN
EXIST STORM DRAIN
SEWER MAIN
EXIST SEWER MAIN
WATER MAIN
EXIST. WATER MAIN
STREET LIGHT CONDUIT
EXIST. ST. LT. CONDUIT
E.P./U/P OF GUTTER
WOOD FENCE
WALL W/ WOOD INSERTS
MASONRY WALL
2:1 SLOPE
4:1 SLOPE
EXIST. CONTOURS

SAN. SEWER MANHOLE
EXIST. SEWER MANHOLE
STORM DRAIN MANHOLE
EXIST. S.D. MANHOLE
WATER VALVE EXIST
WATER VALVE
DOUBLE WATER METER
STREET LIGHT
EXIST STREET LIGHT
FUTURE STREET LIGHT
FIRE HYDRANT
EXIST FIRE HYDRANT
CATCH BASIN
SEWER LATERAL
EXIST SEWER LATERAL
SEWER CLEAN OUT
FINISHED FLOOR ELEV. 200.00

ABBREVIATIONS

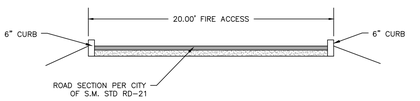
ASPHALT CONCRETE	A.C.
BACK OF WALK	B.W.
EDGE OF PAVEMENT	E.P.
EXISTING	EX.
FINISHED GRADE	F.G.
FLOW LINE	F.L.
GRADE BREAK	G.B.
HIGH POINT	H.P.
LOW POINT	L.P.
TOP OF CURB	T.C.
TOP OF FOOTING	T.O.F.
TOP OF WALL	T.O.W.

VICINITY MAP

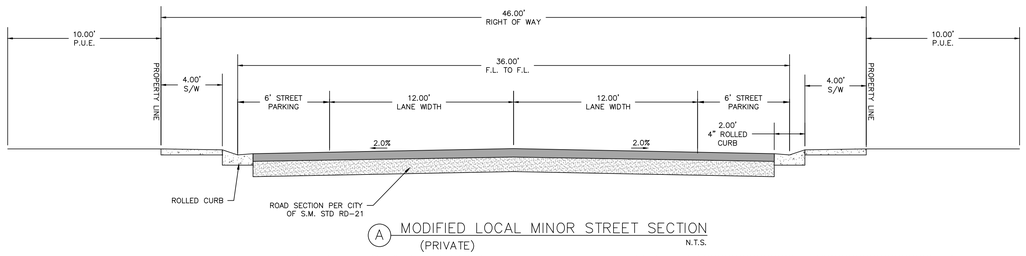


CURVE TABLE				
Curve #	Length	Radius	Delta	Tangent
C1	69.80	174.00	22.98	35.37
C2	38.73	174.00	12.75	19.45
C3	4.56	31.25	8.35	2.28
C4	11.53	55.96	11.80	5.78
C5	1.29	55.95	1.32	0.64
C6	38.14	56.00	39.02	19.84
C7	41.30	55.96	42.29	21.64
C8	33.45	55.96	34.25	17.24
C9	12.89	56.00	13.19	6.47
C10	39.30	25.00	90.07	25.03
C11	38.11	56.00	39.00	19.83
C12	41.31	55.98	42.28	21.65
C13	33.47	55.97	34.26	17.25
C14	12.90	56.21	13.15	6.48
C15	42.00	25.22	95.42	27.72
C16	12.16	220.00	3.17	6.08
C17	88.47	220.00	23.04	44.84
C18	39.12	25.00	89.66	24.85
C19	39.27	25.00	90.00	25.00
C20	39.27	25.00	90.00	25.00

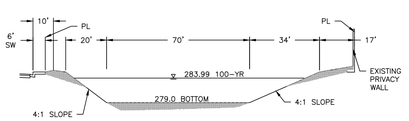
CURVE TABLE				
Curve #	Length	Radius	Delta	Tangent
C21	39.27	25.00	90.00	25.00



B FIRE ACCESS SECTION
N.T.S.



A MODIFIED LOCAL MINOR STREET SECTION (PRIVATE)
N.T.S.



B BASIN CROSS SECTION
N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

N
1"=30'

REGISTERED PROFESSIONAL ENGINEER
RUSSELL J. GARRISON
LIC. NO. 59987
RENEWAL 06/30/2024
CIVIL ENGINEER
STATE OF CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767
RUSSELL J. GARRISON R.C.E. 59987

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
D				
C				
B				
A				

CITY OF SANTA MARIA

SCALE AS NOTED | DATE

PEOPLES SELF HELP HOUSING
PRELIMINARY GRADING PLAN

11/28/2022

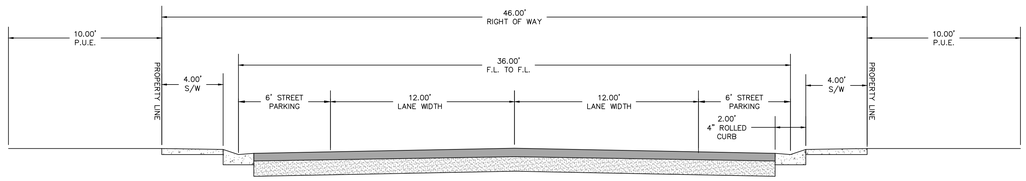
DRAWN BY: G.C.
CHECKED BY: R.J.G.
DATE: NOVEMBER 2022
SHEET 1 OF 1
REFERENCES
FILE NUMBER

PEOPLES SELF HELP HOUSING

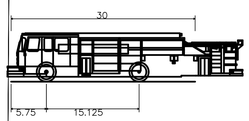
FIRE TURNING EXHIBIT

LEGEND

- FIRE HYDRANT
- PAINTED RED CURB 15' L.F ON BOTH SIDES OF FIRE HYDRANT W/ 4" WHITE STENCILED LETTERING "NO PARKING – FIRE LANE" PER DET. C 25' O.C. SPACING
- "NO PARKING – FIRE LANE" SIGN PER DET. "D" SIGN TYPE D
- GUEST PARKING LIMITS



A MODIFIED LOCAL MINOR STREET SECTION (PRIVATE) N.T.S.



Pumper Fire Truck(City of SM)	
Overall Length	30.000ft
Overall Width	9.045ft
Overall Body Height	7.898ft
Min Body Ground Clearance	0.809ft
Track Width	9.045ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

B CITY OF SANTA MARIA FIRE TRUCK N.T.S.



C FIRE LANE LETTERING DETAIL N.T.S.

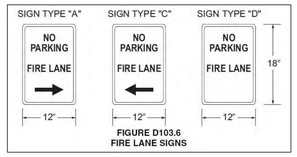
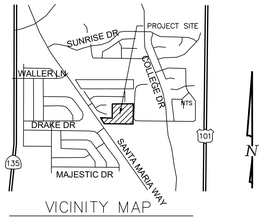
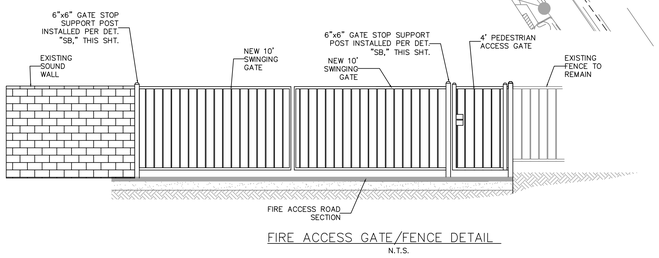


FIGURE D103.6
FIRE LANE SIGNS

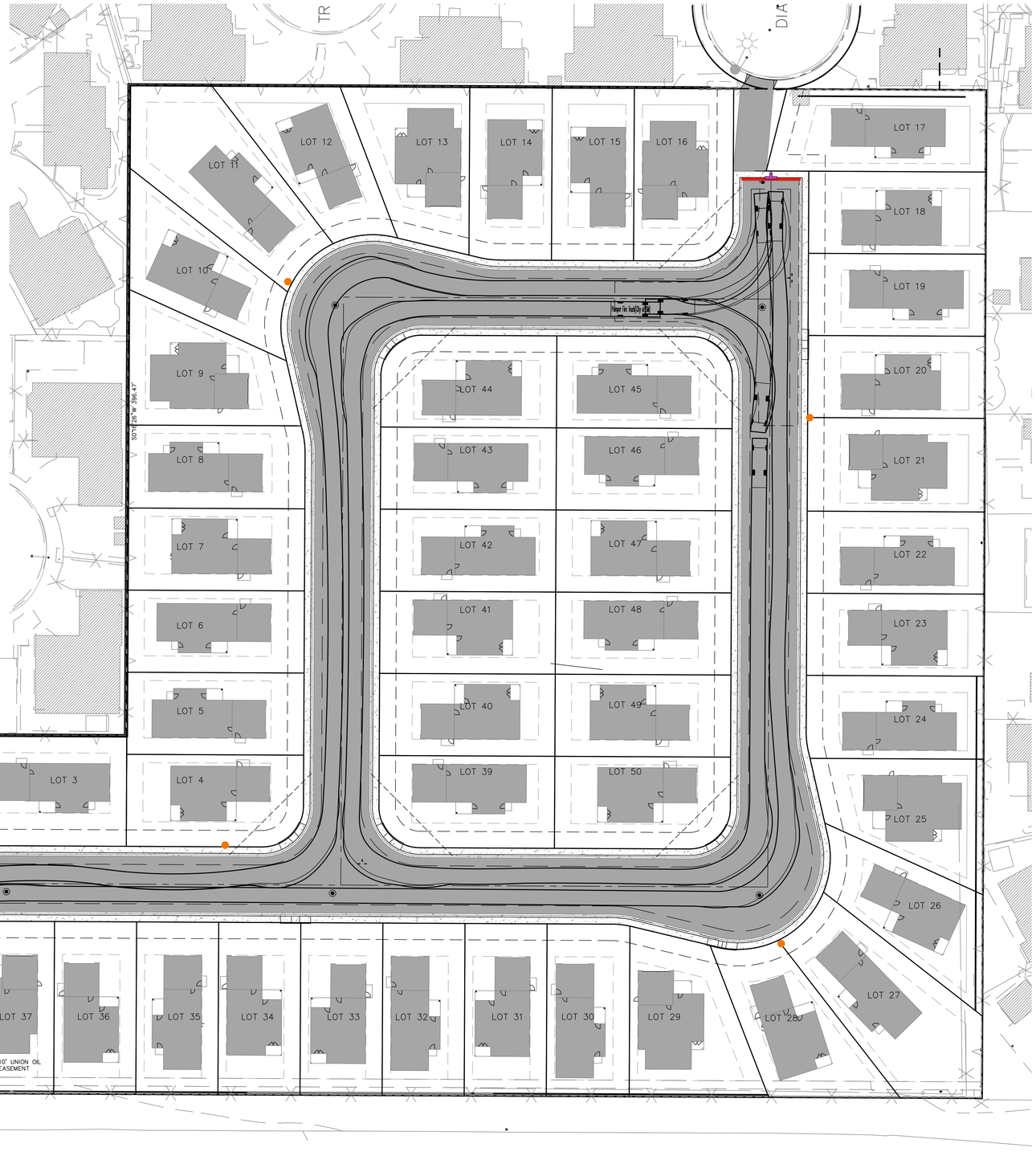
D FIRE LANE SIGN DETAIL N.T.S.



VICINITY MAP



FIRE ACCESS GATE/FENCE DETAIL N.T.S.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REGISTERED PROFESSIONAL ENGINEER
RUSSELL J. GARRISON
LIC. NO. 59987
RE: 11/30/22
CIVIL ENGINEER
STATE OF CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria,
California 93455 (805) 934-5767

RUSSELL J. GARRISON R.C.E. 59987

REVISIONS

LETTER	DATE	BY	APPROVED	REVISION
D				
C				
B				
A				

CITY OF SANTA MARIA

SCALE AS NOTED | DATE

PEOPLES SELF HELP HOUSING
FIRE TURNING EXHIBIT

11/28/2022

DRAWN BY: G.C.
CHECKED BY: R.J.G.
DATE: NOVEMBER 2022
SHEET 1 OF 1
REFERENCES
FILE NUMBER

MISSION CREEK VILLAGE

VALLEY CHRISTIAN ACADEMY

NORTHMAN TRACT

KOVAL TRACT

PEOPLE SELF HELP HOUSING TRACT

SUNRISE DRIVE

SCHOOL DWY

WALLER LANE

DAUPHIN STREET

DAUPHIN STREET

SANTA MARIA WAY

HOLLY OAK

NORTHMAN TO TIE INTO EXISTING SSMH AT SUNRISE DRIVE

NORTHMAN TO INSTALL 950 L.F. OF NEW 8" S.S.

EXISTING S.S. LEG TO BE ABANDONED

NORTHMAN TO REDIRECT PROJECT AND EXISTING FLOWS FROM WALLER LANE TO SUNRISE DRIVE

NORTHMAN TIE INTO EXISTING LINE

EXISTING 8" S.S. @ 1.1%

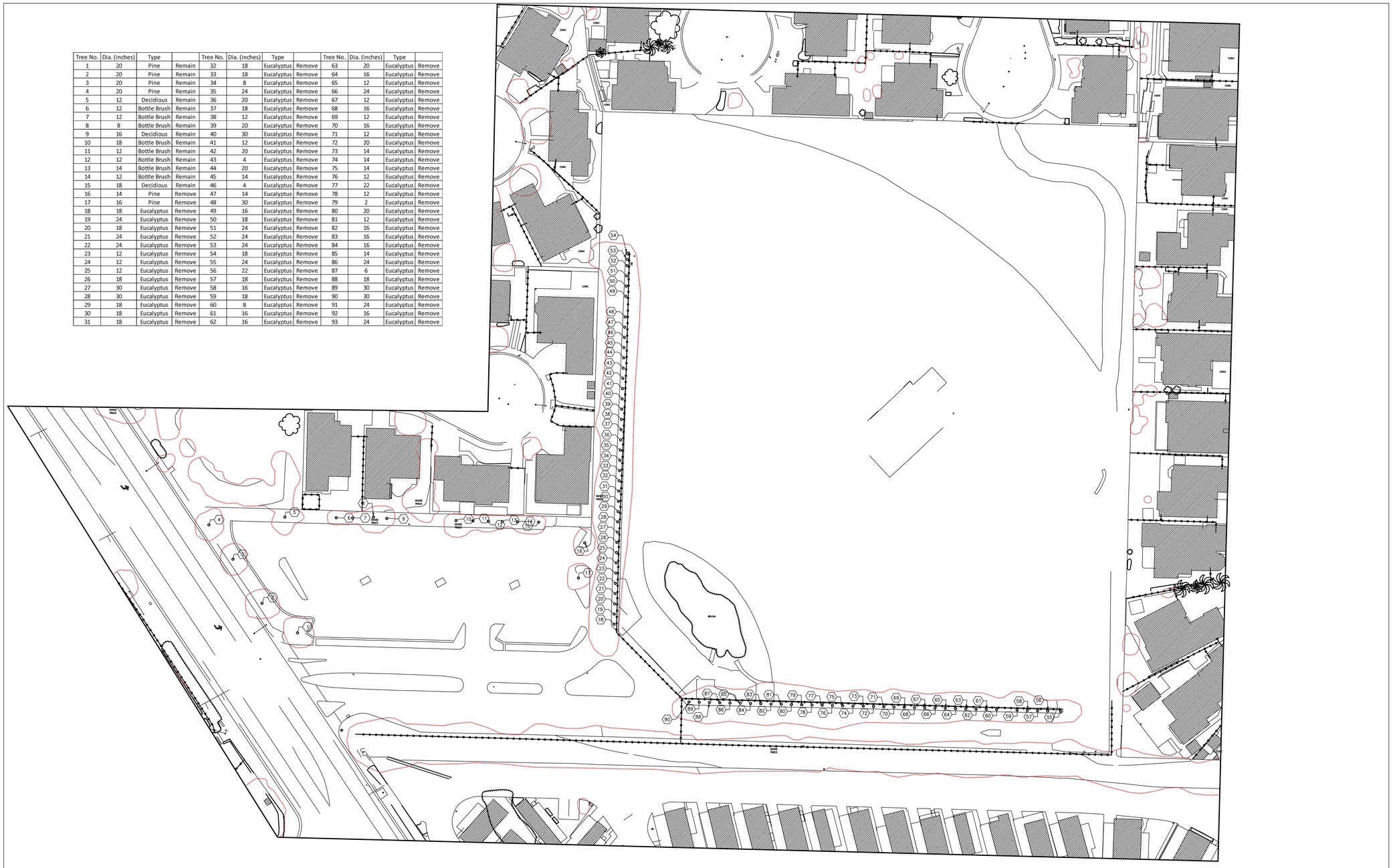
TIE INTO EXISTING SSMH @ DAUPHIN/SANTA MARIA WAY INTERSECTION

PROPOSED 8" S.S. @ 1.1%
650 L.F. TO SERVE PROPOSED TRACT (OLD S.M. DRIVE-IN)

PEOPLES SELF HELP HOUSING

TREE EXHIBIT

Tree No.	Dia. (inches)	Type		Tree No.	Dia. (inches)	Type		Tree No.	Dia. (inches)	Type	
1	20	Pine	Remain	32	18	Eucalyptus	Remove	63	20	Eucalyptus	Remove
2	20	Pine	Remain	33	18	Eucalyptus	Remove	64	16	Eucalyptus	Remove
3	20	Pine	Remain	34	8	Eucalyptus	Remove	65	12	Eucalyptus	Remove
4	20	Pine	Remain	35	24	Eucalyptus	Remove	66	24	Eucalyptus	Remove
5	12	Decidious	Remain	36	20	Eucalyptus	Remove	67	12	Eucalyptus	Remove
6	12	Bottle Brush	Remain	37	18	Eucalyptus	Remove	68	16	Eucalyptus	Remove
7	12	Bottle Brush	Remain	38	12	Eucalyptus	Remove	69	12	Eucalyptus	Remove
8	8	Bottle Brush	Remain	39	20	Eucalyptus	Remove	70	16	Eucalyptus	Remove
9	16	Decidious	Remain	40	30	Eucalyptus	Remove	71	12	Eucalyptus	Remove
10	18	Bottle Brush	Remain	41	12	Eucalyptus	Remove	72	20	Eucalyptus	Remove
11	12	Bottle Brush	Remain	42	20	Eucalyptus	Remove	73	14	Eucalyptus	Remove
12	12	Bottle Brush	Remain	43	4	Eucalyptus	Remove	74	14	Eucalyptus	Remove
13	14	Bottle Brush	Remain	44	20	Eucalyptus	Remove	75	14	Eucalyptus	Remove
14	12	Bottle Brush	Remain	45	14	Eucalyptus	Remove	76	12	Eucalyptus	Remove
15	18	Decidious	Remain	46	4	Eucalyptus	Remove	77	22	Eucalyptus	Remove
16	14	Pine	Remove	47	14	Eucalyptus	Remove	78	12	Eucalyptus	Remove
17	16	Pine	Remove	48	30	Eucalyptus	Remove	79	2	Eucalyptus	Remove
18	18	Eucalyptus	Remove	49	16	Eucalyptus	Remove	80	20	Eucalyptus	Remove
19	24	Eucalyptus	Remove	50	18	Eucalyptus	Remove	81	12	Eucalyptus	Remove
20	18	Eucalyptus	Remove	51	24	Eucalyptus	Remove	82	16	Eucalyptus	Remove
21	24	Eucalyptus	Remove	52	24	Eucalyptus	Remove	83	16	Eucalyptus	Remove
22	24	Eucalyptus	Remove	53	24	Eucalyptus	Remove	84	16	Eucalyptus	Remove
23	12	Eucalyptus	Remove	54	18	Eucalyptus	Remove	85	14	Eucalyptus	Remove
24	12	Eucalyptus	Remove	55	24	Eucalyptus	Remove	86	24	Eucalyptus	Remove
25	12	Eucalyptus	Remove	56	22	Eucalyptus	Remove	87	6	Eucalyptus	Remove
26	18	Eucalyptus	Remove	57	18	Eucalyptus	Remove	88	18	Eucalyptus	Remove
27	30	Eucalyptus	Remove	58	16	Eucalyptus	Remove	89	30	Eucalyptus	Remove
28	30	Eucalyptus	Remove	59	18	Eucalyptus	Remove	90	30	Eucalyptus	Remove
29	18	Eucalyptus	Remove	60	8	Eucalyptus	Remove	91	24	Eucalyptus	Remove
30	18	Eucalyptus	Remove	61	16	Eucalyptus	Remove	92	16	Eucalyptus	Remove
31	18	Eucalyptus	Remove	62	16	Eucalyptus	Remove	93	24	Eucalyptus	Remove



PLOT

N

1"=40'

REGISTERED PROFESSIONAL ENGINEER
RUSSELL J. GARRISON
LIC. NO. 59987
RENEWAL 6/30/2023
CIVIL ENGINEER
STATE OF CALIFORNIA

BETHEL engineering
2624 Airpark Dr., Santa Maria,
California 93455 (805) 934-5767

RUSSELL J. GARRISON R.C.E. 59987

REVISIONS

LETTER	DATE	BY	APPROVED	REVISION
D				
C				
B				
A				

CITY OF SANTA MARIA

SCALE AS NOTED | DATE

PEOPLES SELF HELP HOUSING
TREE EXHIBIT

8/16/2022

DRAWN BY: T.K.L.
CHECKED BY: R.J.G.
DATE: AUGUST 2022
SHEET 1 OF 1
REFERENCES
FILE NUMBER

Stormwater Control Plan Notes

Landscape plans are designed in collaboration with the design approach for meeting the post-construction requirements of the Stormwater Control Plan. At a minimum, final landscape plans will accomplish all the following:

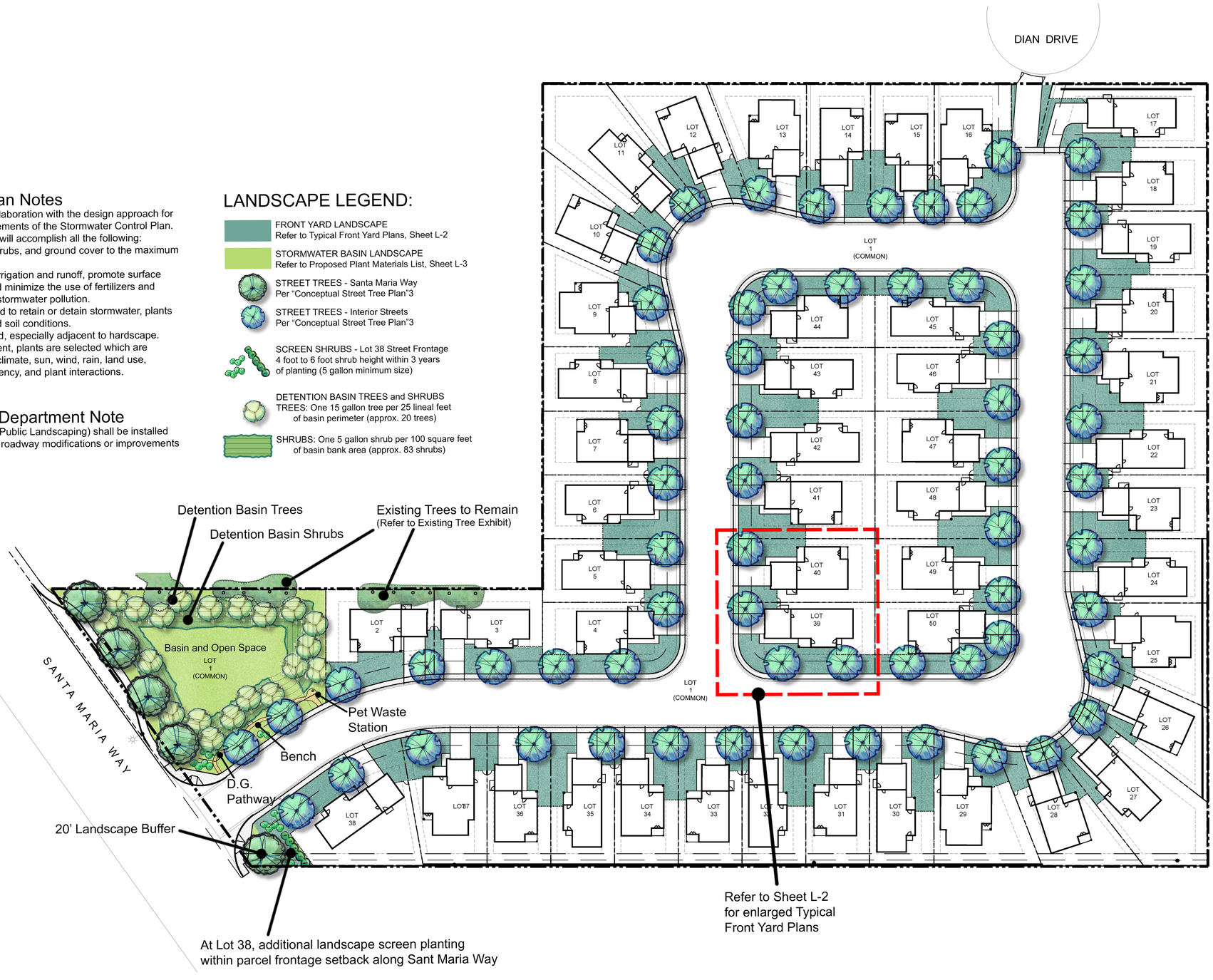
- Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.
- Landscape design will minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
- Where landscaped areas are used to retain or detain stormwater, plants specified are tolerant of saturated soil conditions.
- Pest-resistant plants are preferred, especially adjacent to hardscape.
- To ensure successful establishment, plants are selected which are appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.

Recreation and Parks Department Note

Landscaping within the right-of-way (Public Landscaping) shall be installed concurrently with construction of any roadway modifications or improvements

LANDSCAPE LEGEND:

- FRONT YARD LANDSCAPE
  Refer to Typical Front Yard Plans, Sheet L-2
- STORMWATER BASIN LANDSCAPE
  Refer to Proposed Plant Materials List, Sheet L-3
- STREET TREES - Santa Maria Way
  Per “Conceptual Street Tree Plan”3
- STREET TREES - Interior Streets
  Per “Conceptual Street Tree Plan”3
- SCREEN SHRUBS - Lot 38 Street Frontage
  4 foot to 6 foot shrub height within 3 years of planting (5 gallon minimum size)
- DETENTION BASIN TREES and SHRUBS
  TREES: One 15 gallon tree per 25 lineal feet of basin perimeter (approx. 20 trees)
- SHRUBS: One 5 gallon shrub per 100 square feet of basin bank area (approx. 83 shrubs)



CONCEPTUAL LANDSCAPE PLAN

Jim Burrows
Landscape Architecture
501 Shell Beach Road, Suite E
Shell Beach, CA 93449
(805) 439-3209 • www.jbla-slo.com

REVISED 01/03/2023
DATE: 08/08/2022 JBLA # 22-117

NORTH

SCALE: 1” = 40’-0”

0 40 80 120 160

L-1

Skylight Homes
3170 Santa Maria Way
Santa Maria, CA

BACKGROUND SHRUBS


Ceanothus Concha


Loropetalum Purple Majesty


Rhamnus Eve Case


Rosmarinus Tuscan Blue

GROUNDCOVERS


Ceanothus Yankee Point


Lantana New Gold


Salvia Dara's Choice

MEDIUM HEIGHT SHRUBS


Bougainvillea 'Rosenka'


Callistemon Little John

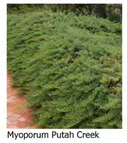

Lomandra 'Platinum Beauty'


Salvia Hot Lips

LOW GROUND COVERS


Achillea Paprika


Lavendula Munstead


Myoporum Putah Creek

FOREGROUND ACCENT SHRUBS & PERENNIALS


Agave Blue Flame


Dietes iridoides


Phormium Yellow Wave


Yucca 'Bright Edge'

BIORETENTION BASIN TREES


Cercis occidentalis


Quercus agrifolia

LOW SHRUBS & GRASSES


Bouteloua 'Blonde Ambition'


Festuca mairei


Limonium perezii


Mahonia Soft Caress

BIORETENTION BASIN GROUND COVERS


Baccharis Pigeon Point


Juncus patens


Muhlenbergia rigens

PROPOSED PLANT MATERIAL PHOTOS

Water Efficienct Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

Select your city:	Santa Maria	Project name or address:	ZONE 1 Santa Maria 50 Lots-Interior Lot
Reference Evapotranspiration (ETo):	51.0	Landscape Area Sector Type:	Residential

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$) 51.0 Project Type Residential 0.55

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low Water Use Trees	0.2	Bubbler	0.77	0.26	-	0	0
Low Water Use	0.2	Drip	0.81	0.25	1,400	346	10930
Med Water Use	0.4	Drip	0.81	0.49	-	0	0
High Water Use	0.8	Overhead	0.75	1.07		0	0
				Average	*Total*	*Total*	
				0.25	1,400	346	
					Average ETAF for Regular Landscape Areas :		In Compliance
Special Landscape Areas							
SLA-1			1		0	0	0
			Totals	0	0		
					Total Landscape Area		1,400
					Statewide ETAF		0.25
					ETWU Total		10,930
					Maximum Allowed Water Allowance (MAWA)*		24,347

ETAF Calculations

Regular Landscape Areas			Percentage of MAWA
Total ETAF x Area	346	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	45%
Total Area	1400		
Average ETAF	0.25		

All Landscape Areas			
Total ETAF x Area	346	0.55	Residential
Total Area	1400	0.81	Drip
Average ETAF	0.25	0.75	Overhead

TYPICAL INTERIOR FRONT YARD LANDSCAPE (LOT 40)

Water Efficienct Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

Select your city:	Santa Maria	Project name or address:	ZONE 1 Santa Maria 50 Lots-Corner Lot
Reference Evapotranspiration (ETo):	51.0	Landscape Area Sector Type:	Residential

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$) 51.0 Project Type Residential 0.55

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low Water Use Trees	0.2	Bubbler	0.77	0.26	-	0	0
Low Water Use	0.2	Drip	0.81	0.25	2,800	691	21861
Med Water Use	0.4	Drip	0.81	0.49	-	0	0
High Water Use	0.8	Overhead	0.75	1.07		0	0
				Average	*Total*	*Total*	
				0.25	2,800	691	
					Average ETAF for Regular Landscape Areas :		In Compliance
Special Landscape Areas							
SLA-1			1		0	0	0
			Totals	0	0		
					Total Landscape Area		2,800
					Statewide ETAF		0.25
					ETWU Total		21,861
					Maximum Allowed Water Allowance (MAWA)*		48,695

ETAF Calculations

Regular Landscape Areas			Percentage of MAWA
Total ETAF x Area	691	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	45%
Total Area	2800		
Average ETAF	0.25		

All Landscape Areas			
Total ETAF x Area	691	0.55	Residential
Total Area	2800	0.81	Drip
Average ETAF	0.25	0.75	Overhead

TYPICAL CORNER FRONT YARD LANDSCAPE (LOT 39)

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEETS

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWELO).
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Recommendations shall be given for annual irrigation schedule at project completion.
- Lawn is not used.

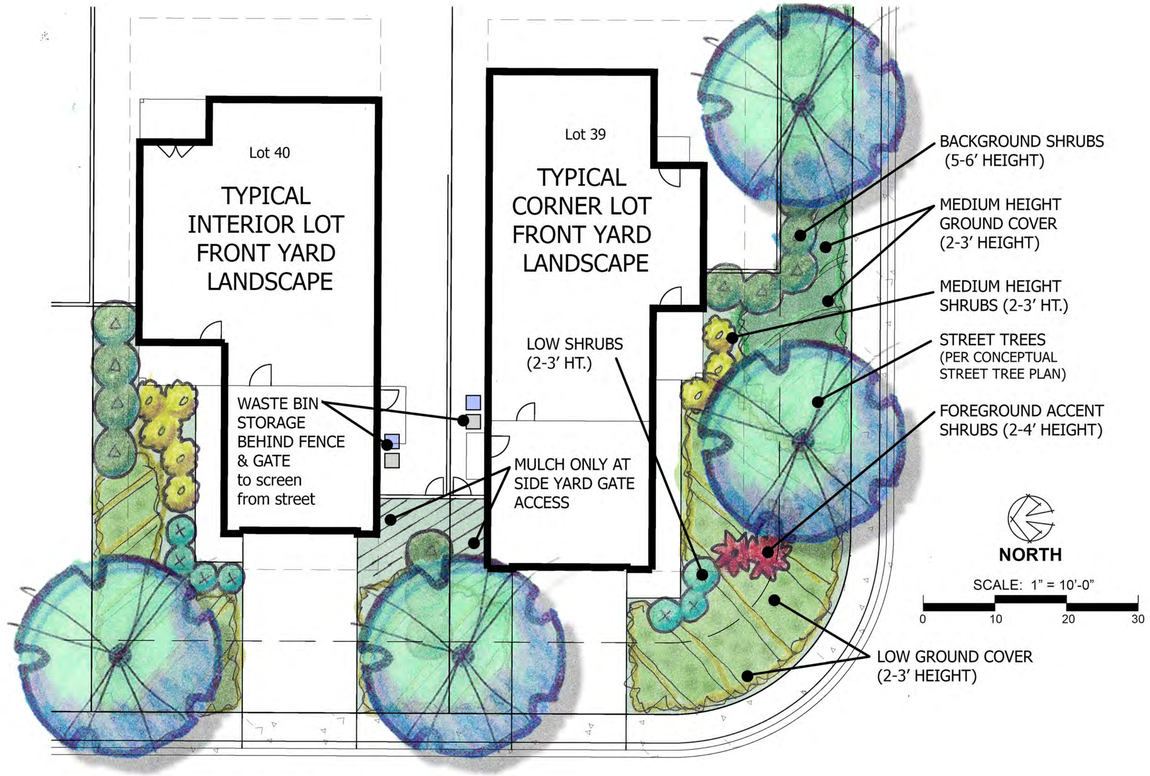
Statement of Water Conserving Irrigation Design

The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozone application shall be adjusted according to water needs and weather.
- Irrigation system master valve shall be used.
- Irrigation system "Smart controller" with water budgeting feature shall be used.
- Irrigation system flow sensor shall be used.
- Irrigation system of rain shut-off device connected to irrigation controller shall be used.

To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.

WELO WORKSHEET and WATER CONSERVATION NOTES



TYPICAL LOT LANDSCAPE PLAN

Plant List

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	*WUCOLS RATING
STREET TREES		Per "Conceptual Street Tree Plan for Drive-in Conceptual SFR Lots, Santa Maria Way, Santa Maria CA" prepared by JBLA dated 03/30/2021	
BACKGROUND SHRUBS (5-6')			
CEA 'C'	5G	CEANOTHUS 'CONCHA' / CONCHA WILD LILAC	L
LOR CHI	5G	LOROPETALUM CHINENSIS 'PURPLE MAJESTY' / RED FRINGE FLOWER	L
RHA CAL 'EC'	5G	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	L
ROS OFF 'TB'	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
MEDIUM-HEIGHT SHRUBS (3-4')			
BOU 'R'	5G	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA	L
CAL 'LJ'	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
LOM LON 'PB'	5G	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' / VAR. DWARF MAT RUSH	L
SAL MIC 'HL'	5G	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	L
FOREGROUND ACCENT SHRUBS & PERENNIALS (2-4')			
AGA 'BF'	5G	AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE	L
DIE IRI	5G	DIETES IRIDIOIDES / FORTNIGHT LILY	L
PHO TEN 'YW'	5G	PHORMIUM TENAX 'YELLOW WAVE' / DWARF NEW ZEALAND FLAX	L
YUC FIL 'BE'	5G	YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE YUCCA	VL
LOW SHRUBS & GRASSES (2-3')			
ASP DEN 'M'	1G	ASPARAGUS DENSIFLORUS 'MYERSII' / MYERS'S ASPARAGUS	L
BOU GRA 'BA'	1G	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS	L
FES MAI	1G	FESTUCA MAIREI / ATLAS FESCUE	L
LIM PER	1G	LIMONIUM PEREZII / SEA LAVENDER	L
MEDIUM-HEIGHT GROUND COVERS (2-3')			
A 72" OC	1G	CEANOTHUS 'YANKEE POINT' / CARMEL CEANOTHUS	L
B 60" OC	1G	LANTANA 'NEW GOLD' / 'NEW GOLD' LANTANA	L
C 72" OC	1G	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / DWARF ROSEMARY	L
D 36" OC	1G	SALVIA 'DARA'S CHOICE / DARA'S CHOICE SAGE	L
LOW GROUND COVERS (1-2')			
E 30" OC	1G	ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA COMMON YARROW	L
F 36" OC	1G	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD LAVENDER	L
G 60" OC	1G	MYOPORUM PARVIFOLIUM 'PINK' / PINK GROUNDCOVER MYOPORUM	L
H 60" OC	1G	ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED, / CALIFORNIA FUCHSIA	VL

BIORETENTION BASINS

ZONE A – BASIN BOTTOM GROUND COVER

A	42" OC	1G	JUNCUS PATENS / COMMON RUSH	L

ZONE B – BASIN SIDE SLOPES

TREES

CER OCC	5G	CERCIS OCCIDENTALIS / WESTERN REDBUD	L
QUE AGR	5G	QUERCUS AGRIFOLIA / COAST LIVE OAK	VL

GROUND COVER

B	60" OC	1G	BACCHARIS PILULARIS 'PIGEON POINT' / PROSTRATE COYOTE BRUSH	VL
C	48" OC	1G	MUHLENBERGIA RIGENS / DEER GRASS	L

MULCH

MULCH ALL GROUND COVER AND PLANTER AREAS AS DESIGNATED ON PLAN.
1. 3" MINIMUM LAYER 'WALK-ON' BARK.
2. 3" MINIMUM LAYER COBBLESTONE: NOIYO COBBLE 1-1/2".

LEGEND

VL = VERY LOW WATER USE L = LOW WATER USE M = MEDIUM WATER USE H = HIGH WATER USE
G = GALLONS B = BOX

***WATER-USE EVALUATION OF PLANT MATERIALS**

WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

PROPOSED PLANT MATERIALS

Jim Burrows
Landscape Architecture
501 Shell Beach Road, Suite E
Shell Beach, CA 93449
(805) 439-3209 • www.jbla-slo.com

DATE: 08/08/2022 JBLA # 22-117

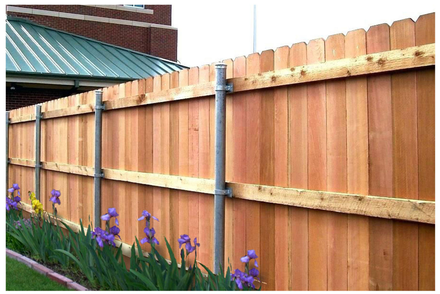
TYPICAL LOT LANDSCAPE PLAN with Proposed Plant Materials & WELO Worksheet

L-2

Skylight Homes
3170 Santa Maria Way
Santa Maria, CA



DECORATIVE PERIMETER WALL



SOLID WOOD YARD FENCE



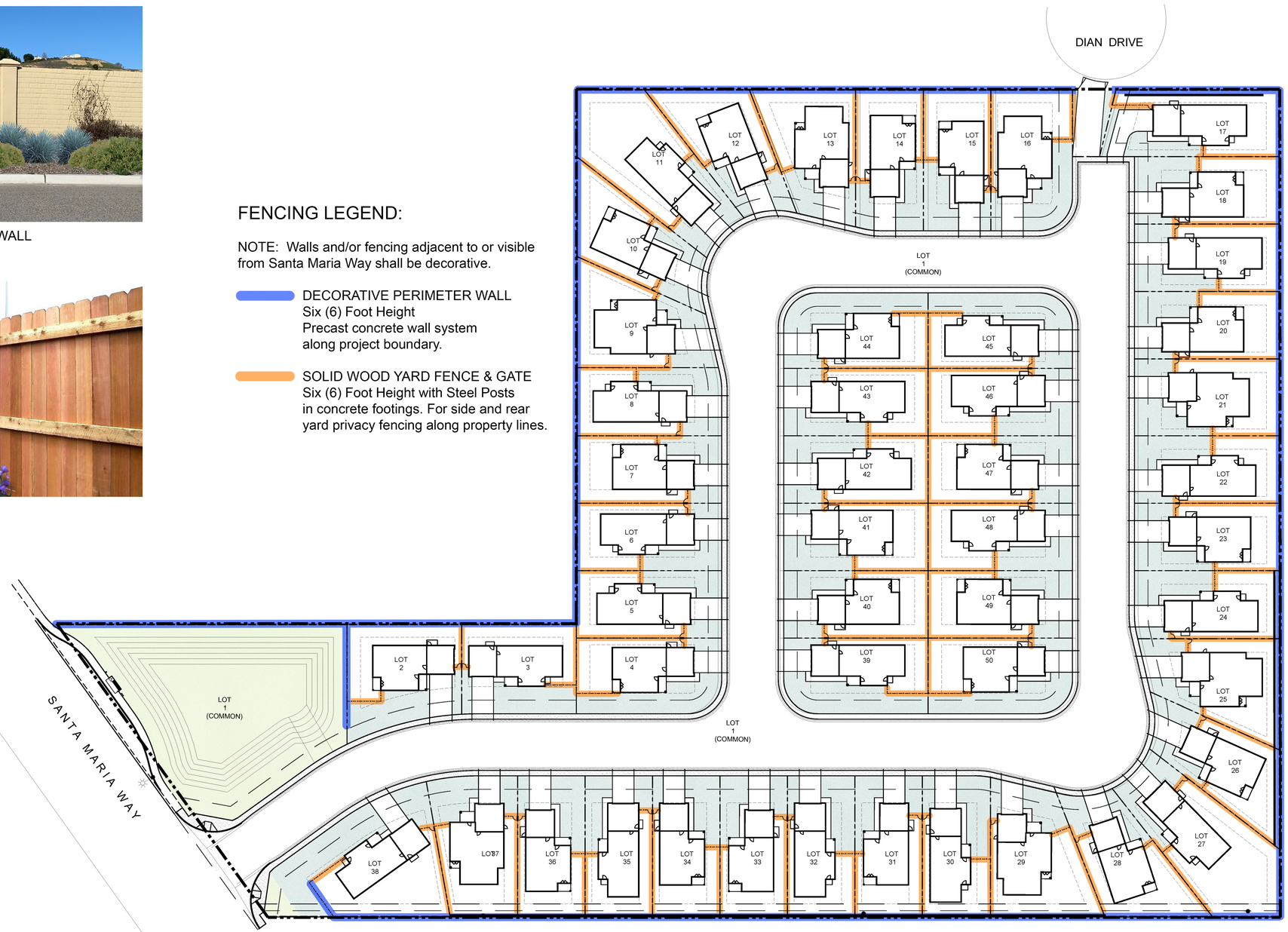
SOLID WOOD YARD GATE

FENCING LEGEND:

NOTE: Walls and/or fencing adjacent to or visible from Santa Maria Way shall be decorative.

DECORATIVE PERIMETER WALL
Six (6) Foot Height
Precast concrete wall system
along project boundary.

SOLID WOOD YARD FENCE & GATE
Six (6) Foot Height with Steel Posts
in concrete footings. For side and rear
yard privacy fencing along property lines.



Jim Burrows
Landscape Architecture
501 Shell Beach Road, Suite E
Shell Beach, CA 93449
(805) 439-3209 • www.jbla-slo.com

REVISED 01/03/2023
DATE: 08/08/2022 JBLA # 22-117

NORTH

SCALE: 1” = 40’-0”

0 40 80 120 160

CONCEPTUAL WALL & FENCE PLAN

L-3

Skylight Homes
3170 Santa Maria Way
Santa Maria, CA

CITY OF SANTA MARIA
PLANNED DEVELOPMENT PERMIT

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 2244

PERMIT NO. **PD2022-0006**

APPROVAL DATE **January 17, 2023**

PROJECT NAME **Skylight Homes**

APPLICANT/OWNER **Sheryl Flores, People's Self-Help Housing**

ADDRESS/LOCATION **3170 Santa Maria Way**

DESCRIPTION **Review of a Planned Development Permit (PD2022-0006) for People's Self-Help Housing to subdivide an 8.89-acre site into 50 lots to allow for the construction of 49 affordable single-family residences with associated private streets and infrastructure improvements in a PD/R-1 (Planned Development/Single-Family Residential) district.**

FINDINGS

The City Council hereby approves the following project in accordance with the application submitted and hereby makes the required findings in accordance with Section 12-35.105 and 12-35.203 of the Municipal Code, including the following:

A. That the project meets the vision, intent, and requirements of the City's General Plan. The project would allow for the construction of a single-family residential development which would establish a residential use on a site zoned for Single Family Residential development (PD/R-1). The project site has been previously approved for a General Plan Amendment and Zone Change to allow for a housing development of the same design as this project.

B. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adapt such use with the land and uses in the vicinity because, the project is designed to comply with the City of Santa Maria Municipal Code standards for the PD/R-1 zone, including but not limited to parking, landscaping, setbacks, building height and vehicular access. The site is adequately sized to accommodate the proposed residential use, and the construction of the single-family residential development would adapt with the land and uses in the vicinity which includes a similar land use pattern of lower density residential development.

C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quality and kind of traffic generated by the proposed use because the proposed construction of the project would not lead to inadequate street and highway conditions. A traffic and circulation study was prepared by Associated Transportation Engineers (ATE) in 2020 for the General Plan Amendment and Zone Change associated with this project. The City of Santa Maria General Plan Circulation Element states that a Level of Service (LOS) D or better is acceptable for roadway and intersection operations. The traffic study determined that the existing area intersections operate within acceptable LOS ranges. The same determination was also made for the existing plus project conditions and cumulative project conditions with no changes to the LOS at the area intersections requiring mitigation to meet the City's acceptable LOS requirements.

Sight distances were reviewed by ATE at the proposed Santa Maria Way driveway entrance and include 550' looking north and 1000' feet looking south, which are both adequate for the posted speeds of 45 Miles Per Hour (MPH) heading northbound and 50 MPH heading southbound on the secondary arterial project frontage. It was noted in the ATE study that the sight distance for drivers looking to the south from the roadway connection is somewhat obscured by a mailbox, signs, overhanging trees and a row of oleander shrubs located along the Del Cielo Mobile Estates development south of the site. Staff has included in the Permit (Condition of Approval #2) a requirement that the sight distance visibility issue be cleaned up prior to issuance of a building permit. The City's Public Works Department reviewed this study and determined that no further analysis to traffic LOS, access, circulation or sight distances are required.

The project is exempt from Vehicle Miles Traveled (VMT) analysis per the City of Santa Maria Environmental Procedures because the project is 100% affordable housing. Any affordable housing project where a minimum of 20% of the units are deed restricted for low or very low income residents are presumed to have a less than significant VMT impact and are exempt from further review.

D. That the proposed use will have no adverse effect upon abutting property as the construction of the single-family residential development and the establishment of the residential use would be self-sustained by providing adequate on-site parking including a two car garage and driveway space for two vehicles in an area of the City that has established residential development of a similar density and scale.

E. That the establishment, maintenance and/or conducting of the use for which the planned development permit review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such project and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood or contrary to its orderly development because the construction of the residential project and the establishment of such use would adapt with the land and uses in the vicinity. The project would provide adequate space for setbacks, parking and landscaping to

ensure no nuisances would be created by the establishment of the project. The conditions of approval and development standards required for this project address alleviate any potentially adverse impacts that could result from the proposed use. Therefore, the project would be compatible with the adjoining land uses and would not be more obnoxious or detrimental to the health of the public than any of the uses established at the project area, or any of the uses listed in the PD/R-1 section of the Municipal Code.

F. That the conditions stated in the decision are necessary to protect the public health, safety and general welfare.

G. The proposed modification(s) are otherwise consistent with the General Plan, Municipal Code and applicable Specific Plans. No modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modification(s) on the surrounding area. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

I. The proposed modification(s) are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (G) through (I) of the findings above. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

K. That the environmental impacts of the project are adequately reviewed in the Mitigated Negative Declaration (MND) for the People's Self Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001) and there is no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment. There is no substantial evidence in the whole record before the City Council supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15162 of the CEQA Guidelines under which a subsequent Negative Declaration must be drafted and distributed for public review. No further environmental review is required.

CONDITIONS OF APPROVAL

The project is approved subject to the following Conditions of Approval:

Community Development Department

1. Project Description. The permittee shall comply with the project description, plan set entitled Skylight Homes consisting of 11 pages dated August 17, 2022, and

Conditions of Approval of this permit. Any changes from the project description, Plan Set, or conditions may require a permit amendment. Contact the Planning Division prior to changing anything described on the Plan Set or in the project description.

2. Sight Line. A mailbox, signs, overhanging trees and a row of oleander shrubs located along the Del Cielo Mobile Estates development south of the site is partially obscuring the southern site line for drivers exiting the project site. Prior to the issuance of a building permit, the applicant shall work with the neighboring property owner to improve the visibility at the project intersection by removing or relocating the visual obstructions.

3. Eucalyptus Tree Maintenance. The two eucalyptus trees adjacent to 3147 and 3148 Rod Drive shall be trimmed within 45 days of City Council approval of the project. An arborist or other qualified landscape specialist shall be utilized for the trimming.

4. Pedestrian Access. The project site shall be completely separated from the Rolling Hills Subdivision by a continual perimeter wall. No pedestrian access shall be provided between the project site and the Rolling Hills Subdivision. All final project plans shall be designed to reflect this requirement.

5. Color and Materials. A sample of all paint colors and materials to be used on the project site shall be submitted to the Planning Division for review for consistency with City Council approval prior to issuance of building permits. Paint colors shall be provided in the form of paint chips.

6. Parking Area. 98 covered parking spaces are required, and 98 covered parking spaces are provided through the proposed single family home two-car garages.

7. Ongoing Site Maintenance. The entire site shall be permanently maintained free of accumulated dirt and litter and in an otherwise neat and attractive manner and adhere to the requirements of the Santa Maria Municipal Code. Any graffiti on the property shall be promptly painted out. All landscaping areas on the property shall be permanently maintained with healthy, growing plant material, free from weeds. Dead or dying plant material shall be replaced within one month of plant deterioration.

   Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.

8. Covenants, Conditions & Restrictions (CC&Rs). CC&Rs shall be reviewed and approved by the Planning Division prior to first occupancy.

9. Landscape Plan. A Landscape Plan, which includes the size and species of plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, and a maintenance and watering schedule, shall be submitted to the Community Development Department for plan checking and approval. The specific planting

design of the landscape area and species of trees and plants shall be subject to approval of the Planning Division during the plan check review process. The landscape plan shall be prepared in accordance with Chapter 12-44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics. Landscape Plans are required for the common areas and for the front yards of each lot (may be a typical plan).

10. Landscape and Tree Maintenance. The applicant shall develop landscape and tree maintenance standards that shall be provided to any landscape contractor hired to work on the site. The standards shall be reviewed and approved by the Planning Division prior to first occupancy. The program shall require:

    A. All on-site trees be properly maintained to retain a natural shape and size for the long-term health of the tree consistent with the natural growth pattern of its particular species and current ANSI A300 standards;

    B. Any tree topped, severely pruned or severely thinned out, subject to the determination of the Planning Division, shall require a large-size replacement.

    C. Ground cover and shrubbery shall be regularly maintained and pruned in a manner that encourages healthy growth and flower production. Shrubs shall not be severely sheered or formed into unnatural shapes.

11. Tree Planting. The project shall provide the trees depicted on the landscape plan. The trees species selected shall be subject to Planning Staff review according to City Council approval. Trees shall be a minimum of 15-gallon size.

12. Landscape Irrigation Water Meter. A separate appropriately-sized irrigation meter is required for new non-residential projects with irrigated landscape areas totaling 1,000 square feet or greater, and for new residential projects with irrigated landscape areas totaling 5,000 square feet or greater. If a sub-meter is proposed for irrigation, it shall be a privately held and maintained meter, provided by the applicant, installed after the main water meter.

13. Utilities. All new public utility services, including electrical, telephone and community television antenna services, shall be placed underground in accordance with City requirements. Location of all transformer boxes and utility equipment shall be approved by the Planning Division prior to installation. All transformer boxes and utility equipment shall be underground wherever feasible. If undergrounding is not possible, the equipment should be painted to match the surroundings and placed in inconspicuous areas out of public view.

14. AB 1600 Fees. AB 1600 fees apply to this project and are based on the fees in effect at the time the building permit is issued.

15. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.

16. Mitigation Monitoring Program. The mitigation measures in the Mitigation Monitoring Program for the Mitigated Negative Declaration for the People's Self Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001) are hereby incorporated.

17. Construction Documents. A copy of these conditions shall be incorporated into all construction documents.

18. California Residential Building Code. The project shall be plan checked under the California Residential Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standards Code effective at the time of plan check application.

19. Soils Report. A soils report is required for the project.

20. Registered Design Professional. The plans for each building of the project shall be the product of a registered design professional.

21. Fire Sprinkler System. A 13D fire sprinkler system is required for all new Single Family Dwellings (SFD) including Fire sprinkler systems require separate review, approval and permit and are not within the scope of the building permit application for the structures.

22. Photo Voltaic. Photo voltaic systems are required for all newly constructed SFD's

23. Truss Calculations. The City of Santa Maria does not permit truss calculations and their design to be a deferred and are required to be submitted at the time of building permit application.

24. Indemnification. The applicant shall agree to indemnify, defend (with counsel reasonably approved by the City), and hold harmless the City of Santa Maria and its officers, officials, employees, and agents from and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities by third parties arising out of, related to, or in connection with the project application or to attack, set aside, void, or annul, in whole or in part, an approval of the project application by the City and any related environmental approvals, development approvals or project conditions. The Applicant shall reimburse the City, its agents, officers, officials, or employees, for any court costs and attorney's fees that the City, its agents, officers, officials, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his/her obligations under this provision.

Public Works Department

25. Public Improvement Plans (PIPs). PIPs shall be reviewed and approved by the City Engineer prior to building permit issuance. The PIPs shall include the following:

A. Plan and profile drawings for all surface and underground improvements

i. In addition to the sanitary sewer public mains to be constructed within the Skylight Homes (People's Self Help Housing Tract), the developer shall construct 8" sanitary sewer public main from proposed tract entrance to Dauphin Street. This new sewer main shall tie-in to the sanitary sewer manhole located at the intersection of Santa Maria Way/Dauphin Street.

ii. Skyview Estates (previously known as Northman Estates) is conditioned to construct an 8" public sanitary sewer main from the Skyview Homes tract entrance to the intersection of Santa Maria Way and Sunrise Drive. The flows previously directed to Laguna Sanitary District on Waller Lane shall be redirected to this public sewer main.

Skylight Homes shall construct this 8" sanitary sewer main extension (from existing manhole located at Santa Maria Way/Waller Lane intersection, to the manhole located at the Santa Maria Way/Sunrise Drive intersection) and redirection if not constructed by Skyview Estates.

B. Landscaping and irrigation plans for any area of public right-of-way where landscaping is required (such as medians) or where landscaping is to be maintained as part of a city landscape maintenance district.

The Engineer shall submit four (4) copies of the landscaping and irrigation plans to the Public Works Department for review. All public improvements shall be constructed according to City and State standards. Plan check and inspection fees per City Council Resolution 2005-101 will apply. The developer shall submit a cost estimate completed by a registered civil engineer for the proposed public improvements and make a monetary deposit with the City. The form of security shall be subject to the approval of the City Attorney.

26. Building Plans. At time of building plan submittal, the developer shall identify the following items on the site or utility plan for the subject project:

A. Location and sizes of all proposed and existing water mains, sewer mains, water meters, water service lines, backflow prevention devices, private sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.

B. All parcel lines and easements crossing the project site.

C. Locations and dimensions of all existing and proposed driveways and sidewalks

D. Location of existing and proposed fire hydrants

E. Required public improvements.

F. Limits of frontage improvements

FEES

27. Utilities Connection Fees. For all development projects already connected to the utility system, the water and wastewater fees shall be based **solely on an increase in water meter size or a change in use** and shall be calculated and collected prior to installation of the larger meter or making a change in use. The State Water Reimbursement Fee shall be collected concurrently with the Growth Mitigation Fee. The following fees are to be paid by the applicant and will be collected at time of request for connection at the Building Division, 110 South Pine Street, Suite 101.

A. Water Mitigation Fee: The fee is calculated based on the size of water meters (domestic, landscape, fire) serving the site. The fee shall be based upon the codes and rates in effect at the time of building permit issuance (Santa Maria Municipal Code (S.M.M.C.) Sections 8-15.01 through 8-15.15 and 8-15.19).

B. Wastewater Mitigation Fee: The fee is calculated based on the size of water meters (domestic) serving the site. The fee shall be based on the codes and rates in effect at the time of building permit issuance (S.M.M.C. Sections 8-15.01 through 8-15.15 and 8-15.20).

C. State Water Reimbursement Fee: The fee is calculated based on the size of water meters (domestic, landscape, fire) serving the site. The fee shall be based on the codes and rates in effect at the time of building permit issuance (S.M.M.C. Section 8-10.05.01).

28. Traffic Mitigation Fee. The traffic mitigation fee shall be paid by the applicant at time of occupancy. The fee is based on the size and proposed use of the project. The final fee calculation is based on the fee schedule in effect at the time of building permit issuance (S.M.M.C. Sections 8-15).

    Except as provided in the Downtown Specific Plan, the City Council may consider allowing qualifying commercial and industrial development the ability to pay growth mitigation fees as outlined in the current fee schedule over a period of time. The maximum amount of time for payback shall be five (5) years. The payments shall be made yearly, and interest shall be paid. Interest calculations shall be based on the average annual interest rate for the Local Agency Investment Fund. Qualifying companies who wish to pursue this option shall sign an agreement, in a form approved by the City Attorney, and shall provide financial security guaranteeing payment.

STREET AND FRONTAGE CONDITIONS

29. ADA Compliance. Curb ramps shall be installed on the corners of intersections. The curb ramp shall comply with California Administrative Code, Title 24 Requirements.
30. Frontage Repair. The developer shall repair any cracked or broken curb, gutter, sidewalk, or alley within the project frontage. City Streets and Facilities staff will determine the extent of the sidewalk and curb and gutter repair in the field prior to construction. Contact the Public Works Streets and Facilities Division at (805) 925-0951, ext. 2229. (S.M.M.C. Section 12-28.03)

31. New Frontage Improvements. The developer shall be required to install full frontage improvements including curb, gutter, sidewalk, streetlights, and landscaping wherever missing or required by the Public Works Department.

32. Undergrounding of Overhead Utilities. The developer shall be responsible to underground all overhead utilities within the project frontage per S.M.M.C. Section 11-8.04(g).

33. Sidewalk ADA Compliance. The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.

34. Intersections. Sight distance requirements shall be maintained at the intersection of any street, alley, or driveway improved for vehicular traffic per S.M.M.C. Sections 12-27.02 and 12-27.03.

35. City Encroachment Permit. The developer shall obtain an encroachment permit from the Public Works Engineering Division prior to any work in public streets, alleys, or easements (S.M.M.C. Section 8-6.06).

36. Facility Easements. Prior to issuance of building permits, the developer shall provide reciprocal access or utility and drainage easements if required by the Public Works Department for the subject project.

    Access and drainage easements will be required across common lot (street and basin) for all units.

37. City Dedicated Easements. If any easements are required to be dedicated or vacated, the developer shall submit legal descriptions, sketches (8.5" x 11" City Standard Format), closure calculations, current title report, and payment of processing fees. All paperwork shall be approved prior to issuance of building permits and recorded prior to occupancy.

    Public Utility Easement will be required on private streets for access and maintenance of City infrastructure.

38. Chip Seal. Developer shall be required to restore asphalt pavement surface to the pre-development condition by placing chip seal compliant with City Standards along the property frontage where trenching and utility cuts are required within City right-of-way. The chip seal shall be applied for the full width of the roadway for 50' beyond all cuts within the asphalt pavement and the roadway striping shall be restored to pre-construction layout. The developer may elect to deposit an in-lieu fee to the City Public Works Department to perform the chip seal as a part of the City's annual chip seal project.

WASTEWATER CONDITIONS

39. Acceptance of Public Infrastructure. Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all sanitary sewer infrastructure to the satisfaction of the Public Works Inspector. Inspections at installation do not waive the requirement for re-inspection prior to acceptance by the City.

40. Municipal Code. Discharge into the City's sewer system shall comply with municipal code discharge restrictions and requirements (S.M.M.C. Section 8-12).

41. Sewer Pipe Abandonment. Any existing sewer services not to be utilized by this development shall be abandoned by the developer at the property line per City requirements.

42. New Sewer Lines. All sewer pipes crossing or parallel to public water facilities shall be constructed according to the requirements of the State Water Resources Control Board Division of Drinking Water.

43. New Sewer Lateral. All sewer laterals shall be constructed in compliance with City Standard Drawing SS-14B. Sewer laterals shall be privately maintained infrastructure and connect to City infrastructure with a wye connection. Sewer laterals shall not tie in at a Public manhole.

STORM WATER CONDITIONS

44. Acceptance of Public Infrastructure. Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all storm drain infrastructure to the satisfaction of the Public Works Inspector. Inspections at installation do not waive the requirement for re-inspection prior to acceptance by the City.

45. Construction Storm Water Requirements (Site > 1 Acre). The developer shall obtain a Storm Water Pollution Prevention Plan (SWPPP) prepared by Qualified SWPPP Developer (QSD). The SWPPP must be reviewed and approved by the Public Works Department prior to issuance of grading and encroachment permits. The developer shall submit the SWPPP and file a Notice of Intent (NOI) with the Central Coast Regional Water Quality Control Board. The submittal is typically handled online through the Regional Board's SMARTs website. (https://smarts.waterboards.ca.gov/smarts/).

46. SWPPP Review Fee. The developer shall submit a hard copy and an electronic copy of the SWPPP for review and approval prior to permit issuance. A SWPPP review fee will be invoiced prior to approval.

47. Cost Estimate and Treasurer's Trust. A detailed cost estimate for the installation and maintenance of the Best Management Practices (BMPs) to be implemented as defined by the SWPPP will be generated from the City's SWPPP review. Prior to grading permit issuance, the developer shall submit a cash deposit in the amount of the approved cost estimate to be held as a Treasurers Trust. The Treasurer's Trust is intended to guarantee installation and maintenance of the required BMPs. The City will draw from this Treasurer's Trust in the event the developer/contractor does not install or maintain the required BMPs. The Treasurer's Trust shall be returned after Certificate of Occupancy is issued, minus any funds expended by the City to install/maintain the required BMPs on behalf of the developer/contractor.

48. SWPPP Encroachment Permit. Prior to issuance of grading permits, the developer shall obtain an encroachment permit from the Public Works Office to cover inspection of the approved SWPPP. Permit and inspection fees will be due when the permit is released.

FLOOD CONTROL CONDITIONS

49. Santa Barbara County Flood Control District. Developer shall submit the hydrologic and hydraulic study, plans, and plan check fee for Santa Barbara County Flood Control District review. Santa Barbara County Flood Control District shall approve the studies and plans prior to issuance of the rough grading permit.

50. Storm Drainage. The applicant shall provide on-site retardation facilities designed and constructed to Public Works and Community Development requirements prior to occupancy. The facilities shall be designed to accommodate the increased drainage water flow of a twenty-five (25) year storm event as a result of new

development. Developer shall provide hydrologic and hydraulic study detailing assumptions, calculations, and design of the on-site retardation.

The applicant shall submit a grading plan for review and approval by Public Works and Community Development prior to issuance of building permits. *Refer to the "Grading Plan Information" handout distributed by Community Development for guidance. The developer shall also submit the preliminary grading plan to the Santa Barbara County Flood Control District for review and approval prior to issuance of building permits. The developer shall obtain Flood Control District certification on all new flood control facilities prior to bond release.*

POST-CONSTRUCTION STORM WATER CONDITIONS

51. Post-Construction Storm Water. The Central Coast Regional Water Quality Control Board requires that all new projects that create or replace 2,500 square feet or more of impervious area must follow the post-construction requirements (PCRs). The Stormwater Technical Manual and further guidance on completing an SCP are available online (http://www.sbprojectcleanwater.org).

A. The developer shall demonstrate project compliance with the PCRs by submitting a Stormwater Control Plan (SCP) using the template provided in the Stormwater Technical Guide.

B. The SCP shall include a site plan, Stormwater Control Measure (SCM) sizing calculations, details of bioretention design, and dimensions of drainage management areas.

C. The SCP shall include an Operation and Maintenance (O&M) plan, detailing how the site and required post-construction improvements shall be maintained into perpetuity by the owner.

D. A SCP is required and shall receive preliminary approval from the Public Works Department prior to discretionary approval of the Planning Permit. The developer shall resubmit the SCP with the Building Plan submittal for final review and approval. The resubmittal is to account for any necessary changes to the site plan between entitlement and construction.

E. As required by *Section D, Field Verification of Post-Construction Stormwater Measures, of the California Central Coast Regional Water Board Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developments Projects in the Central Coast Region*, the Developer shall secure a qualified third-party (registered professional engineer, geologist, architect and/or landscape architect) for purposes of inspection, verification, and certification of all Stormwater Control Measures (SCMs) to ensure site design, water quality treatment, runoff retention, and/or peak management controls have been implemented

in accordance with the Regional Water Board's Post-Construction Requirements.

F. Grading plans shall include the following language:

i. Provide installation elevation by licensed surveyor to Public Works Department, Engineering Division within 7 calendar days of installation.

ii. Provide basin dimension and depth, including outlet structure cross section with elevations, signed and stamped by the Engineer of Record who prepared the Stormwater Control Plan to the Public Works Department, Engineering Division, within 7 calendar days of installation.

iii. Provide copy of invoice of installed gravel and bioretention soil media, along with photo-documentation of complete structure cross sections to Public Works Department, Engineering Division, within 7 calendar days of installation.

G. The following shall occur prior to final SCP approval:

i. Engineer of Record that prepares the SCP shall provide documentation of critical design elements in structures that are underground, buried, or otherwise hard to verify after installation. Critical elements include elevations of the bottom of bioretention, top of gravel, and overflow structures.

ii. The property owner shall sign a Post-Construction Stormwater Control Measures Maintenance Agreement form with the City of Santa Maria. The form will be provided by Public Works after the final review of the SCP. The agreements shall be approved, signed, and attached to the property address prior to issuing the Certificate of Occupancy.

SOLID WASTE CONDITIONS

52. Single Family Housing Solid Waste Facilities. Due to the size and nature of this development, rolling container service collection is required. Solid waste pick-up for the subject site shall be accommodated if the following criteria are met:

A. The developer shall provide a hard surface for rolling container to curbside from storage area. Site plan shall identify proposed path and material for review and approval prior to issuance of building permits.

B. The City of Santa Maria has initiated an automated Solid Waste Collection Service utilizing one City supplied container per wastewater service.

Additional containers may be obtained through the Utility Office at City Hall, 110 East Cook Street. Any enclosures built to hold these containers shall be large enough to provide adequate maneuvering area. The dimensions of these containers are: 30-3/4" wide, 38" deep, and 43-1/2" tall.

C. Automated Solid Waste pick-up for this site will begin at five-thirty (5:30) a.m. on collection days.

MODIFICATION OF CONDITIONS

53. The Director of Public Works, Planning Commission, and Council reserve the right to modify these conditions if they deem it necessary to ensure compliance of the project with Chapter 8-6 of the S.M.M.C. (S.M.M.C. Section 8-6.09).

Fire Department

54. Address Numbers. Numbers shall be clearly visible from the centerline of the roadway fronting the building and contrast with their background. Number height shall be a minimum of (6) inches for single family residential buildings. The proposed location and design of address numbers or this note shall be shown on plans.

55. Additional Emergency Access. An emergency access gate shall be provided between Lots 16 & 17 to access Diane Drive. The gate and driveway access shall be design and approved by the Fire Department including 24 feet in width and 4-inch class II road base compacted to 95% and all-weather surface.

56. Access Roads. An approved SMFD access road shall extend to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.

All weather surface access roads shall be installed and approved by the Santa Maria Fire Department (SMFD) prior to vertical combustible construction.

57. Minimum Road Standards. The roads shall be a minimum of 4-inch class II road base compacted to 95% with 15 1/2-foot overhead clearance: 24-foot net minimum width for buildings below 30 feet in height.

58. Turning Radius. The minimum turning radius shall be designed to accommodate the SMFD's ladder truck. The proposed fire access turning radii shall be verified by submittal of design drawings created by Auto Turn software or equivalent. Turn radius specifications are available by request.

59. Temporary Fire Access Road Signage. Temporary access signage shall be placed at each entrance to the project (when necessary) to delineate construction and fire access. Signage design is provided in SMFD Development Guidelines. These signs shall be installed prior to combustible construction.

60. Temporary Access Roads. Plans for temporary access roads shall be reviewed, inspected and approved by the SMFD prior to construction in accordance with California Fire Code (CFC) Section 501. Temporary access roads shall be constructed with compacted base, curbs and gutters prior to vertical combustible construction. Access roads shall be maintained clear and unobstructed for the duration of the construction project.

61. Fire Lane Signs. Where the minimum widths for access are applied "No Parking, Fire Lane" signs shall be posted. Signs shall be designed per SMFD Development Guidelines. All curbing in a designated Fire Lane or fire access way shall be painted red with “Fire Lane, No Parking” graphics stenciled every 100 linear feet or as otherwise designated on approved plans.

62. Fire Flow. Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 500 gallons per minute (based on Type V Construction, with automatic fire sprinklers, as required by the California Residential Code, Section R313.3).

63. Fire Hydrants. Fire hydrants shall be installed per City of Santa Maria Public Works Standards.

    A. Fire hydrant spacing and distribution shall comply with CFC Section 507 and CFC Appendix C. Fire hydrants shall be spaced at distances not to exceed 500 feet. Fire hydrants shall be installed and operational prior to vertical combustible construction.

    B. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction.

64. Fire Hydrant Protection. Private on-site fire hydrants shall be protected from impact in accordance with City of Santa Maria Public Works Standards and SMFD Development Guidelines.

65. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and National Fire Protection Association (NFPA) standards. Minimum main size shall be 8”, or as determined by hydraulic calculations.

66. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed.

67. Fire Sprinkler Systems. Each residence shall be equipped with an automatic fire sprinkler system in accordance with California Residential Code, Section R313.3. Please note on the plans the automatic fire sprinkler systems shall be submitted under a separate permit.

Recreation and Parks Department

68. Public Improvement Plan. As a condition of approval, public landscaping will be installed concurrently with construction of any roadway modifications or improvements. See Tract TR2022-0005 conditions for specifics.

69. Trees. There shall be a minimum of one private street tree in front of each residence. Trees shall be picked from the City of Santa Maria approved street tree list, species should be picked for design theme and not be a random selection. Trees shall be planted laterally a minimum of ten feet from all underground utilities. A minimum ten-foot-wide tree planting easement, behind the sidewalk shall be dedicated to the City.

70. Tree Specifications. The street trees shall be 24 inch box in size and have a minimum caliper of 1.5 inches. The trees shall be planted six feet behind the sidewalk by a licensed landscape contractor in accordance with the plans and specifications of the Recreation and Parks Department. An irrigation system shall be provided for the trees.

71. Tree Bonding. Street tree bonding shall be for five tree plantings at $275.00 each totaling $1,100.00. Tree bonds are to cover a one-year establishment starting at issuance of the Occupancy Permit. Street tree requirements and bond amount are a maximum subject to change during building permit review. The tree bond is due at time of building permit issuance as a cash or surety bond delivered to Recreation and Parks at 615 S. McClelland St.

72. Tree Easement. A minimum ten-foot-wide tree planting easement shall be dedicated to the City to allow adequate space for planting and maintenance of street trees. The easement shall not have any impervious pavement other than vehicle and pedestrian approaches, nor be dual purposed as a storm water mitigation area. The applicant shall apply for the easement through the Public Works Department with necessary fees, a recent copy of a title report, closure calculations and sketch. The property owner is responsible for the upkeep of the trees, landscaping, and irrigation within the easement area.

73. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project including the following,

    A. Subdivision in Lieu $2,379.00 per unit
    B. Residential Development Tax $185.00 per unit
    C. Single Family Growth Mitigation $2.18/ square foot

    Please note fees are reviewed annually and are subject to change.

74. Landscape District. This project will be required to join the Southeast Landscape Maintenance District and Santa Maria Way Special Benefit Zone. The signed and notarized “Petition Requesting Annexation” form is due at time of building permit issuance. It can be returned to the Recreation and Parks Department, 615 S. McClelland, Santa Maria, CA 93454.

NOTES:

In accordance with Section 12-35.109 of the Municipal Code, this permit is not valid until the 15th calendar day following the issuance of the permit, providing no appeal is filed; or if an appeal is filed, this permit is not valid until the effective date of the final action on the appeal.

In accordance with Section 12-35.501 of the Municipal Code, the City may modify conditions of approval of the permit, or may revoke the permit for non-compliance with any of the conditions of approval, or if any operations under the approved permit result in detriment to the public health, safety or welfare.

This permit will not be valid until the applicant and property owner have submitted signed acknowledgment of their consent to the conditions, in accordance with Section 12-35.109 of the Santa Maria Municipal Code, to the Planning Division of the Community Development Department.

In accordance with Section 12-35.501 of the Municipal Code, this permit shall become null and void if the development authorized is, or has been, unused, abandoned, discontinued, or development has not been commenced within a period of three (3) years. However, the approval body may consider extensions of time for additional periods of up to two (2) years each, for a maximum overall permit life of seven (7) years. A written request justifying the need and the appropriate filing fee filed with the Community Development Department shall be submitted prior to the expiration date.

Failure to comply with any of the conditions stated above may be cause for revocation or modification of this permit, in addition to any other penalties provided by law.

All conditions of approval are to be completed prior to occupancy unless otherwise stated, and are to be maintained in perpetuity.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Chenin Dow, Director of Community Development

DATE: May 5, 2026

SUBJECT: **Adoption of Resolutions for Final Approval of the Community Development Block Grant Program's Annual Action Plan for Fiscal Year 2026-27**

Description:
The City Council will receive and approve the Community Development Block Grant Fiscal Year 2026-27 Annual Action Plan.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, according to State Guidelines Section 15060(c)(3), no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution approving the Public Services activities and allocations under the Community Development Block Grant Program incorporated in the Annual Action Plan for Fiscal Year 2026-27; and

2. Adopt a Resolution approving the Capital Development activities and allocations under the Community Development Block Grant Program incorporated in the Annual Action Plan for Fiscal Year 2026-27; and

3. Adopt a Resolution approving the General Administrative activities and allocations under the Community Development Block Grant Program incorporated in the Annual Action Plan for Fiscal Year 2026-27; and

4. Authorize the City Manager, or designee, to execute the necessary documents.

BACKGROUND:

To remain eligible for funding under the Community Development Block Grant (CDBG) Program, the U.S. Department of Housing and Urban Development (HUD) requires that the City conduct a public participation process and develop an Annual Action Plan. This plan is part of the broader Five-Year Consolidated Plan, which outlines how the City intends to use CDBG funds each year.

The Block Grants Advisory Committee (BGAC), appointed by the City Council, leads the process through:

- Assessing community needs
- Establishing funding priorities
- Reviewing applications
- Conducting site visits
- Recommending funding allocations

These recommendations form the basis of the drafted Action Plan presented to the City Council for consideration.

DISCUSSION:

The draft Annual Action Plan for Fiscal Year 2026-27 were introduced at a public hearing during the City Council meeting on April 7, 2026. At that meeting, the Council approved Staff's and BGAC's recommendations (Attachment A).

Alternative(s)

Should the City Council choose not to adopt the draft Action Plan at this time, staff will return with the item at a future meeting, as outlined in the CDBG Citizen Participation Plan. This may delay the City's submission of the plan to HUD and consequently postpone the receipt of funding.

Fiscal Considerations

The approval of this Action Plan will provide approximately $1.4 million annually in federal funding to address critical community needs.

Impact on the Community

The proposed activities and funding allocations will:

- Provide emergency assistance to the unhoused and special needs populations
- Support at-risk youth
- Expand opportunities for affordable housing
- Revitalize neighborhoods
- Improve infrastructure and enhance accessibility

For the complete Fiscal Year 2026-27 Annual Action Plan, visit the City's website at: www.cityofsantamaria.org/caper.

ATTACHMENT(S)

A – Final Allocation Amounts
B - Resolution – Public Services
C - Resolution – Capital Development
D - Resolution – General Administration

FINAL CDBG FUNDING
FISCAL YEAR 2026-2027
As of April 3, 2026

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

FINAL Entitlement Amount

2026-27 Entitlement Amount	$ 1,425,736
Program Income (PI/RL) (2025-2026) [1]	$ 25,000
Reprogrammed CDBG funding	$ 0
Total CDBG Resources	**$ 1,450,736**

FINAL CDBG Allocations

Allocation for Public Services (15% cap)	$ 213,860
Allocation for Capital Projects (65% + reprogramming) [2]	$ 926,729
Allocation for General Administration (20 percent, plus PI) [3]	$ 270,147
Fair Housing	$ 15,000

[1] Program income (PI) and Revolving Loan (RL) are funds that may be generated from existing loans, such as the Residential Rehabilitation Loan Program. This amount can fluctuate from year to year depending on the repayment of the existing loans.

[2] This includes 20,000 for TBRA administration, leaving $906,729 for Capital subrecipients.

[3] 20% is $285,147; however, $15,000 is for mandated Fair Housing testing as required by HUD.

City of Santa Maria Block Grants Advisory Committee 2026-27 Public Services Allocations

Committee Ranking	Public Services Applicant	Applicant History (In the last five years)	2025-26	2026-27		Population To Be Served	Priority/Goal
			Allocation	Requested Amount	Council Approved Amount		
1	Alliance for Pharmaceutical Access - Advocacy Program to Obtain Low or No Cost Medications	Funded FY 2021-26	$ 16,861	$ 20,000	$ 17,861	Critical Needs	1
2	Meals on Wheels Santa Maria Valley Inc. - Meals on Wheels SMV	Funded FY 2021-26	$ 19,035	$ 21,000	$ 17,861	Elderly	1
3	Community Partners in Caring - Volunteer Caregiving Program	Funded FY 2021-22 & FY 2023-2026	$ 20,924	$ 21,000	$ 17,861	Elderly	1
4	Good Samaritan Shelter - Homeless Shelter Programs	Funded FY 2021-26	$ 15,175	$ 21,000	$ 15,824	Homeless	1
5	Good Samaritan Shelter - Freedom Warming Center	Funded FY 2021-26	$ 15,175	$ 21,000	$ 15,824	Homeless	1
6	North County Rape Crisis & Child Protection Center - SM Services	Funded FY 2021-26	$ 20,924	$ 21,000	$ 17,861	Critical Needs	1
7	Access Central Coast - Community Based Living and Transition Services for Older Adults and People with Disabilities	Funded FY 2021-23 & FY 2024-26	$ 20,924	$ 21,000	$ 15,824	Special Needs	1
8	Family Service Agency of SB County - Long Term Care Ombudsman	Funded FY 2022-23 & FY 2024-26	$ 15,175	$ 21,000	$ 15,824	Elderly	1
9	SMOOTH, Inc. - Senior Dial A Ride	Applied for FY 2023-26, but didn't receive funding	N/A	$ 21,000	$ 15,824	Elderly	1
10	Teddy Bear Cancer Foundation - Assistance for Families of Children with Cancer	NEW	N/A	$ 20,000	$ 15,824	Critical Needs	1
11	Boys & Girls Clubs of the Central Coast - The Formula for Impact High Quality Afterschool Programming	Applied for FY 2023-24 but didn't receive funding	N/A	$ 21,000	$ 15,824	Youth	2
12	Fighting Back Santa Maria Valley - Homeless Children and Youth Services, Students in Transition, and Restorative Justice Services	Funded FY 2021-26	$ 20,924	$ 21,000	$ 15,824	At-Risk Youth / Homeless	1
13	Council on Alcoholism and Drug Abuse - Daniel Bryant Youth and Family Center Treatment Program	Applied for FY 2023-26, but didn't receive funding	N/A	$ 21,000	$ 15,824	At-Risk Youth	1
14	NBCC, dba New Beginnings - SM Vehicular Homeless Rapid Rehousing Program	Applied for FY 2021-25 but didn't receive funding	N/A	$ 20,000		Homeless	1
15	Catholic Charities - Santa Maria Community Services Utility Assistance	Funded FY 2021-25. Applied but didn't receive funding for FY 2025-26	N/A	$ 20,000		Critical Needs	1
16	People's Self-Help Housing Corporation - Camino Scholars Education Program	Applied for FY 2021-24, but didn't receive funding	N/A	$ 20,000		Youth	2
17	SYV Fruit & Vegetable Rescue - Veggie Rescue	NEW	N/A	$ 15,000		Critical Needs	1
18	Santa Barbara Bicycle Coalition - Santa Maria Education Programming	NEW	N/A	$ 21,000		LMI Residents/Education	2
19	Savie Health Corp - General Operating Support	Applied for FY 2023-24, but didn't receive funding	N/A	$ 20,000		Critical Needs	1
TOTALS			$ 165,117	$ 387,000	$ 213,860		
2026-27 Funding Amount				$ 213,860	$ 213,860		
BALANCE REMAINING / SHORT				$ (173,140)	$ -		

City of Santa Maria Block Grants Advisory Committee 2026-27 Capital Project Allocations

	Capital Development Project Applicant	2025-26 Allocation	2026-27 Requested Amount	2026-27 Construction Costs	2026-27 Project Delivery Costs	2026-27 Total City Council Approved Amount	CDBG Priority	City Council Priority	Target Population To Be Served
1	City of Santa Maria Recreation and Parks Dept. - Santa Maria Community Sports Park	$ 982,778.00	$ 892,813.00	**$ 861,393.00**	**$ 45,336.00**	**$ 906,729**	4	High	Revitalize Existing Neighborhoods / Area Benefit
2	TBRA Administration	$ 15,000.00	$ 20,000.00	**$ 20,000.00**	**$ -**	**$ 20,000**	3	N/A	Elderly, Disabled Low Income Homeowners / Renters, Homeless
	TOTALS	$ 997,778.00	$ 912,813.00	$ 881,393.00	$ 45,336.00	**$ 926,729**			
	2026-27 Funding Amount		$ 926,729.00	$ 926,729.00					
	BALANCE REMAINING / SHORT		$ 13,916.00	$ 45,336.00	$ -				

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING THE PUBLIC SERVICES ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM INCORPORATED IN THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-27

WHEREAS, the City of Santa Maria is eligible for Federal funding in the amount of $1,425,736 during Fiscal Year 2026-27 for the 52nd consecutive year under the Community Development Block Grant (CDBG) Program and is reprogramming unexpended funds; and

WHEREAS, $213,860 or 15 percent of the City's Fiscal Year 2026-27 CDBG Entitlement may be used for public services activities; and

WHEREAS, public input has been solicited and received per the City's adopted Citizen Participation Plan and Federal regulations; and

WHEREAS, Federal regulations require that at least two meetings be held to obtain residents' views and responses to proposals and questions; and

WHEREAS, two public hearings were held, one on July 14, 2025, and one on April 7, 2026, at which time comments and proposals were heard from the public; and

WHEREAS, staff analyzed the eligibility of all proposed activities for the use of CDBG Program funds; and

WHEREAS, the Block Grants Advisory Committee and Community Programs Division staff presented a recommendation to the City Council for the allocation of funds for specific activities under the CDBG Program for Fiscal Year 2026-27; and

WHEREAS, notices of all public hearings were made at the time and in the manner required by law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The following allocations are approved and incorporated in the Annual Action Plan for the use of Fiscal Year 2026-27 Federal funds under the CDBG program:

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Access Central Coast	$15,824
Alliance for Pharmaceutical Access	$17,861
Boys & Girls Clubs of the Central Coast	$15,824
Community Partners in Caring	$17,861
Council on Alcoholism and Drug Abuse (CADA)	$15,824
Family Service Agency - Long Term Care Ombudsman	$15,824
Fighting Back Santa Maria Valley	$15,824
Good Samaritan Shelter - Freedom Warming Center	$15,824
Good Samaritan Shelter - Homeless Shelter Programs	$15,824
Meals on Wheels Santa Maria Valley Inc.	$17,861
North County Rape Crisis & Child Protection Center	$17,861
SMOOTH, Inc.	$15,824
Teddy Bear Cancer Foundation	$15,824
TOTAL CDBG PUBLIC SERVICES ALLOCATION	**$213,860**

SECTION 2. The City Manager, or designee, is hereby authorized to execute the necessary documents on behalf of the City of Santa Maria for application of the funds; and

SECTION 3. The City Manager, or designee, is hereby authorized to make minor changes to the Annual Action Plan to expedite the use of funding so long as the changes follow the City's *CDBG Citizen Participation Plan*; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

BY:_____
City Attorney

APPROVED AS TO CONTENT:

BY:_____
Department Director

BY:_____
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING THE CAPITAL DEVELOPMENT ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM INCORPORATED IN THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-27

WHEREAS, the City of Santa Maria is eligible for Federal funding in the amount of $1,425,736 during Fiscal Year 2026-27 for the 52nd consecutive year under the Community Development Block Grant (CDBG) Program, and is reprogramming unexpended funds from prior fiscal years; and

WHEREAS, $926,729 or approximately 65 percent of the City's Fiscal Year 2026-27 CDBG Entitlement, may be used for Capital activities; and

WHEREAS, public input has been solicited and received per the City's adopted Citizen Participation Plan and Federal regulations; and

WHEREAS, Federal regulations require that at least two meetings be held to obtain residents' views and responses to proposals and questions; and

WHEREAS, two public hearings were held, one on July 14, 2025, and one on April 7, 2026, at which time comments and proposals were heard from the public; and

WHEREAS, staff analyzed the eligibility of all proposed activities for the use of CDBG Program funds; and

WHEREAS, the Block Grants Advisory Committee and Community Programs Division staff presented a recommendation to the City Council for the allocation of funds for specific activities under the CDBG Program for Fiscal Year 2026-27; and

WHEREAS, notices of all public hearings were made at the time and in the manner required by law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The following allocations are approved and incorporated in the Annual Action Plan for the use of Fiscal Year 2026-27 Federal funds under the CDBG program:

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PUBLIC FACILITIES AND IMPROVEMENTS (Inc'l 5 percent Project Delivery Cost)	
City of SM / Rec & Parks / Community Sports Complex	$ 906,729
TBRA ADMINISTRATION	$ 20,000
TOTAL CDBG CAPITAL ALLOCATION	**$ 926,729**

SECTION 2. The City Manager, or designee, is hereby authorized to execute the necessary documents on behalf of the City of Santa Maria for application of the funds; and

SECTION 3. The City Manager, or designee, is hereby authorized to make minor changes to the Annual Action Plan to expedite the use of funding so long as the changes follow the City's *CDBG Citizen Participation Plan*; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING THE GENERAL ADMINISTRATION ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM INCORPORATED IN THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-27

WHEREAS, the City of Santa Maria is eligible for Federal funding in the amount of $1,425,736 during Fiscal Year 2026-27 for the 52nd consecutive year under the Community Development Block Grant (CDBG) Program and is reprogramming unexpended funds; and

WHEREAS, $285,147 or 20 percent of the City's Fiscal Year 2026-27 CDBG Entitlement may be used for general administration activities; and

WHEREAS, $15,000 of that $285,147 will be used for Fair Housing activities as required by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, $270,147 will be left for general administration activities and will be used to cover the staff's expenses in managing the CDBG funding; and

WHEREAS, public input has been solicited and received per the City's adopted Citizen Participation Plan and Federal regulations; and

WHEREAS, Federal regulations require that at least two meetings be held to obtain residents' views and responses to proposals and questions; and

WHEREAS, two public hearings were held, one on July 14, 2025, and one on April 7, 2026, at which time comments and proposals were heard from the public; and

WHEREAS, staff analyzed the eligibility of all proposed activities for the use of CDBG Program funds; and

WHEREAS, the Block Grants Advisory Committee and Community Programs Division staff presented a recommendation to the City Council for the allocation of funds for specific activities under the CDBG Program for Fiscal Year 2026-27; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The following allocations are approved and incorporated in the Annual Action Plan for the use of Fiscal Year 2026-27 Federal funds under the CDBG program:

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General Administration	$ 270,147
Fair Housing	$ 15,000
GRAND TOTAL 2025-26 CDBG GENERAL ADMIN/FAIR HOUSING	**$ 285,147**

SECTION 2. The City Manager, or designee, is hereby authorized to execute the necessary documents on behalf of the City of Santa Maria for application of the funds; and

SECTION 3. The City Manager, or designee, is hereby authorized to make minor changes to the Annual Action Plan to expedite the use of funding so long as the changes follow the City's *CDBG Citizen Participation Plan*; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Chenin Dow, Community Development Director

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution to Award a Professional Services Agreement to MDG Associates, Inc. for Grants Compliance Management for the Santa Maria Sports Complex Project**

Description:
The City Council will consider adopting a Resolution approving a Professional Services Agreement to MDG Associates, Inc for Grants Compliance Management for the Santa Maria Sports Complex Project.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution awarding a Professional Services Agreement to MDG Associates, Inc. for Grants Compliance Management for the Santa Maria Sports Complex Project in an amount of $100,000; and
2. Authorize the City Manager, or designee, to execute the agreement.

BACKGROUND:

In January 2026, the City of Santa Maria issued a Request for Proposals (RFP) seeking qualified firms or individuals to provide Grants Compliance Management Services for the multi-funded Sports Complex Project. The project is supported by local, state, and federal sources, each with unique compliance requirements and spending timelines. The selected Grants Compliance Manager will be responsible solely for grants administration, compliance monitoring, reporting, fiscal oversight, and grant closeout. This role does not include construction management, scheduling, or contractor oversight.

Pursuant to the City's Purchasing Guidelines, the RFP was released on Tuesday, January 20, 2026. Three proposals were received by Thursday, February 19, 2026. A review committee consisting of representatives from Community Development, Public Works Engineering, and Recreation and Parks evaluated the submissions and selected MDG Associates, Inc.

The Community Development Department will oversee the resulting Professional Services Agreement.

DISCUSSION:

A. Scope of Work

The Grants Compliance Manager must have experience in grants administration and compliance, with a strong understanding of federal and state funding requirements. The Manager will oversee grant-related tasks for the project, including but not limited to:

- Financial and Compliance Oversight
  - Manage the full grant lifecycle through closeout, including tracking expenditures, ensuring timely use of funds, and preparing reimbursement requests and compliance reports.

- Budget and Contract/Grant Administration
  - Apply and interpret requirements across multiple funding sources to ensure consistent compliance.

- Reporting and Documentation
  - Verify that expenditures are eligible, properly documented, and reimbursable.
  - Maintain organized records and prepare monthly or quarterly progress reports.

- Stakeholder Coordination
  - Work with designated City staff to gather required documents.
  - Provide updates on grant expenditures and compliance status.

B. Deliverables

- Reimbursement and drawdown tracking reports for each funding source
- Monthly or quarterly grant status reports
- Final project closeout and completion documentation

Alternative(s)

The City Council could decide not to award this Professional Services Agreement and direct staff to conduct all associated efforts in-house. However, this alternative may prevent the City from successfully carrying out Federal and State grant requirements consistent with the various grant deadlines, which could not only prolong the completion of the project, but also risk the funding available for this project.

Fiscal Considerations

No General Fund resources will be used under this Agreement. All fees will be paid solely from eligible federal grant(s) funds, utilizing administrative funding designated for grant management use. The initial contract is for $100,000, with the potential for an increase of a minimum of $25,000 should supplementary tasks be required as noted in the proposed contract.

Impact on the Community

Awarding this agreement will enable the City to better meet the needs of the community. Grant-related guidelines and deadlines have a significant impact on the overall cost and resources required to complete the Sports Complex. The proposed consultant will act as a force multiplier, available to coordinate all grant management and lend expertise regarding a small number of grant sources with which City Staff is not as familiar. This will enrich quality of life for Santa Maria's residents by facilitating the timely delivery of the Sports Complex.

ATTACHMENT(S)

A. Resolution – MDG Associates, Inc.
B. Professional Services Agreement – MDG Associates, Inc.
C. Proposal from MDG Associates, Inc.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA AWARDING PROFESSIONAL SERVICES AGREEMENT TO MDG ASSOCIATES, INC. FOR GRANTS COMPLIANCE MANAGEMENT FOR THE SANTA MARIA SPORTS COMPLEX PROJECT IN AN AMOUNT OF $100,000

WHEREAS, the need exists for the City to obtain grants compliance management services for the multi-funded Sports Complex Project; and

WHEREAS, on January 20, 2026, the City issued a Request for Proposals (RFP) seeking qualified firms or individuals to provide Grants Compliance Management Services to assist with various grants that have unique compliance requirements and spending timelines; and

WHEREAS, on February 19, 2026, the City received three proposals from firms that perform this work; and

WHEREAS, a review committee consisting of representatives from Community Development, Public Works Engineering, and Recreation and Parks evaluated the submissions; and

WHEREAS, following deliberations, the selection committee determined that MDG Associates, Inc. satisfied the requirements of the RFP and was deemed a qualified firm to provide the needed Grants Compliance Management Services; and

WHEREAS, the firm will provide services on an as-needed basis as defined by the City, and all task orders will have a defined scope, schedule, and fee arrangement that will be negotiated based on the rate schedule included in the agreement; and

WHEREAS, the firm will be financially compensated by using eligible federal grant funding that allows for the payment of administrative costs associated with the entire project; and

WHEREAS, additional funding may be provided should the City require supplementary tasks to be accomplished by the firm; and

WHEREAS, the City of Santa Maria determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CCR, Title 14, Chapter 3 (CEQA Guidelines), Article 20, Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities that 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. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. A Professional Services Agreement for Grants Compliance Management Services is awarded to MDG Associates, Inc. for a term that ends 12 months after the execution of an executed agreement or once funding is expended, whichever comes first. Depending on the status of the Sports Complex Project and grants associated with it, the term of the agreement may be extended under the authority of the City Manager or his designee should both parties agree; and

SECTION 2. The City Manager, or designee, is hereby authorized to execute the Professional Services Agreement and any related documents; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made on May 5, 2026 by and between MDG Associates, Inc., a California Corporation ("Contractor") and the City of Santa Maria, a California Municipal Corporation and charter city ("City"), in Santa Maria, California, based on the following recitals:

- Whereas, the City seeks to expedite project delivery, alleviate staff workloads, and coordinate grant administration across a wide range of grant sources through contracting for Grants Compliance Management for the Santa Maria Sports Complex Project (the "Project"); and
- Whereas, the Contractor has the experience, skills, resources, and the necessary professional licenses and certifications to qualify as Contractor to perform the needed services, and is willing to provide those services on mutually agreeable terms.

NOW, THEREFORE, IT IS AGREED:

1. **Recitals true.** The above recitals are true.

2. **General.**

2.01. Term and Termination. The term of this contract is one (1) year, beginning on the date first written above. This contract may be extended for up to two (2) periods of one (1) year each by mutual consent of the parties. This contract may be terminated for breach of its terms or conditions, or because of discovery of any act which violates local, state or federal law. Termination is effective 14 days after deposit of notice as specified in this Agreement.

2.02. Services to be Performed. Contractor shall determine the method, details and means of providing the needed services. More specifically, Contractor agrees to perform the specific services listed in Exhibit "A," consistent with the proposal attached in Exhibit "D."

2.03 City's Duties. City's duties under this Agreement are to cooperate with Contractor in the performance of the contract and timely pay invoices.

2.04 Scope of Work. Services to be performed are listed in "Exhibit A."

2.05 Payment. Terms under this Agreement are listed in Exhibit "B."

2.05 Insurance. Contractor shall provide insurance as listed in Exhibit "C."

2.06 Proposal. Proposal included in "Exhibit D."

2.07 Exhibits. Exhibits "A," "B," "C," and "D" are attached and incorporated.

3. Contractor's Obligations.

3.01. Minimum Amount of Service. Contractor should devote sufficient time to perform services under this agreement efficiently and effectively. Contractor may represent, perform services for and be employed by additional individuals or entities, in Contractor's sole discretion, as long as the performance of these extra-contractual services does not interfere with or present a conflict with City's business.

3.02. Timeliness. For services related to the management of the various local, state, and federal grants associated with the Sports Complex Project, each grant has unique compliance requirements and spending timelines. The Contractor will be responsible for grants administration, compliance monitoring, reporting, fiscal oversight, and grant closeout. This role does not include construction management, scheduling, or contractor oversight.

3.03. Tools and Equipment. Except as otherwise stated in this Agreement, Contractor will supply all tools and equipment necessary to perform this Agreement.

3.04. Status. Contractor (including its employees) is an independent contractor. No employer/employee relationship exists between Contractor and the City. Contractor's assigned personnel shall not be entitled to any benefits payable to employees of the City. The City is not required to make any deductions or withholdings from the compensation payable to Contractor under this agreement.

3.05. Indemnification. To the fullest extent permitted by law, the Contractor shall indemnify, defend (with independent counsel approved by the City) and hold harmless the City, and its directors, officers, and employees from and against all liabilities (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs including, but not limited to, reasonable attorneys' fees, court costs and costs of alternative dispute resolution) regardless of nature or type that arise out of, pertain to, or relate to the negligence, reckless, or willful misconduct of the Contractor or the acts or omissions of an employee, agent or subcontractor of the Contractor. The provisions of this paragraph survive completion of the services or the termination of this contract. The provisions of this Section are not limited by the provisions of the Section relating to insurance.

3.06. Conflict of Interest. Contractor will comply with all conflict of interest laws and regulations including, without limitation, the City's Conflict of Interest Code (on file in the City Clerk's Office). All officers, employees and/or agents of Contractor who will be working on behalf of the City pursuant to this Agreement, may be required to file Statements of Economic Interest. Therefore, it is incumbent upon the Contractor to notify that City of any staff changes relating to this Agreement.

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

_____
Initials

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

_____
Initials

4. Miscellaneous

4.01. Notices. All communication relating to the day-to-day activities of this Agreement shall be exchanged between a designated representative of the City and a representative of Contractor, listed below. All notices shall be addressed as follows unless a written change is filed with the City:

To City:
City of Santa Maria
Community Development Department
Attn: Community Programs Division
110 S. Pine Street, Suite 103
Santa Maria, CA 93458

To Contractor:
MDG Associates, Inc.
Attn: David Muňoz
10722 Arrow Route, Suite 822
Rancho Cucamonga, CA 91730

If the designated Representative or address of either party changes during the term of this agreement, a written notice shall be given to the other party prior to the effective date of change. Any written notices required under this agreement shall be effective five (5) days after deposit into United States mail, postage prepaid, addressed to the designated Representative, or upon confirmation of receipt of delivery if another notification process is used.

4.02. Compliance With Laws, etc. Contractor shall comply with all laws including, but not limited to, the rules and policies of the City, in performing this agreement.

4.03. Integration. This agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this agreement must be in writing and signed by the appropriate representatives of the parties.

4.04. Interpretation. This agreement shall be interpreted in accordance with the laws of the State of California.

4.05. Jurisdiction. Jurisdiction and venue of all disputes over the terms of this agreement shall be in the County of Northern Santa Barbara, State of California.

4.06. Warranty of authority. Each person signing this agreement on behalf of a party warrants that he or she has authority to do so.

4.07. No Waiver. Failure to enforce with respect to a default shall not be construed as a waiver.

4.08. Severability. The provisions of this agreement are severable. If any part of this agreement is held invalid by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

4.09. Submittals. In addition to any other submittals required by this agreement, Contractor shall submit copies of its current business license and current certificate of workers compensation coverage to the City before beginning work on this project.

4.10 Prevailing Wage. If applicable, Contractor and all subcontractors are required to pay the general prevailing wage rates of per diem wages and overtime and holiday wages determined by the Director of the Department of Industrial Relations under Section 1720 et seq. of the California Labor Code. The Director's determination is on file and open to inspection at www.dir.ca.gov and is referred to and made a part hereof; the wage rates therein ascertained, determined and specified are referred to and made a part hereof as though fully set forth herein.

IN WITNESS WHEREOF, this agreement is executed by the parties on the date first written above.

CONTRACTOR

_____
By:

CITY OF SANTA MARIA

_____
By: Chenin Dow, Director

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT "A"

SCOPE OF WORK

The Grants Compliance Manager must have experience in grants administration and compliance, with a strong understanding of federal and state funding requirements. The Manager will oversee grant-related financial, administrative, and compliance tasks for the project, including but not limited to:

A. Financial and Compliance Oversight

1. Manage the full grant lifecycle through closeout, including tracking expenditures, ensuring timely use of funds, and preparing reimbursement requests in accordance with applicable federal, state, and local regulations.
2. Monitor expenditures to ensure costs are allowable, allocable, reasonable, and properly documented in compliance with all funding requirements.
3. Develop and implement internal controls and compliance procedures to ensure adherence to all applicable regulations and grant agreements.
4. Conduct ongoing compliance monitoring and risk assessments across all funding sources.
5. Ensure proper cash management practices, including alignment of expenditures with reimbursement timing requirements.
6. Prevent duplication of benefits and ensure appropriate allocation of costs across multiple funding sources.

Funding totals approximately $18.5 million from the following sources

Funding Source	Funding Date	Amount	Spending Deadline
ARPA[1]	12/31/2024	$2,145,820	12/31/2026
County of Santa Barbara	10/14/2025	$1,500,000	12/31/2026
State of California[1]	7/1/2023	$1,000,000	6/30/2027
City CDBG (FY 2024–25)[2]	7/1/2024	$457,906	6/30/2027
City CDBG (FY 2025–26)[2]	7/1/2025	$933,639	6/30/2028
City CDBG (FY 2026-27)[2]	7/1/2026	$861,393	6/30/2029
CA Department of Parks & Recreation	7/1/2020	$6,100,000	6/30/2028
City of Santa Maria (Growth Mitigation Funds)	10/1/2025	$5,530,000	N/A

[1]Per Rec & Parks, initially priority funding sources require immediate support.

[2] The Community Programs Division of the City of Santa Maria will be managing all CDBG grants/requirements. Minimal tasks will be associated with this funding.

B. Budget and Contract/Grant Administration

1. Apply and interpret requirements across multiple funding sources, including identifying and reconciling conflicting regulatory provisions.
2. Develop and maintain cost allocation methodologies to ensure proper distribution of shared project costs.
3. Assist with grant amendments, budget modifications, extensions, and scope changes, ensuring proper documentation and approvals.

C. Reporting and Documentation

1. Verify that expenditures are eligible, properly documented, and reimbursable.
2. Maintain organized records and prepare monthly or quarterly progress reports.
3. Prepare and submit monthly or quarterly financial and compliance reports.
4. Track and report on required performance measures and program outcomes.
5. Maintain documentation to support reimbursement requests and drawdowns.

D. Stakeholder Coordination

1. Work with designated City staff to gather required documents.
2. Provide updates on grant expenditures and compliance status.

E. Deliverables

1. Reimbursement and drawdown tracking reports for each funding source.
2. Monthly or quarterly grant status reports.
3. Cost allocation and compliance documentation.
4. Final project closeout and completion documentation.

F. Supplementary Tasks: Monitoring and Compliance Support [3]

The Consultant may provide services that include, but are not limited to, the following:

1. Subrecipient and Contractor Monitoring

a. Conduct subrecipient risk assessments and develop monitoring plans.
b. Review contractor invoices / supporting documentation for compliance.
c. Perform desk reviews and/or on-site monitoring, as needed.
d. Ensure contractors comply with federal, state, and local grant requirements.

2. Labor Compliance Monitoring

a. Ensure adherence to applicable labor standards, including the Davis-Bacon Act and California Prevailing Wage Law.
b. Perform quality assurance/quality control (QA/QC) on City review of certified payroll records and related labor documentation. Should the City request Contractor review of all certified payrolls, additional funding will be negotiated to cover the related costs.
c. Coordinate with City staff to address labor compliance requirements.
d. Support preparation of reporting and documentation required for labor compliance reviews, audits, or investigations.

[3] It is noted that these additional tasks may require additional funding to cover the cost of managing these tasks.

EXHIBIT "B"

PAYMENT TERMS

I. Progress Authorization

a. Upon written authorization from the City, the Consultant is authorized to perform work up to a not-to-exceed amount of **one hundred thousand dollars ($100,000)** during the one-year term. Additional funding may be provided for any supplementary tasks identified in Exhibit "A".

b. Billing will be based on the hourly rates set forth in Table 1 of the proposal (page 17) as captured below:

Table 1: Rate Schedule – 5 Year Schedule (Hourly Rates)

Team Member Title	PY 2025-26	PY 2026-27	PY 2027-28	PY 2028-29	PY 2029-30
President/Sr. Exec. Vice-President	$175.00	$179.00	$184.00	$190.00	$196.00
Vice-President	$164.00	$169.00	$173.00	$179.00	$185.00
Senior Director	$163.00	$163.00	$167.00	$172.00	$177.00
Director	$154.00	$158.00	$162.00	$167.00	$172.00
Deputy Director	$139.00	$142.00	$146.00	$151.00	$156.00
Manager	$123.00	$127.00	$130.00	$134.00	$138.00
Deputy Manger	$127.00	$120.00	$123.00	$127.00	$131.00
Senior Associate	$111.00	$114.00	$117.00	$121.00	$125.00
Associate	$100.00	$103.00	$106.00	$110.00	$114.00
Senior Analyst	$82.00	$84.00	$86.00	$89.00	$92.00
Analyst	$77.00	$79.00	$81.00	$84.00	$87.00
Secretary	$54.00	$56.00	$58.00	$60.00	$62.00

c. The administrative and/or delivery cost of the grant(s) used for this project will cover the cost of this professional service agreement. Therefore, proper documentation such as time and attendance records will be provided along with the firm's invoice to effectively account for the cost of these services.

II. Invoice procedure

a. Payment shall be monthly based on the billable charges.

b. The Consultant shall present the bill for charges from the previous month.

c. The Consultant's bill shall be substantiated by appropriate documentation, and include an itemized listing of personnel, subcontractors, and other direct costs incurred.

d. City may withhold payment for disputed work. Payment of fees shall not constitute an acceptance of work.

III. Rates shall be billed according to Consultant's attached fee schedule, up to the not-to-exceed amount. Work Authorized by Change Order/Amendment shall be billed at on a time and materials basis according to the attached fee schedule, unless another payment method is agreed to in writing by the City.

IV. If Consultant's response to the City's RFP or RFQ is attached, all terms other than those concerning the Consultant's billing rates are null and void.

EXHIBIT "C"

INSURANCE

CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONTRACTOR, his/her agents, representatives, or employees. If the CONTRACTOR maintains broader coverage and/or higher limits than the minimums shown above, the CITY requires and shall be entitled to the broader coverage and/or higher limits maintained by the CONTRACTOR.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001), including products and completed operations, property damage, bodily injury and personal & advertising injury.
2. Insurance Services Office Business Auto Coverage Form Number CA 00 01 covering any auto (Code 1), or if CONTRACTOR has no owned autos, covering hired (Code 8) and non-owned autos (Code 9).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Errors and Omissions liability insurance appropriate to the CONTRACTOR's profession. Architects' and engineers' coverage is to be endorsed to include contractual liability.

B. Minimum Limits of Insurance

CONTRACTOR should maintain limits no less than:

1. General Liability - $2,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) 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.

3. Workers' Compensation: Statutory limits.

4. Employer's Liability - $1,000,000 per accident for bodily injury or disease.

5. Errors and Omissions Liability - $1,000,000 per occurrence or claim, $2,000,000 aggregate.

C. Self-insured Retentions

Self-insured retentions must be declared to and approved by the CITY. The CITY may require the CONTRACTOR to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration and defense expenses within the retention.

D. Other Insurance Provisions

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The CITY, its officers, officials, employees and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form or an endorsement to the CONTRACTOR's insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38 **and** CG 20 37 forms if later revisions are used).

2. For any claims related to this project, the CONTRACTOR's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the CITY, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees or volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled or reduced, except with notice **stating the title of this contract** to the CITY. **All notices provided pursuant to this MOU shall be given to the City representative listed for notice in this Agreement and shall specify the title of this Agreement.** Notice may be given by overnight mail, facsimile with confirmation of receipt, or certified mail with return-receipt requested.

4. CONTRACTOR hereby grants to CITY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the CITY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer.

5. If any of the required policies provide claims-made coverage:
   a) The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
   b) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
   c) If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase “extended reporting” coverage for a minimum of five (5) years after completion of work.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the CITY.

F. Verification of Coverage

CONTRACTOR shall furnish the CITY with original certificates and amendatory endorsements of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

G. Special Risks or Circumstances

Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

“EXHIBIT D”

PROPOSAL

Attachment C



City of Santa Maria

MDG Associates, Inc.

Proposal
Santa Maria Sports Complex
Grants Compliance Manager

February 19, 2026

February 19, 2026

City of Santa Maria
Community Development Department
Attn: Rosie Rojo, Community Programs Manager
110 South Pine Street, Room 103
Santa Maria, CA 93458

Subject: Proposal – Grants Compliance Manager

Dear Ms. Rojo:

On behalf of MDG Associates, Inc. (MDG), I am pleased to submit our Proposal to provide comprehensive Grants Compliance Management services for the Santa Maria Sports Complex Project. We understand that this multi-funded capital improvement initiative—supported by federal, state, county, and local sources totaling approximately $17.6 million—requires disciplined oversight, fiscal accountability, regulatory compliance, and timely grant closeout.

For more than 35 years, MDG has supported public agencies throughout California in the administration and compliance management of complex, multi-source funding portfolios, including Community Development Block Grant (CDBG), American Rescue Plan Act (ARPA), State of California grants, County allocations, and locally funded capital projects. Our work routinely involves managing overlapping federal requirements under 2 CFR Part 200 (Uniform Administrative Requirements), HUD regulations, Federal and State prevailing wage statutes, and agency-specific grant conditions.

We understand that the selected Grants Compliance Manager and their support staff will be responsible for:

- Full lifecycle grant administration through closeout
- Tracking expenditures and ensuring timely use of funds
- Preparing reimbursement requests and compliance reports
- Reviewing and validating procurement records for compliance
- Monitoring labor standards, including Davis-Bacon, Section 3, and State prevailing wage requirements
- Coordinating with City staff to maintain organized and audit-ready documentation

We further understand, as clarified in Addendum No. 1, that environmental review requirements under CEQA and 24 CFR Part 58 have been completed and that Authority to Use Grant Funds (AUGF) has been received for CDBG components of the project. Accordingly, our focus will be on compliance oversight, fiscal management, procurement validation, and labor standards monitoring.

MDG brings extensive experience supporting public agencies with:

- Multi-source capital project compliance tracking
- Procurement record validation under 2 CFR Part 200 and state requirements
- Certified payroll review and labor standards enforcement
- Grant reimbursement preparation across multiple reporting platforms
- Audit preparation, monitoring response, and successful grant closeout

The MDG team proposed for this assignment is identified in the proposal, with resumes included in Appendix 1. The engagement will be led by the team of David Muñoz, who will serve as MDG's Project Director and Christopher Aune, who will serve as Project Manager. Chris is a Santa Maria Valley resident and brings over two decades of public-sector experience, ensuring responsiveness, accessibility, and strong coordination with City staff.

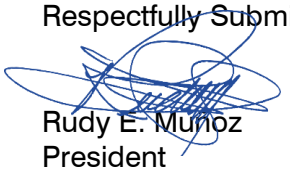
MDG is prepared to begin services immediately and to establish a structured reimbursement cadence, detailed compliance tracking system, and proactive monitoring framework to ensure all funding sources meet their respective expenditure deadlines.

We appreciate the opportunity to submit this proposal and look forward to assisting the City of Santa Maria in successfully administering the Sports Complex grants portfolio.

Should you have any questions, please feel free to contact me directly:

MDG Associates, Inc.
Rudy E. Muñoz, President
10722 Arrow Route, Suite 822
Rancho Cucamonga, CA 91730
(909) 476-9696
rmunoz@mdg-ldm.com

Respectfully Submitted,



Rudy E. Muñoz
President

Enclosure: Proposal

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Exhibits:

Exhibit “1” - Resumes of Key Personnel

INTRODUCTION

Since 1991, MDG Associates, Inc (MDG) has specialized in crafting tailored solutions to tackle the most pressing challenges faced by our clients. With a distinguished history spanning 35 years, MDG has undergone steady growth by adeptly responding to the evolving needs of the communities we serve to make a tangible difference. Our comprehensive suite of services reflects our dedication to addressing the diverse challenges faced by our clients. These services include grant administration, subrecipient management, implementation of housing and commercial rehabilitation programs, planning, and labor compliance monitoring, among others.

MDG brings a team that possesses a depth of expertise and breadth of experience in providing grants management and compliance services. Our team is comprised of 42 seasoned practitioners. Of those, 23 are subject matter experts in the administration, implementation, and monitoring of Community Development Block Grant (CDBG) funds, American Rescue Plan Act (ARPA) allocations, State of California capital improvement grants, and other public infrastructure funding sources. MDG's work routinely involves the application of 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), 24 CFR Part 570, federal labor standards under the Davis-Bacon Act, HUD Section 3 requirements, State of California prevailing wage statutes, and procurement standards under 2 CFR 200.317 through 200.327. Our team regularly reviews procurement files for documentation sufficiency, confirms cost allowability prior to reimbursement submission, and ensures that expenditures are eligible, properly supported, and defensible under audit or monitoring review.

MDG Associates, Inc. is a California corporation and is certified as both a Minority Business Enterprise (MBE) and Small Business (SB). The firm has been in continuous operation for 35 years.

Legal Name of Business	MDG Associates, Inc.
State of Incorporation	California
Point of Contact / Company Address	Rudy Muñoz, President 10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730 Phone: 909-476-9696 rmunoz@mdg-ldm.com
Organizational Structure	Corporation; Minority Business Enterprise (MBE)
Time Business in Operation	35 years (September 1991)

Santa Maria Sports Complex Project

MDG understands that the Sports Complex Project is supported by multiple funding sources, including federal, state, county, and local funds, each with distinct expenditure deadlines, reporting requirements, and compliance standards. The selected Grants Compliance Manager is expected to oversee the full grant lifecycle, including expenditure tracking, reimbursement preparation, procurement record validation, labor standards coordination, compliance reporting, and closeout documentation.

MDG's approach to grants compliance is systematic and documentation driven. At the outset of an engagement, the firm establishes a funding source compliance framework that identifies applicable regulatory requirements, reporting obligations, and expenditure deadlines for each funding stream. This framework supports coordinated financial tracking, timely reimbursement submission, and proactive compliance monitoring. The firm also assists jurisdictions in maintaining organized, audit-ready files, preparing monitoring responses, and assembling complete closeout documentation for federal and state funding sources.

The proposed engagement will be led by the team of David Muñoz, who will serve as MDG's Project Director and Christopher Aune, who will serve as Project Manager. David and Chris will be assisted by other MDG staff who are knowledgeable in the areas needed to fulfill the tasks outlined in the RFP, such as labor standards compliance monitoring, Section 3 compliance, fiscal management, and file management for compliance with the various grants. Mr. Aune resides in the Santa Maria Valley and brings more than two decades of public-sector experience, ensuring accessibility and familiarity with local governmental processes. Additional compliance and financial staff will be assigned as necessary to meet reporting schedules and funding deadlines.

MDG proposes to function as an extension of City staff by providing structured compliance oversight, reimbursement coordination, procurement validation, labor standards compliance support, and grant closeout preparation. Services will be delivered in coordination with the Community Development and Recreation & Parks Departments to ensure consistent communication, accurate reporting, and adherence to all applicable regulatory requirements.

QUALIFICATIONS AND FIRM EXPERIENCE

MDG Associates, Inc. (MDG) has more than three decades of experience providing grants administration, fiscal oversight, and regulatory compliance services to public agencies throughout California. The firm's primary practice area is the implementation and oversight of federally and state-funded programs, including capital improvement projects supported by multiple funding sources with distinct compliance and reporting requirements.

The Sports Complex Project requires coordinated management of federal, state, county, and local funding sources with varying expenditure deadlines, documentation standards, and regulatory frameworks. MDG has extensive experience managing similar multi-source funding portfolios and ensuring that expenditures are eligible, properly documented, and defensible under monitoring or audit review.

Experience in Federal and State Grants Administration

Currently, MDG is contracted by 30 cities and three counties to directly oversee their HUD CPD entitlement programs, totaling around $80.5 million annually. In addition, we assist the State of California and the Commonwealths of Puerto Rico in the administration of their CDBG-DR funds totaling more than $6.5 Billion. Our responsibilities encompass the day-to-day administration, implementation, and monitoring of their programs to ensure effective and compliant utilization of their grant funds. This includes the preparation of essential planning documents such as the Five-Year Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPERs). Furthermore, MDG assists with subrecipient management to ensure adherence with program requirements, monitoring housing programs to verify continued compliance with affordability covenants, and oversight of capital improvement projects to ensure conformance with the Davis-Bacon and Related Acts (DBRA), Section 3 requirements, and the Build America Buy America Act (BABA) preferences.

In recent years, MDG has assisted over 15 jurisdictions to administer and implement their CDBG-CV, HOME-ARP, and ESG-CV programs, resulting in an approximate investment of $50 million in projects that have positively transformed and revitalized their communities. Furthermore, MDG has played an instrumental role in supporting the State of California and the Commonwealth of Puerto Rico in establishing systems and developing policies and procedures to effectively manage and monitor their CDBG-DR and CDBG-MIT grants, collectively amounting to around $21 billion, allocated to disaster response and recovery efforts.

Due to the successful track record of these endeavors, MDG has been entrusted with developing resources, providing technical assistance, and conducting training nationwide on behalf of HUD. Specifically, our team has conducted training sessions on various subject matter areas such as "Basically CDBG," Disaster Recovery Grant Reporting (DRGR), CPD Maps, eCon Planning Suite, and the Integrated Disbursement Information System (IDIS). Furthermore, our staff currently assist grantees across the country through the HUD Exchange Ask-a-Question (AAQ) portal on matters pertaining to CDBG, HOME, DRGR, and BABA.

In addition, MDG staff provides administrative and compliance oversight for State of California grant funds including CalHOME, and Permanent Local Housing Allocation Program (PLHA) grant funds as well as assisting the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) in the oversight of the County Measure A funds.

Our responsibilities include overall grant management including financial tracking, reimbursement preparation, performance reporting, procurement documentation review, subrecipient monitoring, labor standards compliance monitoring, and grant closeout preparation. We assist jurisdictions in applying the Uniform Administrative Requirements under 2 CFR Part 200, including procurement standards, cost allowability analysis, financial management systems, and audit preparation. MDG regularly supports jurisdictions during HUD and HCD monitoring reviews as well and the jurisdiction's Single Audits and prepares corrective action responses where necessary.

In addition to day-to-day administration, MDG staff have been selected by HUD Headquarters to provide national-level training and technical assistance to grantees on regulatory compliance, including instruction on the IDIS and DRGR reporting systems, fiscal management, federal procurement requirements, labor standards monitoring, and Uniform Guidance implementation. Two members of our staff have trained hundreds of CDBG grant recipients in the "Basically CDBG" training which can also be viewed on HUD's website (HUD Exchange). Members of our team also support HUD's Ask A Question (AAQ) portal, providing regulatory interpretation and compliance guidance to grantees nationwide.

Experience Managing Multi-Source Capital Projects

MDG has substantial experience overseeing public facility and infrastructure projects funded through combinations of federal, state, county, and local sources. These projects often involve overlapping regulatory requirements, including federal labor standards under the Davis-Bacon Act, State of California prevailing wage laws, HUD Section 3 requirements, and procurement compliance under 2 CFR 200.317 through 200.327.

Our approach to multi-source capital project oversight includes the development of a funding source compliance matrix to identify applicable regulatory requirements, expenditure deadlines, and reporting obligations for each funding stream. This matrix forms the basis for structured financial tracking and reimbursement coordination. Where procurement has already occurred, as is the case with the Sports Complex Project, MDG conducts file validation to ensure compliance with applicable federal and state standards and identifies any documentation gaps requiring corrective action.

With respect to labor standards compliance, MDG has extensive experience reviewing certified payroll records, coordinating worker interview documentation, and ensuring that federal and state labor requirements are applied appropriately based on funding source. We utilize the LCP Tracker web based reporting system to assist in tracking and ensuring contractor compliance with applicable Federal and State labor standard requirements. We regularly work with jurisdictions to maintain organized and defensible labor compliance files in preparation for monitoring reviews.

Our experience managing capital improvement funding portfolios include senior centers, community centers, community parks including soccer and baseball complexes, police stations, and other city facilities such as streets, storm drain systems, and city yard facilities. We believe that this experience positions MDG to effectively oversee the Sports Complex grants lifecycle through final closeout.

Financial Management and Reporting Systems

MDG staff are experienced in multiple federal and state reporting platforms and financial management systems. Our team works regularly with IDIS, DRGR, PAGE, RAMPS, and other federal reporting databases. While the Community Programs Division will continue handling IDIS for CDBG components of the Sports Complex Project, MDG is prepared to coordinate reimbursement preparation and reporting across other applicable funding systems to ensure consistency and accuracy.

Our financial oversight services include expenditure reconciliation against approved budgets, cost allowability review under 2 CFR Part 200 Subpart E, preparation of reimbursement documentation, and maintenance of audit-ready financial records. We assist jurisdictions in establishing reimbursement cadences, typically on a monthly basis, to ensure timely drawdown and minimize risk of unspent funds approaching statutory deadlines.

MDG maintains a staff of experienced grants administrators, compliance specialists, financial analysts, and regulatory advisors. Many members of our team have provided federal technical assistance and national training on behalf of HUD and the California Department of Housing and Community Development. Our staff possess advanced knowledge of Microsoft Office applications and project tracking tools and are experienced in maintaining structured documentation systems that support monitoring readiness and grant closeout.

The firm's long-standing relationships with federal and state oversight agencies reflect our reputation for technical competence, regulatory knowledge, and consistent compliance performance.

Labor Compliance

MDG is currently under contract to provide labor compliance services to 13 cities in Southern California. Our typical scope of work includes preparation or review of bid documents for compliance with Federal labor standards and requirements including but not limited to Davis-Bacon and Related Acts, Section 3, and DOL regulations; attending pre-bid and pre-construction meetings to present information on Davis-Bacon and Section 3 requirements; reviewing submitted bid documents for compliance; comprehensively analyzing 100% of all certified payroll reports for compliance, establish and maintain contractor and subcontractor labor files; conduct employee field interviews and document posting compliance; reconcile weekly certified payroll reports and supporting documentation; monitor contractors for Section 3 accomplishments; schedule labor compliance file reviews prior to release of retention funds; and address and resolve any underpayment or deficiency issues.

Our team utilizes industry-standard tools including using LCPtracker™ to deliver exceptional value to our clients and their construction contractors. These tools 1) help participating contractors produce accurate and compliant certified payroll reports electronically in one central place, 2) reduce reporting lag time, 3) reduce errors and violations, 4) provide greater success in the event of any compliance audit or investigation.

Public Agencies Provided Services in Last 5 Years with Most Recent within Last 2 Years.

Client	Con Plan/ AI/CPP	CDBG HOME Grant Mgmt.	CDBG/ HOME TA	Hsg. / Com. Rehab.	Hsg. / Com. Rehab. TA	CARES Act TA	DDBRA and Section 3 Monitoring	Disaster Recovery (CDBG-DR)	Misc. HUD Programs TA
Services Provided in Last 2 Years									
Apple Valley, CA	X	X		X		X	X		
Agoura Hills, CA		X		X			X		
Azusa, CA				X			X		
Baldwin Park, CA	X		X						
Carson, CA			X	X		X			
Chula Vista, CA				X					X
Clarksville, TN	X	X	X						X
Commerce, CA		X		X					
Commonwealth of Puerto Rico			X*		X			X	
Corona, CA	X	X		X		X	X		
County of Allegheny, PA			X						
County of Henrico, VA			X*						X*
County of Imperial, CA									X
County of Los Angeles, CA			X						X
County of Orange, CA						X			
County of San Bernardino, CA			X						X
County of Santa Barbara, CA	X		X						X
County of Ventura, CA	X								
Dallas, TX			X		X				
Downey, CA	X	X		X		X			X
Duarte, CA		X					X		
Fontana, CA	X	X		X		X	X		
Fresno, CA			X		X				
Gardena, CA	X	X		X			X		X
Goleta, CA		X					X		
Hawthorne, CA	X	X		X		X	X		
Hesperia, CA	X	X		X		X	X		X
Irvine, CA	X	X		X		X	X		X
King County, WA									X
La Cañada Flintridge, CA		X		X					X
La Habra, CA	X		X	X		X			
Los Angeles, CA			X						X
Miami – Dade County									X
New York City						X			
Palmdale, CA	X	X		X		X	X		X
Paramount, CA	X	X		X		X	X		X
Rancho Cucamonga, CA	X	X		X		X			X
San Dimas, CA		X		X					
San Juan, PR			X*		X*				
Santa Ana, CA	X		X			X			X
Seattle, WA			X*						X*
State of California			X			X		X	
State of Iowa			X*		X*	X*			
State of New Mexico			X						X
State of North Dakota			X*		X*				
Temecula, CA	X	X			X	X	X		
Tucson, AZ			X*						X*
Upland, CA	X	X		X		X	X		X
Walnut, CA		X		X			X		

Client	Con Plan/ AI/CPP	CDBG HOME Grant Mgmt.	CDBG/ HOME TA	Hsg. / Com. Rehab.	Hsg. / Com. Rehab. TA	CARES Act TA	DDBRA and Section 3 Monitoring	Disaster Recovery (CDBG-DR)	Misc. HUD Programs TA
Services Provided in Last 5 Years									
Albuquerque, NM	X		X		X				
Arecibo, PR			X*		X*				
County of Harris, TX								X	
Detroit, MI			X*		X*				
Houston, TX								X	
Kansas City, KS			X*						
County of Riverside, CA	X								
Simi Valley, CA			X*		X*				X*
State of Utah			X*						X*
Tulsa, OK			X*						X*

***Conducted on behalf of HUD**

PROPOSED METHODOLOGY

MDG Associates, Inc. proposes a structured, coordinated, and compliance-driven approach to administering the grant funding portfolio for the Santa Maria Sports Complex Project. The firm's role is to ensure that all applicable federal, state, county, and local funding requirements are satisfied; that expenditures are properly documented and reimbursed; and that the City maintains organized, audit-ready records through final grant closeout.

David Muñoz and Chris Aune will oversee grants management for the project. Mr. Muñoz has over twelve years' experience in grant administration and training across various funding sources, while Mr. Aune offers more than twenty years of public-sector experience and is locally based in Santa Maria Valley, facilitating coordination with Community Development and Recreation & Parks staff. Other MDG team members provide specialized expertise in areas like labor standards and grant reporting. Rudy Muñoz will support David and Chris as needed, and Juan Nunez will handle Davis-Bacon and Section 3 compliance.

MDG's coordination model is organized around three primary management components: schedule management, budget management, and grants compliance management

Managing Schedule

The Sports Complex Project involves multiple funding sources with distinct expenditure deadlines extending through 2026–2028. MDG will implement a funding compliance calendar at the outset of the engagement identifying all statutory deadlines, reporting cycles, reimbursement timing, and closeout milestones associated with each funding source.

This schedule management system will include regular coordination meetings with City staff to review progress toward expenditure targets and identify any potential risks to timely drawdown. MDG will establish a recommended quarterly reimbursement cadence to ensure consistent fund utilization and to minimize the risk of delayed expenditures approaching statutory deadlines. Where corrective action is necessary to maintain compliance with funding timelines, MDG will provide written recommendations and assist staff in implementing appropriate adjustments.

Mr. Aune's local availability allows for timely in-person coordination meetings when necessary, ensuring that schedule-related issues are addressed proactively and efficiently.

Managing Budget

MDG will implement structured financial tracking procedures to ensure that all project expenditures are eligible, properly allocated to the appropriate funding source, and supported by sufficient documentation. Our services will include reconciliation of expenditures against approved grant budgets, verification of cost allowability under applicable regulatory frameworks, and preparation of reimbursement documentation for submission through applicable reporting systems.

Where procurement has already been completed, MDG will conduct a review of procurement files to confirm compliance with federal procurement standards under 2 CFR Part 200 and applicable state requirements. This review will ensure that expenditures charged to federal or state funding sources are supported by documentation sufficient to withstand audit or monitoring review.

MDG will coordinate with City financial staff to ensure that drawdown documentation is consistent with internal accounting records and that reimbursement submissions are accurate and complete. Regular financial status updates will be provided to City staff summarizing expenditures to date, remaining balances, and projected drawdown schedules.

Managing Grants Compliance

MDG's primary responsibility under this engagement is regulatory compliance oversight. The firm will ensure that all grant-funded activities are administered in accordance with applicable federal, state, county, and local requirements. This includes application of Uniform Administrative Requirements under 2 CFR Part 200, CDBG regulations under 24 CFR Part 570, labor standards compliance under the Davis-Bacon Act where applicable, State of California prevailing wage laws, and HUD Section 3 requirements.

In coordination with the Community Programs Division, MDG will support labor standards documentation review, including certified payroll verification and maintenance of organized compliance files. Although IDIS entries for CDBG components will continue to be handled by City staff, MDG will coordinate reimbursement preparation and documentation for other funding sources to ensure consistency across reporting platforms.

The firm will maintain organized grant files structured to support monitoring reviews and final closeout. Prior to grant expiration, MDG will prepare a closeout checklist for each funding source and confirm that required reports, reconciliations, and compliance documentation have been completed.

Coordination with City Staff and Departments

MDG recognizes that effective grants compliance requires coordination among Community Development, Recreation & Parks, Finance, and other departments involved in project implementation. Mr. Aune will serve as the central coordination point between MDG and City staff, ensuring that information requests are addressed promptly and that documentation is maintained in a consistent and organized format.

MDG will participate in regularly scheduled status meetings and provide written summaries of compliance activities as needed. The firm will also remain available for consultation regarding regulatory interpretation or compliance questions that arise during project implementation.

Quality Control and Documentation Standards

All work performed under this engagement will be subject to internal quality control review. Compliance documentation, reimbursement requests, and financial tracking reports will be reviewed prior to submission to ensure accuracy and completeness. MDG's documentation

practices are structured to meet federal audit standards and to facilitate efficient monitoring responses if requested by funding agencies.

Summary of Methodology

MDG's proposed coordination approach reflects substantial experience managing complex, multi-source funding portfolios and demonstrates familiarity with the regulatory frameworks governing federal and state grants. The firm's methodology emphasizes proactive schedule management, disciplined budget oversight, and structured compliance monitoring to safeguard public funds and ensure successful grant completion.

With David Muñoz providing compliance oversight and Christopher Aune serving as local Project Manager, MDG offers both regional presence and technical expertise. Our organized management framework, regulatory knowledge, and documented experience with grants administration and compliance directly align with the City's evaluation criteria, including experience, familiarity with funding requirements, and the strength of the proposed project management approach. We are confident that MDG's structured coordination model will provide the City of Santa Maria with reliable, compliant, and professional grants management services throughout the lifecycle of the Sports Complex Project.

KEY PERSONNEL AND ROLES

Proposed Team

The members of the MDG team proposed to directly provide Grants Compliance Management, Davis Bacon, and Section 3 consulting services are provided below, in addition to their role in the implementation of the scope of work. Additional support team members will be available to assist on as needed basis. Resumes for each staff member are provided under **Exhibit "1"** of this proposal.

The following section provides biographical information for each of the MDG staff members included on the Project Team.

Rudy Muñoz, President – MDG Associates Inc.

Rudy Muñoz is the founder and President of MDG Associates, Inc. With more than 40 years of overall experience in the community development field, Rudy's primary focus is on assisting government agencies with all aspects of the administration and implementation of their HUD-funded CPD Programs. These include, but are not limited to, the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Community Development Block Grant – Disaster Recovery (CDBG-DR), and Housing Rehabilitation programs.

Rudy works hand-in-hand with HUD grantees on the development of implementation strategies and tools to facilitate the management of their CPD programs, providing training for the HUD CPD Programs, and at times implementing the day-to-day functions of the programs. These functions include all phases of program implementation from the development of Consolidated Plans and Action Plans through the programmatic and financial closeout of the projects and grants. He assists grantees in developing HUD mandated Policies and Procedures for administering all CPD Programs and implementing Housing Rehabilitation, Commercial Rehabilitation, and Homebuyer activities funded under these programs.

Rudy is a Certified HOME Specialist and is a subcontractor to national Technical Assistance (TA) providers through HUD's OneCPD and Community Compass initiatives. Through the initiatives, he provides TA and training to HUD grantees throughout the U.S. in CDBG, HOME, and CDBG-Disaster Recovery Programs. He provides training at the national level in "Basically CDBG," Assessment of Fair Housing (AFH), Integrated Disbursement and Information Systems (IDIS), and the Disaster Recovery Grant Reporting System (DRGR). Because of his fluency in Spanish, he has prepared and provided many of the trainings referenced above in Spanish for the Commonwealth of Puerto Rico and its municipalities.

Rudy has a Bachelor of Architecture (5 yr. degree) from California Polytechnic University in Pomona.

David Muñoz, Director – MDG Associates Inc.

With more than 12 years of experience in the planning and implementation of federal grants including those offered by the U.S. Department of Housing and Urban Development – Office of Community Planning and Development, David assists municipalities with all aspects of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) management.

David focuses on strategic community investment in affordable housing, development of infrastructure and coordinating the supportive services necessary to achieve local goals and to affirmatively further fair housing choice. His work in these areas includes over 30 Consolidated Plans, 100 Annual Action Plans, and numerous program policy and procedure documents to facilitate the implementation of the housing and community development projects resulting from these plans.

David is a national Technical Assistance (TA) provider through HUD's Community Compass initiatives. Through the initiative, he provides training to municipalities in the Disaster Recovery Grant Reporting (DRGR) system and is also a beta tester for HUD on the system. Because of his fluency in Spanish, he provides training in Spanish for the Commonwealth of Puerto Rico.

David has a Bachelor of Politics and International Affairs with a Minor in Latin American Studies (Honors Program) from Wake Forest University.

Christopher Aune, Manager – MDG Associates Inc.

Chris Aune is a seasoned planning, housing, and grants management professional with over 22 years of experience in urban development, zoning, permitting, affordable housing initiatives, and public-sector grant administration. His expertise includes the administration and compliance of HUD and State housing funds, development of architectural and design guidelines, management of complex affordable housing initiatives, and strategic use of permit-ready ADU programs to expand housing access and streamline approvals.

Chris has successfully worked on high-impact projects such as the redevelopment of the former Antelope Valley Fairgrounds, citywide scattered-site housing developments, Transit Oriented Development (T.O.D.) Zone guidelines, and the oversight of housing rehabilitation and homeownership programs funded through federal and state grants. His guidance on architectural design standards, stakeholder engagement, fiscal compliance, and coordination with engineering, building, and finance departments has helped cities achieve policy objectives while maintaining regulatory compliance and measurable results.

Chris has a Bachelor of Arts in Planning and Urban Studies from California State University Northridge, Northridge, CA.

Juan Nunez, Associate – MDG Associates Inc.

Juan leads the company's labor compliance and Section 3 monitoring program. The labor compliance monitoring has included both State of California as well as the federal Davis-Bacon and Related Acts (DBRA). Juan is responsible for labor compliance monitoring for over fifteen cities and over 30 projects. Juan focuses on implementing monitoring strategies to assist cities and contractors through the various labor compliance regulations imposed by federal and state grants. Juan is responsible for ensuring that all contractors and subcontractors are well informed of the reporting requirements during the pre-bid and pre-construction meetings. He is responsible for collecting, reviewing, and working with contractors on ensuring that all workers are paid prevailing wages as established by the regulatory agencies.

The Project Team was selected based on the requirements and tasks specified in the Request for Proposals (RFP). This team is comprised of professionals with subject matter expertise and practitioners with experience in all facets of grants management and labor compliance services. Additional staff will be available to support the deliverables outlined in the RFP as necessary.



Rudy Muñoz | President | Contract Administrator

Rudy Muñoz will serve as the Contract Administrator on behalf of MDG. He will provide senior-level guidance on complex compliance issues, federal and state regulatory interpretation, and risk mitigation strategies, while supporting the assigned project team on an as needed basis. Mr. Muñoz will also serve as the back-up Project Director if the Project Director is unavailable.



David Muñoz | Director – Grants Management | Project Director

David Muñoz will serve as the Project Director for this assignment providing oversight of grants administration, regulatory compliance, and fiscal management activities. He will ensure that the project remains aligned with applicable federal, state, county, and local funding requirements and that schedule, budget and reporting obligations are managed. He will oversee provide technical direction to the team to maintain documentation integrity and audit readiness throughout the lifecycle of the assignment.



Christopher Aune | Manager – Planning/Grants Management | Project Manager

Chris Aune will serve as the primary day-to-day Grants Compliance Manager for the Santa Maria Sports Complex Project. He will oversee expenditure tracking, reimbursement coordination, procurement documentation review, and overall compliance with applicable funding requirements. Chris will coordinate MDG staff responsible for Davis-Bacon and Section 3 monitoring. Chris will provide local presence and accessibility, ensuring that all activities are administered in accordance with federal, state, and local regulations.



Juan Nuñez | Associate – Labor Compliance | Labor Compliance Specialist

Juan Nuñez will serve as the labor compliance and Section 3 specialist and work closely with contractors to ensure certified payroll submissions are timely and accurate within LCPtracker™ and compliant with applicable Davis-Bacon and State prevailing wage requirements. He will attend pre-bid and pre-construction meetings as requested, will ensure on-site HUD-11 Employee Interviews are conducted, verify required jobsite postings, and coordinate with project staff to maintain organized labor compliance files.

REFERENCES

The following list represents MDG client references for the performance of similar tasks and grants management. Additional references are available upon request.

CLIENT	PROJECT DESCRIPTION	DURATION
City of Irvine Sarah Escobedo, Management Analyst II 1 Civic Center Plaza, Irvine, CA 92606 E-mail:SEscobedo@cityofirvine.org Phone: (949) 724-7447	Administered the CDBG, HOME, and ESG Programs; Administered the CDBG funded Housing Rehabilitation and Mobilehome Rehabilitation Programs; Administered the CDBG-CV, HOME-ARP, and ESG-CV Programs; Annual Plans and CAPERs. Prepared Five-Year Consolidated Plan for 2010-2014; 2015-2019; 2020-2024; 2025-2029	2001 To Present
City of Fontana Valerie Gonzales, Housing Dev. MGR. 8353 Sierra Avenue Fontana, CA 92335 E-mail: vgonzales@fontana.gov Phone: (909) 350-6625	Implemented the CDBG, HOME, and ESG Programs; Implemented the CDBG funded Housing Rehabilitation and Lead Hazard Reduction Programs; Implemented the CalHome Mobile Home Rehabilitation Program; Annual Plans and CAPERs. Prepared Five-Year Consolidated Plan for 2010-2014; 2015-2019; 2020-2024; 2025-2029	2010 to Present
City of Hawthorne Kimberly Mack, Director of Housing 4455 West 126th Street Hawthorne, CA 90250 E-mail: kmack@cityofhawthorne.org Phone: (310) 349-1603	Administered the CDBG & HOME Program; Administered / implemented the CDBG funded Housing Rehabilitation Program; Administered / Implemented the Commercial Rehabilitation Program; Administered the CDBG-CV, HOME-ARP, and ESG-CV Programs; Implemented the Neighborhood Stabilization Program (NSP); Annual Plans and CAPERs. Prepared Five-Year Consolidated Plan for 2005-2010; 2010-2014; 2015-2019; 2020-2024; 2025-2029	1996 to Present
State of California – Housing and Community Development Dept. Alice Brodkin, Disaster Recovery Federal Fiscal Compliance Section Manager 651 Bannon Street Sacramento, CA 95811 E-mail: Alice.Brodkin@hcd.ca.gov Phone: (916) 883-6139	Supported the State in implementing the CDBG-DR funded Multi-Family Development Program and assisted the Fiscal Compliance Division with fiscal management tasks, including reconciliations, processing draws, and delivering training and technical assistance to subrecipients across the state for all Disaster Recovery grants awarded to the State.	2018 to Present

FEE PROPOSAL

MDG Associates, Inc. proposes to provide the Grants Compliance Manager services to the City of Santa Maria on a time and materials basis. Billing will be based on the hourly rates set forth in **Table 1: Rate Schedule** included below. This approach allows for flexibility in responding to the City's specific needs and ensures that costs are directly aligned with the services provided.

If the City requests MDG to handle all daily labor compliance services, we are willing to offer fixed lump sum fee proposals for these services. Please note that MDG uses the LCPTracker software system to carry out its labor compliance monitoring.

We are committed to delivering high-quality work in a cost-effective manner and will coordinate closely with City staff to manage project budgets and reporting expectations.

Table 1: Rate Schedule – 5 Year Schedule (Hourly Rates)

Team Member Title	PY 2025-26	PY 2026-27	PY 2027-28	PY 2028-29	PY 2029-30
President/Sr. Exec. Vice-President	$175.00	$179.00	$184.00	$190.00	$196.00
Vice-President	$164.00	$169.00	$173.00	$179.00	$185.00
Senior Director	$163.00	$163.00	$167.00	$172.00	$177.00
Director	$154.00	$158.00	$162.00	$167.00	$172.00
Deputy Director	$139.00	$142.00	$146.00	$151.00	$156.00
Manager	$123.00	$127.00	$130.00	$134.00	$138.00
Deputy Manger	$127.00	$120.00	$123.00	$127.00	$131.00
Senior Associate	$111.00	$114.00	$117.00	$121.00	$125.00
Associate	$100.00	$103.00	$106.00	$110.00	$114.00
Senior Analyst	$82.00	$84.00	$86.00	$89.00	$92.00
Analyst	$77.00	$79.00	$81.00	$84.00	$87.00
Secretary	$54.00	$56.00	$58.00	$60.00	$62.00

***Program year is defined as July 1 to June 30 of the following year.*

Exhibit I

Personnel Resumes



RUDY MUÑOZ

President

AREAS OF EXPERTISE

- Grants Management
- HUD CPD Programs
- Disaster Recovery Programs
- CARES Act
- Disaster Recovery Grant Reporting (DRGR) System
- Uniform Administrative Requirements-2 CFR Part 200

YEARS OF EXPERIENCE

40 Years

CERTIFICATIONS/TRAINING

- Certified HOME Program Regulations
- California General Contractor No. 681042
- ICBO Earthquake Retrofit - Wood Frame Certification
- Certified Lead Visual Inspector

EDUCATION

Bachelor of Architecture
California Polytechnic University - Pomona

WORK HISTORY

MDG Associates, Inc.
1991 - Present

City of Huntington Park
1988 - 1991

MDG Associates, Inc.

Rudy Muñoz serves as President and founder of MDG Associates, Inc. Over the past 40 years, he has assisted cities and counties with the design, administration, and implementation of their HUD-funded CPD Programs, including, but not limited to the CDBG, HOME, NSP and CDBG-DR programs. Rudy works with government agencies on the development of implementation strategies and tools that facilitate the management of their programs. He has been involved in HUD Disaster Recovery Programs since the 1994 Northridge Earthquake, where he directed the rehabilitation of over 300 homes for two cities in Los Angeles County. Rudy works as a subcontractor to several national Technical Assistance (TA) providers through HUD's Community Compass initiatives. He has provided classroom training on behalf of HUD including Basically CDBG, Assessment of Fair Housing (AFH), CPD Maps, eCon Planning Suite, and the Disaster Recovery Grant Reporting (DRGR) system. Due to his Spanish fluency, he has also provided all of the training in Spanish for the Commonwealth of Puerto Rico and its municipalities.

PROJECT SPECIFIC EXPERIENCE

State of California - Disaster Recovery and Mitigation Grant Financial Management, Data, and Reporting

Subject Matter Expert – Team Co-lead | November 2019 – June 2022

Rudy is the working group co-lead for the implementation of the financial management, data, and reporting (FDR) unit for Disaster Recovery and Mitigation grants received by the State of California from 2017 through the present. In total, he is working with seven disaster recovery and mitigation grants totaling approximately $2.5 billion. Building on the basic framework of the CDBG program regulations, CDBG-DR Federal Register Notices, and the 2 CFR Part 200 regulations, Rudy has led the preparation of financial management policies and procedures, the development of standard operating procedures (SOPs), workflows, forms and documents, checklists, and system tools to assist HCD-DR staff in the fiscal management aspects of the disaster recovery and mitigation grants. He is assisting in conducting regularly scheduled reconciliations of their labor costs as well as the reconciliation across the three different program level systems (DRGR, Fi$Cal, and Grants Network) and one project level system (eGrants). Rudy also provides technical assistance and training to new staff assigned to the disaster recovery program and regularly provides training for subrecipients in matters related to financial management.

Programs: CDBG-DR | CDBG-MIT | 2 CFR Part 200

Client: Alice Broadkin, Section Chief–Fiscal Compliance & Monitoring, California HCD
2020 W. El Camino Avenue, Suite 200, Sacramento, CA 95833
wendyp.nelson@hcd.ca.gov | (916) 841-8996



RUDY MUÑOZ

President

PROJECT SPECIFIC EXPERIENCE

Rehabilitation Programs (multiple agencies)

Program Manager / President | 1985 - Current

Rudy has provided residential and commercial rehabilitation program administration services to the City of Upland in addition to approximately 40 other grantees / participating jurisdictions in the last 30 years. Rudy's services to Upland have supported improvements to residential and commercial structures in the low- and moderate-income sections of the community. Rudy has designed and implemented housing rehabilitation programs utilizing a variety of grants including, but not limited to, CDBG, HOME, state, and local redevelopment funds that resulted in the rehabilitation of over 1,000 residential dwellings. In addition, he has designed and implemented commercial rehabilitation programs utilizing CDBG and local funds that has resulted in the renovation of over 200 commercial buildings in commercial districts that serve the low- and moderate-income community. In this role, Rudy has developed program guidelines, policies and procedures, implementation forms and documents, and tracking and monitoring systems for these programs. Rudy is currently overseeing MDG program staff implementing these programs in cities across Southern California.

Programs: CDBG | HOME | Housing Rehabilitation | Commercial Rehabilitation

Client: Diane Cotto, Development Services Manager, City of Upland
460 N. Euclid Avenue, Upland, CA 91786
dcotto@ci.upland.ca.us | (909) 931-4146

City of Paramount (plus various other cities), HUD CPD Programs Administration/Housing & Commercial Rehabilitation Administration

Program Manager / President | 2001 - Current

Rudy has provided program administration services to the City of Paramount in addition to 30 other grantees / participating jurisdictions during the last 20 years. Rudy's services to Paramount have supported improvements to a number of community facilities and infrastructure projects in the low- and moderate-income sections of the community. Rudy has designed and implemented a housing rehabilitation program utilizing HOME program funds that resulted in the rehabilitation of over 350 homes. In addition, he has designed and implemented a commercial rehabilitation program utilizing CDBG funds that has resulted in the renovation of over 60 commercial buildings in the City's core commercial district that serves the low- and moderate-income community. In this role, Rudy has developed program guidelines, supporting forms and documents, and tracking and monitoring systems for all of these programs to ensure compliance with CDBG and HOME regulations. Rudy is currently overseeing MDG program staff implementing these programs in cities across Southern California.

Programs: CDBG | HOME | Housing Rehabilitation | Commercial Rehabilitation

Client: John King, Planning Director, City of Paramount
16400 Colorado Avenue, Paramount, CA 90723
jking@paramountcity.com | (562) 220-2049



RUDY MUÑOZ

President

PROJECT SPECIFIC EXPERIENCE

U.S. HUD Technical Assistance – Basically CDBG Training and Online e-Learning Curriculum

Subject Matter Expert /Co-Lead Trainer | 2010 - 2021

Rudy was a co-trainer under contract to Enterprise Advisors and ICF for HUD's live in-person Basically CDBG Trainings from 2010 to 2017, which culminated in a recorded session in Atlanta, GA that was subsequently edited and used as part of HUD's Basically CDBG Online e-learning curriculum that is available to the public on the HUDExchange.info website. Rudy also worked with Enterprise and HUD Headquarters staff to produce the Basically CDBG Online e-learning curriculum that is currently posted to the HUDExchange.info website (2019-2020). Specifically, Rudy assisted in writing the content for the topical capacity building modules, made recommendations for edits to the live video recordings and reviewed all content for consistency with current HUD policy and guidance. Rudy assisted in the translation of the Basically CDBG training slide deck and manual into Spanish and provided the training in Spanish for the Commonwealth of Puerto Rico.

Programs: CDBG | Federal Crosscutting

Client: Diane Lobasso, Senior Advisor, HUD Office of DAS for Grants Programs
451 7th St. SW, Washington, D.C., 20410
Diane.L.Lobasso@hud.gov | (202) 402-2191

HUD CPD Program Trainings/Technical Assistance

Subject Matter Expert / Trainer | 2010 - Current

Rudy has provided a number of live in-person trainings on behalf of HUD through multiple service providers such as TDA, Enterprise Advisors, Cloudburst Group, ICF and NALCAB. Rudy has provided in-class training and technical assistance for grantees in two of HUDs reporting systems: the Integrated Disbursement and Information Systems (IDIS), and the Disaster Recovery Grant Reporting System (DRGR). He has assisted HUD Headquarters as a beta tester for the updates to the DRGR system as well as being a drafter/reviewer on the Ask A Question (AAQ) pool. Rudy was also selected as a trainer for the Assessment of Fair Housing (AFH) Final Rule and has also trained Financial Management Systems (2 CFR Part 200 - Uniform Administrative Requirements), eCon Planning Suite (for the development of Consolidated Plans and Action Plans); and CPD Maps. Rudy has provided all of the aforementioned training in English and in Spanish for the Commonwealth of Puerto Rico. In 2020, Rudy presented the CDBG-CV National Objectives training.

Programs: CDBG | Federal Crosscutting | AFH | IDIS | eCon Planning Suite

Client: HUD Office for Grants Programs
451 7th St. SW, Washington, D.C., 20410
Diane.L.Lobasso@hud.gov | (202) 402-2191



DAVID MUÑOZ

Director

AREAS OF EXPERTISE

- Grants Management
- HUD CPD Programs
- Disaster Recovery Programs
- CARES Act
- Disaster Recovery Grant Reporting (DRGR) System

YEARS OF EXPERIENCE

12 Years

EDUCATION

B.A. Politics and International Affairs
Wake Forest University

WORK HISTORY

MDG Associates, Inc.
2014 - Present

Congressional Hispanic Leadership Institute – Global Leaders Fellow
2018

Winston-Salem Poverty Thought Force
2016 - 2017

Fundación Chile 21 – Research Assistant Intern
2015

MDG Associates Inc.
2014 - 2018 (part time)

MDG Associates, Inc.

David has assisted cities, counties and states with the design, administration, implementation, and oversight of housing and community development programs – primarily through HUD CPD Programs. Provided services include the oversight of subrecipients, contractors, and internal departments to ensure regulatory compliance in their program implementation. He also provided CDBG-DR technical assistance to grantees, is a HUD national Technical Assistance provider and trainer on behalf of the DRGR system, is part of the HUD Ask a Question DRGR response team and conducted DRGR training in Spanish for the Commonwealth of Puerto Rico.

Areas of specialization include review of client's programmatic and financial systems, preparation of policies and procedures, development of implementation tools, forms, and mechanisms to assist the grantee in documenting process and compliance in addition to establishing performance and financial monitoring systems.

PROJECT SPECIFIC EXPERIENCE

State of California - CDBG-CV and ESG-CV Technical Assistance

Subject Matter Expert – Training Team Lead | March 2021 - Current

David developed training and capacity building materials for units of local government (UGLGs) and subrecipients under the State of California's $150 Million Community Development Block Grant – CV (CDBG-CV) and $315 Million Emergency Solutions Grant – CV (ESG-CV) programs funded by HUD in response to the COVID-19 pandemic. Training and capacity building was provided on the rules, regulations, and requirements of the CDBG-CV and the ESG-CV programs to State staff as well as subrecipients, and contractors receiving CDBG-CV and ESG-CV funds. He supported the State in designing tools, templates, and resource guides to support implementation of the CDBG-CV and ESG-CV programs; and provided technical assistance and performed QA/QC of program resources.

Programs: CDBG Admin. | HOME Admin. | Housing Rehab Admin. | CDBG-CV | ESG-CV

Client: Felicity Gasser, Section Chief
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 200, Sacramento, CA 95833
felicity.gasser@hcd.ca.gov | (916) 820-1187

U.S. Department of Housing and Urban Development - Disaster Recovery Grant Reporting (DRGR) Technical Assistance

Subject Matter Expert – Trainer & TA Provider | May 2018 - Current

David was a co-trainer under contract to TDA Inc. for HUD's in-person Disaster Recovery Grant Reporting (DRGR) system trainings including training in Spanish for the Commonwealth of Puerto Rico. In addition, he provided on-line training on the DRGR system to grantees across the country participating remotely. He is a drafter/reviewer on the Ask A Question (AAQ) portal for the DRGR system. In addition, he assisted in the development of the DRGR User Manual reflecting the updates performed to the reporting system through release 8.0.

Programs: DRGR Reporting System

Client: Steven D. Edwards, CPD Specialist, HUD
451 7th Street SW, Washington, D.C., 20410
Steven.D.Edwards@hud.gov | (803) 765-5292



DAVID MUÑOZ

Director

PROJECT SPECIFIC EXPERIENCE

City of Hawthorne (plus various other cities), HUD CPD Programs Administration/ Housing & Commercial Rehab Administration

Program Manager – Manager | June 2018 - Current

David has provided program administration services to the City of Hawthorne in addition to multiple other grantees / participating jurisdictions. His services to Hawthorne have supported the improvements to a number of community facilities and infrastructure projects in the low- and moderate-income sections of the community. He has assisted in the implementation of a housing rehabilitation program utilizing HOME program funds that resulted in the rehabilitation of over 60 homes. In addition, he has designed and assisted in the implementation of a commercial rehabilitation program in the City's core commercial district that serves the low- and moderate-income community. In this role, he has developed program guidelines, supporting forms and documents, and tracking and monitoring systems for all programs to ensure compliance with CDBG and HOME regulations. David is also currently overseeing MDG program staff implementing these programs in cities across Southern California.

Programs: CDBG | HOME | Housing Rehabilitation | Commercial Rehabilitation | CDBG-CV | HOME ARP

Client: Kimberly Mack, Director of Housing, City of Hawthorne
4455 West 126th Street, Hawthorne, CA 90250
kmack@cityofhawthorne.org | (310) 349-1603

Puerto Rico - Disaster Recovery Monitoring and Compliance Technical Assistance

Subject Matter Expert – Manager | September 2019 – Current

David provided monitoring and general disaster recovery grant compliance technical assistance to the Commonwealth of Puerto Rico through the Puerto Rico Department of Housing (PRDOH), on behalf of the $18.4 billion in CDBG-DR and CDBG-MIT funding from HUD in response to the devastation resulting from the 2017 Hurricane Maria. He worked as a sub-consultant to HORNE LLP in assisting the Commonwealth with developing a monitoring strategy, risk analysis, and providing training to the Commonwealth staff on every aspect of monitoring subrecipients and contractors responsible for implementing projects and programs contained in the CDBG-DR and CDBG-MIT Action Plan. Training included onsite and remote training on HUD monitoring exhibits, contractor and subrecipient oversight, 2 CFR 200 and other statutory and regulatory requirements, scheduling and conducting onsite and desktop monitoring events, preparing monitoring reports, and working with monitored entities to resolve open findings. He also assists the Commonwealth with preparing for HUD monitoring events, inclusive of reviewing and assessing existing monitoring processes for the purpose of strengthening oversight of all funded projects and programs, and preparing for HUD monitoring events. He also provided multiple trainings for Commonwealth staff and participated in several onsite and remote contractor, subrecipient and internal training events.

Programs: CDBG-DR | CDBG-MIT | OMB 2 CFR Part 200

Client: Ryan Flanery, Director of CDBG-DR Compliance, HORNE Puerto Rico
269 Avenida Juan Ponce de León, Hato Rey, PR 00917
Ryan.Flanery@hornellp.com | (727) 510-9588



DAVID MUÑOZ

Director

PROJECT SPECIFIC EXPERIENCE

City of Rancho Cucamonga (plus various other cities), Consolidated Plan and Assessment of Fair Housing

Program Manager | **June 2018 - Current**

David prepared the Consolidated Plan and Assessment of Fair Housing (AFH) documents for the City of Rancho Cucamonga in addition to various other cities. In the development of the Consolidated Plan and the Assessment of Fair Housing, he used HUD's new planning framework designed to ensure that HUD grantees take 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. This work included analyses of fair housing data, assessments of fair housing issues and contributing factors, and an identification of fair housing priorities and goals.

His active participation in structuring and conducting community meetings and stakeholder focus groups for both documents underscored his commitment to inclusive engagement, ensuring that diverse perspectives from low- and moderate-income residents and members of protected classes were incorporated into planning efforts. Concurrent with this engagement strategy, he developed and prepared outreach materials such as notices, flyers, social media campaigns, and presentations in English and Spanish.

Through his proficiency in data analytics the foundation for preparation of the AFH and Consolidated Plan was established, by providing invaluable insights into community conditions and needs, thereby facilitating informed decision-making throughout the resource programming and approval processes. Furthermore, he supported the City by crafting strategic investment strategies that address the community's highest priority needs.

Programs: CDBG | HOME | ESG | Fair Housing and Equal Opportunity

Client: Flavio Nuñez
City of Rancho Cucamonga, Economic Development Department
10500 Civic Center Drive, Rancho Cucamonga, CA 91730
Flavio.Nunez@CityofRC.US | (909) 774-4313



CHRISTOPHER AUNE

Manager

AREAS OF EXPERTISE

- Grants Management
- Accessory Dwelling Unit (ADU)
- Zoning
- CEQA Review

YEARS OF EXPERIENCE

22 Years

CERTIFICATIONS/TRAINING

Accessory Dwelling Unit (ADU) Certification

EDUCATION

B.A. Planning and Urban Studies, Urban Geography, History
California State University Northridge

WORK HISTORY

MDG Associates, Inc.
2025 - Present

City of Lancaster
2006-2025

City of Agoura Hills
2005-2006

City of Walnut
2004-2005

MDG Associates, Inc.

Chris Aune is a seasoned planning, housing, and grants management professional with over 21 years of experience in urban development, zoning, permitting, affordable housing initiatives, and public-sector grant administration. Recognized as an "ADU Guru," Chris has led the development and implementation of innovative planning solutions while overseeing federal and state housing grants, including CDBG, HOME, and CalHome programs. His expertise includes preparation of CEQA documentation, administration and compliance of HUD and State housing funds, development of architectural and design guidelines, management of complex affordable housing initiatives, and strategic use of permit-ready ADU programs to expand housing access and streamline approvals. With a strong foundation in Planning and Urban Studies, Chris has played a pivotal role in advancing community-focused, fiscally responsible, and sustainable urban growth strategies.

Chris's portfolio reflects a commitment to creative, context-sensitive development and disciplined program oversight. He has successfully worked on high-impact projects such as the redevelopment of the former Antelope Valley Fairgrounds, citywide scattered-site housing developments, Transit Oriented Development (T.O.D.) Zone guidelines, and the oversight of housing rehabilitation and homeownership programs funded through federal and state grants. His guidance on architectural design standards, stakeholder engagement, fiscal compliance, and coordination with engineering, building, and finance departments has helped cities achieve policy objectives while maintaining regulatory compliance and measurable results.

PROJECT SPECIFIC EXPERIENCE

HUD CPD Grant Management

Housing Manager | May 2023 – May 2025

Chris was responsible for the oversight and administration of the City of Lancaster's annual U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) grant allocations, including the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. In addition, he managed State of California housing grants, including the CalHome Program administered by the California Department of Housing and Community Development (HCD), as well as other state-funded housing assistance programs supporting rehabilitation and homeownership activities.

In this role, Christopher managed the full grant lifecycle from planning and budget allocation through implementation, reimbursement, and closeout. His responsibilities included ensuring compliance with all grant regulations as well as all crosscutting requirements including the Uniform Administrative Requirements and applicable State HCD guidelines governing State grant funds.

A significant component of his responsibilities included managing third-party consultants responsible for implementing the City's Housing Rehabilitation Program and First-Time Homebuyer Program. Christopher provided direct oversight of consultant contracts, monitored performance metrics, reviewed reimbursement packages, ensured regulatory compliance, and verified adherence to both federal and state requirements. His oversight included confirming compliance with federal labor standards and State prevailing wage requirements where applicable, as well as procurement documentation review to ensure conformity with Uniform Guidance and state contracting rules.

Programs: Current Planning | Advanced Planning |

Client: Patti Garibay, Director of Community Development, City of Lancaster
44933 Fern Avenue, Lancaster, CA 93534



CHRISTOPHER AUNE

Manager

PROJECT SPECIFIC EXPERIENCE

Permit-Ready ADUs

Housing Manager | June 2006 – May 2025

Christopher led the City of Lancaster's Permit-Ready Accessory Dwelling Unit (ADU) program, a strategic initiative aimed at addressing the region's housing shortage by simplifying and expediting the ADU development process. He led a multidisciplinary team that included an architectural design consultant and City Planning and Building staff to develop a suite of pre-approved ADU plans. Recognizing the wide variety of lot sizes, shapes, and neighborhood contexts across Lancaster, Christopher emphasized the importance of design flexibility and encouraged the creation of plans that could adapt to multiple site configurations. Rather than enforce a single architectural standard, he championed the inclusion of diverse and locally appropriate styles—including Bungalow, Mediterranean, and California Ranch—to ensure broader community acceptance and compatibility with existing homes.

The result of this effort was the successful creation of six unique ADU designs that were reviewed and approved in advance by both the Planning and Building divisions. This eliminated the need for individual plan checks for each new ADU application, dramatically reducing permitting timelines and development costs for homeowners. By implementing this forward-thinking program, he helped position the City as a leader in ADU development and provided residents with accessible pathways to expand housing on their properties, contributing to long-term affordability and smart urban growth

Programs: ADUs | Planning | Housing

Client: Patti Garibay, Director of Community Development, City of Lancaster
44933 Fern Avenue, Lancaster, CA 93534
pgaribay@cityoflancasterca.gov | (661) 723-6072

Development of the Former Antelope Valley Fairgrounds

Housing Manager | June 2006 – May 2025

Christopher led the redevelopment planning process for the former Antelope Valley Fairgrounds, transforming a large, underutilized site into a dynamic mixed-use affordable housing project. He initiated the effort by issuing a comprehensive request for proposals (RFP) and successfully facilitated the selection of a development team composed of Habitat for Humanity and The Grupe Company. Working closely with the developers and an engineering consultant, Christopher addressed significant challenges related to the site's complex configuration, including numerous existing parcel lines and infrastructure constraints. He provided critical guidance on improving the site layout, optimizing the placement of residential units, open space, and community amenities, and negotiated key provisions of the Exclusive Negotiation Agreements. The resulting plan covers 37 acres and will deliver 382 units of affordable housing alongside a five-acre neighborhood commercial component. Christopher's leadership in managing interdepartmental coordination, stakeholder engagement, and technical analysis ensured that the project advanced in alignment with the City's long-term goals for housing and community revitalization.

Programs: CDBG | Federal Crosscutting

Client: Patti Garibay, Director of Community Development, City of Lancaster
44933 Fern Avenue, Lancaster, CA 93534
pgaribay@cityoflancasterca.gov | (661) 723-6072



CHRISTOPHER AUNE

Manager

PROJECT SPECIFIC EXPERIENCE

Transit Oriented Development (T.O.D) ZONES Development Guidelines

Housing Manager | **June 2006 – May 2025**

Transit Oriented Development (T.O.D.) Zones in the City of Lancaster, a planning initiative funded by a Sustainable Planning Grant from the Los Angeles County Metropolitan Transportation Authority (METRO). The goal of the project was to revitalize and intensify the walkable, mixed-use neighborhoods surrounding the downtown core and the Metrolink Station. Christopher began by identifying key stakeholders and organizing a series of community engagement activities, including neighborhood walks, stakeholder meetings, surveys, and outreach to residents, business owners, and faith-based leaders. Acting as the grant manager, he prepared and submitted all required quarterly reports and ensured compliance with grant objectives. He also worked closely with a consultant team to translate community input into a comprehensive set of TOD Zone guidelines, which were finalized in 2015. These guidelines became a foundational component of the City's long-term strategy to enhance connectivity, support smart growth, and promote reinvestment in its historic downtown and adjacent neighborhoods.

Programs: Transit Development | Planning | Housing

Client: Patti Garibay, Director of Community Development, City of Lancaster
44933 Fern Avenue, Lancaster, CA 93534
pgaribay@cityoflancasterca.gov | (661) 723-6072

Lancaster Architectural and Design Guidelines

City Planner | **July 2006 – May 2018**

Christopher led the City of Lancaster's effort to develop its first-ever Architectural and Design Guidelines, a transformative project aimed at improving the quality and character of new development citywide. In response to the absence of established design standards, Christopher facilitated the creation of an architectural design commission and organized a series of educational tours for commissioners and staff to study architecture, public spaces, and master-planned communities throughout the Los Angeles region. He coordinated numerous commission meetings to gather input and build consensus on preferred architectural styles, design elements, building placement, and drought-tolerant landscaping. Christopher also oversaw a robust stakeholder engagement process, including outreach to the Building Industry Association, which ultimately endorsed the guidelines. With the assistance of a consultant, the guidelines were drafted and adopted, providing Planning staff with a powerful tool to encourage high-quality, context-sensitive development. The new standards have since helped elevate the design quality of projects across Lancaster, aligning new growth with the community's long-term vision for livability and aesthetics.

Programs: CDBG | Federal Crosscutting

Client: Patti Garibay, Director of Community Development, City of Lancaster
44933 Fern Avenue, Lancaster, CA 93534
pgaribay@cityoflancasterca.gov | (661) 723-6072



JUAN NUÑEZ

Associate

AREAS OF EXPERTISE

- Labor Compliance
- Section 3 Requirements
- Davis-Bacon and Related Acts (DBRA)

YEARS OF EXPERIENCE

5 Years

CERTIFICATIONS/TRAINING

- HUD Section 3 Final Rule
- LCPtracker Academy – Federal Prevailing Wage
- LCPtracker Academy – State Prevailing Wage

EDUCATION

High School Diploma
Rialto High School

WORK HISTORY

MDG Associates, Inc.
2021 - Present

MDG Associates, Inc.

Juan Nunez leads the company's labor compliance and Section 3 monitoring program. The labor compliance monitoring has included both State of California as well as the federal Davis-Bacon and Related Acts (DBRA). Juan is responsible for labor compliance monitoring for over 15 cities and over 30 projects. Juan focuses on implementing monitoring strategies to assist cities and contractors through the various labor compliance regulations imposed by federal and state grants.

Juan is responsible for ensuring that all contractors and subcontractors are well informed of the reporting requirements during the pre-bid and pre-construction meetings. He is responsible for collecting, reviewing, and working with contractors on ensuring that all workers are paid prevailing wages as established by the regulatory agencies.

PROJECT SPECIFIC EXPERIENCE

City of Irvine – Capital Improvement Projects

Lead Compliance Consultant | 2023-Present

Juan provides the overall labor compliance and Section 3 monitoring for Irvine's CDBG and HOME-funded capital improvement projects. Projects include affordable housing development, Americans with Disabilities Act improvements at a variety of public facilities, and nonprofit-owned facilities rehabilitation projects.

Juan is responsible for Davis-Bacon and Related Acts (DBRA) prevailing wage compliance and monitoring, including bid document preparation, HUD-11 employee field interviews, review of certified payroll reports, identification and resolution of any labor standard violations as well as Section 3 reporting and compliance. Juan also coordinates preparation of and the submission of the Semi-Annual and Annual Labor Standards Enforcement reports to local counties and U.S Department of Housing and Urban Development (HUD).

Programs: CDBG

Client: Stacy Delong, Senior Project Manager, City of Irvine
1 Civic Center Plaza, Irvine, CA 92606
SDeLong@cityofirvine.org | (949) 473-1237

C&C Development – Lincoln Avenue Apartments

Lead Compliance Consultant | 2024 - Present

Juan provides the overall labor compliance and Section 3 monitoring for the project. The project includes new construction of a 55-unit affordable rental housing development in the City of Buena Park. Layered funding sources triggered federal and state prevailing wage, minority- and women-owned business enterprise, and Section 3 requirements.

Juan is responsible for Davis-Bacon and Related Acts (DBRA) prevailing wage compliance and monitoring, including bid document preparation, HUD-11 employee field interviews, review of certified payroll reports, identification and resolution of any labor standard violations as well as MBE/WBE and Section 3 reporting and compliance.

Programs: Low Income Housing Tax Credits, CalOptima Health Grant, HUD Funds

Client: Todd Cottle, Principal
14211 Yorba Street, Suite 200 Tustin, CA 92780
Todd@c-cdev.com | (714) 288-7600



Juan Nuñez

Associate

PROJECT SPECIFIC EXPERIENCE

City of Hawthorne – Capital Improvement Projects

Labor Compliance Specialist / Associate | 2025 - Current

Juan provides the overall labor compliance and Section 3 monitoring for three Hawthorne capital improvement projects. The three projects consist of the Hawthorne Senior Center; Hawthorne City Yard Facility; and the Holly Park Renovation Project. These three projects have a construction value of $30 Million. In addition, Juan has been assisting the City in the labor compliance review of the bid documents for the City Hall project which is estimated to cost approximately $26 Million.

Juan is responsible for Davis-Bacon and Related Acts (DBRA) prevailing wage compliance and monitoring, including bid document preparation, HUD-11 employee field interviews, review of certified payroll reports, identification and resolution of any labor standard violations as well as Section 3 reporting and compliance. Juan also coordinates preparation of and the submission of the Semi-Annual and Annual Labor Standards Enforcement reports to local counties and U.S Department of Housing and Urban Development (HUD) and ensuring that the contactors are submitting certified payrolls through the States labor compliance portal.

Programs: CDBG | General Funds | Section 108 Loan Funds |

Client: Kimberly Mack, Director of Housing, City of Hawthorne
4455 West 126th Street, Hawthorne, CA 90250
kmack@cityofhawthorne.org | (310) 349-1603

City of Hesperia – Street Improvement Projects

Labor Compliance Specialist / Associate | 2024 - Current

Juan provides the overall labor compliance and Section 3 monitoring for five street reconstruction projects. The five street projects have a construction value of approximately $4.8 Million.

Juan is responsible for Davis-Bacon and Related Acts (DBRA) prevailing wage compliance and monitoring, including bid document preparation, HUD-11 employee field interviews, review of certified payroll reports, identification and resolution of any labor standard violations as well as Section 3 reporting and compliance. Juan also coordinates preparation of and the submission of the Semi-Annual and Annual Labor Standards Enforcement reports to local counties and U.S Department of Housing and Urban Development (HUD) and ensuring that the contactors are submitting certified payrolls through the States labor compliance portal.

Programs: CDBG | Gas Tax | General Funds | Transportation Grant Funds

Client: Deanna Lestina, Project Manager, City of Hesperia
9700 Seventh Avenue, Hesperia, CA 92345
dlestina@hesperiaca.gov | (760) 947-1434

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Christopher Williams, Chief of Police

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Authorizing the Acceptance of Donated Ballistic Equipment from the Santa Maria Police Council.**

Description:
The City Council will consider approving the receipt of donations of ballistic equipment from the Santa Maria Police Council to enhance safety in the Santa Maria Police Department.

RECOMMENDATION:

1. Adopt a Resolution approving a donation of ballistic equipment to the City of Santa Maria Police Department from the Santa Maria Police Council; and
2. Direct the City Manager, or designee, to prepare a letter of appreciation to the Santa Maria Police Council.

BACKGROUND:

The Santa Maria Police Council (SMPC) is a 501(c)(3) non-profit corporation with the mission to serve and support the Santa Maria Police Department (SMPD) by way of purchasing safety materials, equipment, and training for the men and women of the department over and above what the City's operating budget has allocated. Since the SMPC's formation in August 2007, they have donated many items of equipment and funded training for the SMPD.

Government Code Section 37354 provides that the City Council may accept any gift, bequest, or devise made to or for the City, or to or for any of its offices in their official capacity, or in trust for any public purpose. City Administration Memo CAM 2017-01 sets forth procedures for reviewing, accepting, and acknowledging gifts and/or donations offered to the City in order to: 1) establish compliance with the law in a consistent manner regardless of the source of the donation; 2) establish uniform procedures for the receipt of donations to the City; 3) cultivate an environment where residents and businesses want to contribute to the City's programs and facilities; 4) promptly acknowledge and express appreciation for donations; and 5) assure donations are properly inventoried and accounted for.

DISCUSSION:

The donation of safety equipment includes five rifle-rated ballistic shields, three ballistic blankets, and fifteen personal body armor packages, consisting of armor plates, inserts, and plate carriers. This equipment will be used by patrol Officers, SWAT Officers, and Firearms Training Instructors and is essential to safeguard officers during high-risk incidents and enhance the department's ability to train, respond, and protect.

Fiscal Considerations

There is no fiscal impact on the General Fund associated with this donation. The total cost of the ballistic equipment is estimated at $63,349, which will be paid in full by the SMPC.

Impact on the Community

This donation highlights the vital role the Santa Maria Police Department plays in the community, as recognized by the Santa Maria Police Council. The donated equipment and associated training will significantly enhance the safety of both police officers and the community, further supporting the department's ongoing efforts to protect and serve.

ATTACHMENTS

A. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING A DONATION OF BALLISTIC EQUIPMENT TO THE CITY OF SANTA MARIA POLICE DEPARTMENT FROM THE SANTA MARIA POLICE COUNCIL

WHEREAS, the Santa Maria Police Council has donated ballistic equipment with an estimated value of $63,349; and

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

WHEREAS, the City's Gift and/or Donation Policy CAM 2017-01 requires offers of monetary donations or items valued more than $25,000 must be accepted by the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. Accept the donation of ballistic equipment from the Santa Maria Police Council in the estimated amount of $63,349, and direct the City Manager, or designee, to prepare a letter of appreciation to the Santa Maria Police Council; and

SECTION 2. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

ATTEST:

Mayor

Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Director

City Manager

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: Adoption of a Resolution Approving Authorization to Submit an Active Transportation Program Grant Application

Description:
The City Council will consider adopting a Resolution authorizing submission of an application to the California Active Transportation Program for a proposed citywide multi-purpose trail system intended to create a connected active transportation loop around Santa Maria with links to Downtown/Civic Center, the Transit Center, Allan Hancock College, neighborhoods, schools, parks, and other major destinations.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution authorizing submission of an Active Transportation Program grant application; and
2. Authorize the City Manager, or designee, to execute and submit all documents required for the application.

BACKGROUND:

The City continues to pursue grant funding for projects that improve walking, bicycling, and rolling throughout Santa Maria and that expand access to key destinations for residents of all ages and abilities. The California Active Transportation Program (ATP) is one of the State's primary competitive funding sources for bicycle, pedestrian, and other active transportation improvements. The program is intended to increase the use of active transportation modes, improve safety and mobility for nonmotorized users, enhance public health, and ensure disadvantaged communities share in the benefits of transportation investment. The current Cycle 8 call for projects is open, with statewide and small urban/rural applications due June 22, 2026.

Staff has been developing a concept for a citywide active transportation loop that would function as a backbone facility for Santa Maria's bicycle and pedestrian network. The concept generally envisions a multi-purpose trail loop around the community, with strategic on-street and crossing improvements to connect major destinations including

Downtown/Civic Center, the Transit Center, Allan Hancock College, schools, parks, neighborhoods, and commercial areas.

A substantial portion of the concept builds on opportunities along existing maintenance roads adjacent to the Blosser Channel and Bradley Channel, together with targeted roadway realignment and corridor reconfiguration opportunities on streets such as Main Street east of U.S. 101, Blosser Road, Depot Street, Bradley Road, College Drive, and Panther Drive.

Santa Barbara County Flood Control has indicated support for the concept at a planning level. Continued coordination will be necessary during project development to ensure access and operational needs for channel maintenance are preserved.

Staff has also introduced the concept to members of the local bicycling community and received initial feedback. That feedback emphasized the importance of designing safe and intuitive crossings, keeping the trail alignment as direct as feasible near intersections, providing accessible detection and push-button treatments without requiring users to dismount, and ensuring uninterrupted connections at key points in the network.

DISCUSSION:

The proposed Santa Maria Loop Multi-Use Trail Project is intended to create a highly visible, citywide active transportation spine that serves both transportation and recreation purposes. Rather than focusing on one isolated segment, the project concept is designed to connect major community destinations into a continuous network that can be used for daily trips, school access, transit access, and recreational walking and bicycling.

At a planning level, the concept includes a combination of off-street and corridor-based improvements. Key elements may include: enhancement of existing channel-adjacent maintenance roads for shared use where feasible; roadway realignment or reconfiguration to accommodate separated active transportation facilities; protected or high-visibility crossings at major intersections and channel crossings; ADA-accessible access points and intersection controls; wayfinding and branding elements; and other supporting improvements needed to create a continuous and intuitive facility.

The project is well aligned with ATP objectives. The ATP guidelines emphasize projects that increase walking, biking, and rolling; improve safety and mobility for nonmotorized users; benefit disadvantaged communities; and deliver transformative community or regional benefits. The guidelines specifically encourage projects that significantly expand active transportation opportunities and create accessible facilities usable by persons with or without disabilities. Staff believes the proposed loop concept is responsive to those objectives because it would establish a recognizable citywide corridor system that improves network continuity, expands access to important destinations, and has the potential to deliver broad community benefit across multiple neighborhoods.

The current application effort would allow the City to further refine the concept and assemble a competitive ATP submission. As part of that effort, staff anticipates the need

for additional design ideation and conceptual planning, particularly at intersections, roadway transitions, channel crossings, and other locations where continuity and user comfort will be critical to project success. Early community engagement will also be important. Staff intend to continue coordination with the bicycling community and other stakeholders.

In addition to mobility and safety benefits, the proposed loop presents an opportunity to create a signature Santa Maria active transportation facility. Staff intends to explore project branding as the application advances. A clear and memorable identity may strengthen both public support and the competitiveness of the grant application. Staff also intends to explore opportunities to recognize Santa Maria history and community leadership through naming, interpretive elements, or dedications, potentially in coordination with the Santa Maria Valley Historical Society and other local partners.

Authorization from the City Council at this time would allow staff to proceed with submission of the ATP application and completion of the associated forms and supporting materials. If the project is selected for funding, staff would return to the City Council as needed for future actions related to grant acceptance, appropriations, agreements, environmental review, and project delivery.

Alternative(s)

1. *Do not adopt the Resolution*
   If the City Council does not authorize submission of the application, the City would forgo the opportunity to compete for ATP funding in the current cycle for this project concept.
2. *Adopt the Resolution with direction to modify the application emphasis*
   The City Council may choose to authorize submission of the application while directing staff to emphasize particular destinations, corridors, branding concepts, or project elements in the final application package.

Fiscal Considerations

Preparation of the grant application will require staff time and will require consultant support for conceptual engineering, graphics, cost estimating, and application preparation. Those costs are expected to be funded through existing departmental budgets. The total grant amount to be requested through the ATP application is currently estimated at approximately $30 million. The grant scoring provides additional points for leveraging local funds, with 1 point (out of 100) for 1 to 5 percent of total project cost to be funded by local match. Up to 5 points can be scored, with more than 20 percent of the project costs having to be funded by local match.

Points	Amount Leveraged
1 Point	At least 1% to 5% of total project cost
2 Points	More than 5% to 10% of total project cost
3 Points	More than 10% to 15% of total project cost
4 Points	More than 15% to 20% of total project cost
5 Points	More than 20% of total project cost

Staff will evaluate how existing roadway funding sources such as Measure A funds that must be spent on active transportation elements can be leveraged. Staff recommends leveraging Growth Mitigation funds identified for active transportation projects if they are available and relevant to the proposed project. Staff will refine the project estimate and funding plan prior to submittal to maximize scoring, but at this time a local match of $6 million may be utilized.

If the project is awarded funding, staff will return to the City Council with any required actions related to grant acceptance, budget amendments, matching funds, and implementation.

Impact on the Community

If funded and implemented, the project would provide a major new community asset intended to improve safety, expand mobility options, and improve access to schools, transit, parks, employment areas, and civic destinations. The project would support residents who walk, bike, and roll for transportation and recreation, including youth, older adults, and persons with disabilities. The project also has the potential to strengthen neighborhood connectivity, encourage healthy activity, and create a more identifiable and cohesive citywide active transportation network.

Other Agency Review

The project concept has been discussed at a preliminary level with Santa Barbara County Flood Control, which has expressed support for continued advancement of the concept, subject to maintaining access and functionality for flood control maintenance operations. Continued coordination with Flood Control, Caltrans where applicable, SBCAG, transit partners, school representatives, the bicycling community, and other stakeholders will be part of the project development process.

ATTACHMENT(S)

A. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA AUTHORIZING SUBMISSION OF AN ACTIVE TRANSPORTATION PROGRAM GRANT APPLICATION

WHEREAS, the California Transportation Commission has issued a call for projects for Cycle 8 of the Active Transportation Program, with applications due June 22, 2026; and

WHEREAS, the Active Transportation Program is intended to increase the use of active transportation modes, improve safety and mobility for nonmotorized users, enhance public health, support greenhouse gas reduction efforts, and ensure disadvantaged communities share in the benefits of the program; and

WHEREAS, the City of Santa Maria desires to submit an application for funding for the proposed multi-purpose trail system intended to improve active transportation connectivity throughout the City and provide connections to key destinations including Downtown/Civic Center, the Transit Center, Allan Hancock College, neighborhoods, schools, parks, and other community destinations; and

WHEREAS, the proposed project concept may include improvements along existing channel-adjacent maintenance roads, roadway realignment and reconfiguration, crossing improvements, accessibility improvements, wayfinding, and related improvements necessary to create a continuous and safe active transportation facility; and

WHEREAS, the Active Transportation Program is intended to increase the use of active transportation modes, improve safety and mobility for nonmotorized users, enhance public health, support greenhouse gas reduction efforts, and ensure disadvantaged communities share in the benefits of the program; and

WHEREAS, the City Council finds that submission of the grant application is in the public interest and will allow the City to compete for external funding to advance a transformative active transportation project for the community.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The City Council hereby authorizes submission of an application to the California Active Transportation Program.

SECTION 2. The City Manager, or designee, is hereby authorized to execute and submit the grant application and any supporting documents, assurances, certifications, and other materials required to apply for Active Transportation Program funding for the project.

SECTION 3. The City Council acknowledges that if funding is awarded, future City Council action may be required for grant acceptance, budget appropriations, matching funds, environmental review, agreements, and project implementation, as applicable; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

ATTEST:

_____
Mayor

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: Adoption of Resolution Approving a Proposed Establishment of Limited Time Parking Zones and No Stopping Zones On Carmen Lane

Description:
The City Council will consider adopting a Resolution establishing two-hour maximum parking zones on each side of Carmen Lane, with No Stopping Zones starting 50 feet west of the railroad terminus to the terminus, to provide short-term parking for users of the new dog park while the long-term roadway improvements are developed.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing limited time parking zones and no stopping zones on Carmen Lane.

BACKGROUND:

A request was received from the City of Santa Maria Recreation and Parks Department to modify the existing no stopping zones along Carmen Lane near the new dog park and adjacent development to allow two-hour maximum parking. The park opened in February 2026, and staff is evaluating options to provide short-term parking opportunities for park users. The request would involve replacing the existing No Stopping restrictions on both sides of Carmen Lane, from Western Avenue to the railroad terminus, with time-limited parking.

The Committee noted that this segment of Carmen Lane was previously discussed during the review of the proposed roadway alignment adjacent to Jimenez Elementary School. A roadway alignment concept was approved by City Council; however, insufficient funds and staff resources are currently available to advance the project. Staff anticipates recommending this effort be included as a future Capital Improvement Project. The two-hour parking zone is intended as an interim measure until long-term roadway improvements can be completed.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request and recommends approval of the two-hour parking zone with the addition of 50 linear feet of no stopping zone at each end of Carmen Lane. The City Council has the authority to locate, establish, or eliminate parking zones within the City.

The two-hour maximum parking zone and no stopping zones recommended to be established are described as follows:

- **Carmen Lane**, 2-Hour Maximum Parking, along the northerly curb face, beginning 20 linear feet east of the curb return of the northeast curb ramp of the intersection of Carmen Lane and South Western Avenue and continuing 510 linear feet east, then resuming 20 linear feet east of the curb return of the northeast curb ramp of the intersection of Carmen Lane and Bay Rose Place and continuing an additional 560 linear feet east.
- **Carmen Lane**, 2-Hour Maximum Parking, along the southerly curb face, beginning 20 linear feet east of the curb return of the southeast curb ramp of the intersection of Carmen Lane and South Western Avenue and continuing 540 linear feet east, then resuming after the ramp and continuing an additional 630 linear feet east.
- **Carmen Lane**, No Stopping Zone, along the northerly curb face, beginning at the railroad terminus and continuing 50 linear feet west.
- **Carmen Lane**, No Stopping Zone, along the southerly curb face, beginning at the railroad terminus and continuing 50 linear feet west.

Alternative(s)

The alternative to the recommended action would be to not approve the establishment of the limited time parking zones and no stopping zones.

Fiscal Considerations

The Public Works Department will be responsible for installing two-hour parking signage and red curb along Carmen Lane. Staff has estimated the cost of sign and red curb installation to be approximately $1,200 in staff time and materials.

Impact on the Community

The establishment of time-limited parking will provide short-term parking access for users of the new dog park along Carmen Lane while discouraging long-term vehicle storage. The no stopping zones at the railroad terminus will maintain safety at the end of the parking area for vehicles that need to complete a turnaround. This is an interim measure pending future Capital Improvement Project funding for long-term roadway improvements.

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING LIMITED TIME PARKING ZONES AND NO STOPPING ZONES ON CARMEN LANE

WHEREAS, it is in the best interest of the City of Santa Maria to establish limited time parking zones on certain streets within the City; and

WHEREAS, City of Santa Maria Traffic Committee has reviewed and is recommending the establishment of two-hour maximum parking zones and no stopping zones at the locations described below.

NOW, THEREFORE, IT IS HEREBY RESOLVED that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, two-hour maximum parking zones and no stopping zones shall be established on the following street, incorporated herein by reference, at the following locations by the City Council of the City of Santa Maria, California, as follows:

- **Carmen Lane**, 2-Hour Maximum Parking, along the northerly curb face, beginning 20 linear feet east of the curb return of the northeast curb ramp of the intersection of Carmen Lane and South Western Avenue and continuing 510 linear feet east, then resuming 20 linear feet east of the curb return of the northeast curb ramp of the intersection of Carmen Lane and Bay Rose Place and continuing an additional 560 linear feet east.
- **Carmen Lane**, 2-Hour Maximum Parking, along the southerly curb face, beginning 20 linear feet east of the curb return of the southeast curb ramp of the intersection of Carmen Lane and South Western Avenue and continuing 540 linear feet east, then resuming after the ramp and continuing an additional 630 linear feet east.
- **Carmen Lane**, No Stopping Zone, along the northerly curb face, beginning at the railroad terminus and continuing 50 linear feet west.
- **Carmen Lane**, No Stopping Zone, along the southerly curb face, beginning at the railroad terminus and continuing 50 linear feet west.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

ATTEST:

_____
Mayor

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager


2 HOUR PARKING
VIOLATORS WILL BE TOWED AT VEHICLE OWNER'S EXPENSE
(P) 2 HOUR PARKING SIGNAGE (TYP)
(P) 2 HOUR PARKING
(P) NSZ
(P) NSZ
50 ft
50 ft
S Western Ave
S Wilma Way
S Wilma Way
Erminia Way
S Jaye Ct
S Pergola St
Santa Maria Valley Railroad
W Ralph St
W Ralph St
Bev Rosa Pl
Carmen Ln
Carmen Ln
Carmen Ln
Carmen Ln
N
0 25 50 100 Feet
Esri Community Maps Contributors, County Of San Luis Obispo, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of Resolution Approving a Proposed Establishment of Limited Time Parking Zones with Street Sweeping Signage on West Cypress Street and South Depot Street**

Description:
The City Council will consider adopting a Resolution establishing limited time parking zones with street sweeping signage on the 700 block of West Cypress Street and the 200–300 blocks of South Depot Street to facilitate regular street sweeping operations.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing limited time parking zones with street sweeping signage on the 700 block of West Cypress Street and the 200–300 blocks of South Depot Street.

BACKGROUND:

A request was received from the Recreation & Parks Department, to establish Limited Time Parking Zones for street sweeping purposes along the 700 block of West Cypress Street and the 200–300 blocks of South Depot Street. Numerous vehicles displaying 'For Sale' signage are routinely parked along these streets and often remain unmoved for extended periods, significantly impeding street sweeping operations.

Street sweeping on the 700 block of West Cypress Street and the west side of the 200–300 blocks of South Depot Street occurs on Thursdays from 6:00 a.m. to 8:00 a.m. Street sweeping on the east side of the 200–300 blocks of South Depot Street occurs on Fridays from 6:00 a.m. to 8:00 a.m.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request and recommends

the establishment of limited time parking zones with street sweeping signage. The City Council has the authority to locate, establish, or eliminate parking zones within the City. The limited time parking zones recommended to be established are described as follows:

- **West Cypress Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the northerly curb face, beginning at the curb return of the northwest curb ramp of the intersection of West Cypress Street and South Depot Street and continuing 45 linear feet west to the driveway apron, then resuming after the driveway apron and continuing an additional 115 linear feet west.

- **West Cypress Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the southerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of West Cypress Street and South Depot Street and continued to 220 linear feet west.

- **South Depot Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the westerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of South Depot Street and West Church Street and continuing 275 linear feet south.

- **South Depot Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the westerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of South Depot Street and West Cypress Street and continuing 290 linear feet south.

- **South Depot Street**, No Parking for Street Sweeping, Fridays from 6:00 a.m. to 8:00 a.m., along the easterly curb face, beginning at the curb return of the southeast curb ramp of the intersection of South Depot Street and West Church Street and continuing 275 linear feet south.
- **South Depot Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the easterly curb face, beginning at the curb return of the southeast curb ramp of the intersection of South Depot Street and West Cypress Street and continuing 290 linear feet south.

Alternative(s)

The alternative to the recommended action would be to not approve the establishment of the limited time parking zones with street sweeping signage.

Fiscal Considerations

Implementation will require the installation of new sign poles and street sweeping signage along both streets. The Public Works Department estimates the cost of poles and sign installation to be approximately $1,800 in staff time and materials.

Impact on the Community

The limited time parking restrictions will apply only during the designated street sweeping windows (two hours per week per block face) and will not affect parking at other times. Vehicles in violation during sweeping hours may be subject to citation.

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING LIMITED TIME PARKING ZONES WITH STREET SWEEPING SIGNAGE ON THE 700 BLOCK OF WEST CYPRESS STREET AND THE 200–300 BLOCKS OF SOUTH DEPOT STREET

WHEREAS, it is in the best interest of the City of Santa Maria to establish limited time parking zones with street sweeping signage on certain streets within the City; and

WHEREAS, the City of Santa Maria Traffic Committee has reviewed and is recommending the establishment of limited time parking zones with street sweeping signage at the locations described below.

NOW, THEREFORE, IT IS HEREBY RESOLVED that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, limited time zones with street sweeping signage shall be established on the following streets, incorporated herein by reference, at the following locations by the City Council of the City of Santa Maria, California, as follows:

- **West Cypress Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the northerly curb face, beginning at the curb return of the northwest curb ramp of the intersection of West Cypress Street and South Depot Street and continuing 45 linear feet west to the driveway apron, then resuming after the driveway apron and continuing an additional 115 linear feet west.
- **West Cypress Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the southerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of West Cypress Street and South Depot Street and continuing 220 linear feet west.
- **South Depot Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the westerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of South Depot Street and West Church Street and continuing 275 linear feet south.
- **South Depot Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the westerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of South Depot Street and West Cypress Street and continuing 290 linear feet south.
- **South Depot Street**, No Parking for Street Sweeping, Fridays from 6:00 a.m. to 8:00 a.m., along the easterly curb face, beginning at the curb return of the southeast curb ramp of the intersection of South Depot Street and West Church Street and continuing 275 linear feet south.
- **South Depot Street**, No Parking for Street Sweeping, Thursdays from 6:00 a.m. to 8:00 a.m., along the easterly curb face, beginning at the curb return of the southeast curb ramp of the intersection of South Depot Street and West Cypress Street and continuing 290 linear feet south.

NOW, THEREFORE, IT IS HEREBYRESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

ATTEST:

_____
Mayor

_____
Chief Deputy City Clerk

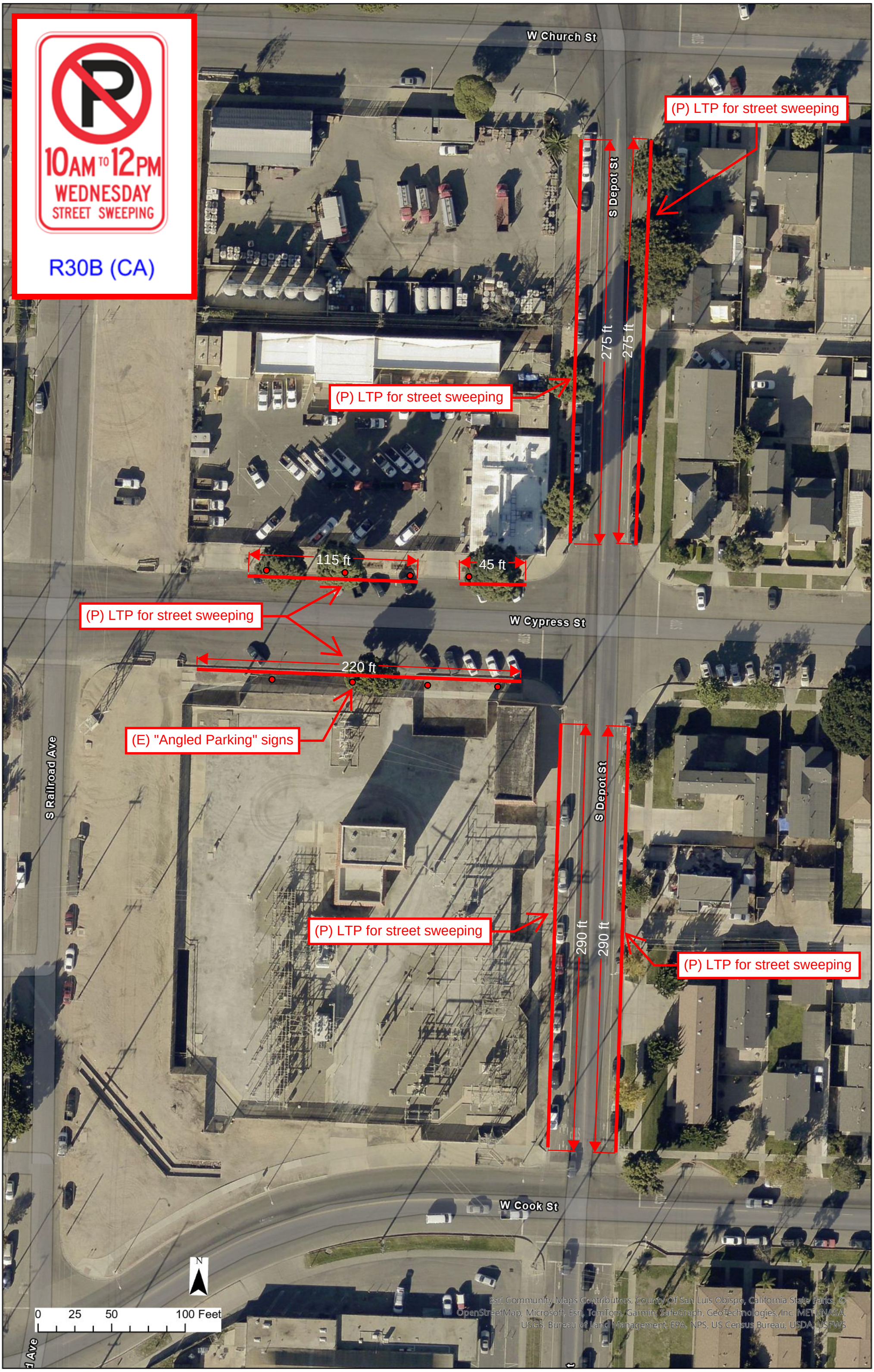
APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager


10AM TO 12PM
WEDNESDAY
STREET SWEEPING
R30B (CA)
W Church St
S Depot St
(P) LTP for street sweeping
275 ft
275 ft
(P) LTP for street sweeping
115 ft
45 ft
(P) LTP for street sweeping
W Cypress St
220 ft
(E) "Angled Parking" signs
S Railroad Ave
S Depot St
(P) LTP for street sweeping
290 ft
290 ft
(P) LTP for street sweeping
W Cook St
N
0 25 50 100 Feet
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COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving a Proposed Establishment of a No Stopping Zone on Alvin Avenue**

Description:
The City Council will consider adopting a Resolution establishing a no stopping zone at the northwest corner of Alvin Avenue and North Railroad Avenue to maintain clear access for City maintenance crews servicing nearby electrical cabinets.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing a no stopping zone on Alvin Avenue at North Railroad Avenue.

BACKGROUND:

A request was received from City Operations staff to install approximately 40 feet of red curb at the northwest corner of Alvin Avenue and North Railroad Avenue. Vehicles parking in this area have created access challenges for maintenance crews attempting to service nearby electrical cabinets and perform routine work. The request proposes establishing a no stopping zone through red curb installation to maintain clear access for service vehicles and improve operational safety.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request for a no stopping zone and recommends its establishment. The City Council has the authority to locate, establish, or eliminate no stopping zones within the City.

The no stopping zone recommended to be established is described as follows:

- **Alvin Avenue**, along the northerly curb face, at the northwest corner of the Alvin Avenue and North Railroad Avenue intersection, extending approximately 40 linear feet westerly.

Alternative(s)
The alternative to the recommended action would be to not approve the establishment of the no stopping zone.

Fiscal Considerations
The Public Works Department will be responsible for painting the red curb. Staff has estimated the cost to be approximately $400 in staff time and materials.

Impact on the Community
Approximately two on-street parking spaces will be removed to maintain clear access for City Operations maintenance crews servicing the electrical infrastructure at this location.

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING A NO STOPPING ZONE ON ALVIN AVENUE AT NORTH RAILROAD AVENUE

WHEREAS, it is in the best interest of the City of Santa Maria to establish a no stopping zone at certain locations within the City; and

WHEREAS, the City of Santa Maria Traffic Committee has reviewed and is recommending the establishment of a no stopping zone at the location described below.

NOW, THEREFORE, IT IS HEREBY RESOLVED that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, a no stopping zone shall be established on the following street, incorporated herein by reference, at the following location by the City Council of the City of Santa Maria, California, as follows:

- **Alvin Avenue**, along the northerly curb face, at the northwest corner of the Alvin Avenue and North Railroad Avenue intersection, extending approximately 40 linear feet westerly.

NOW, THEREFORE, ITS HEREBYRESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto.

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

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

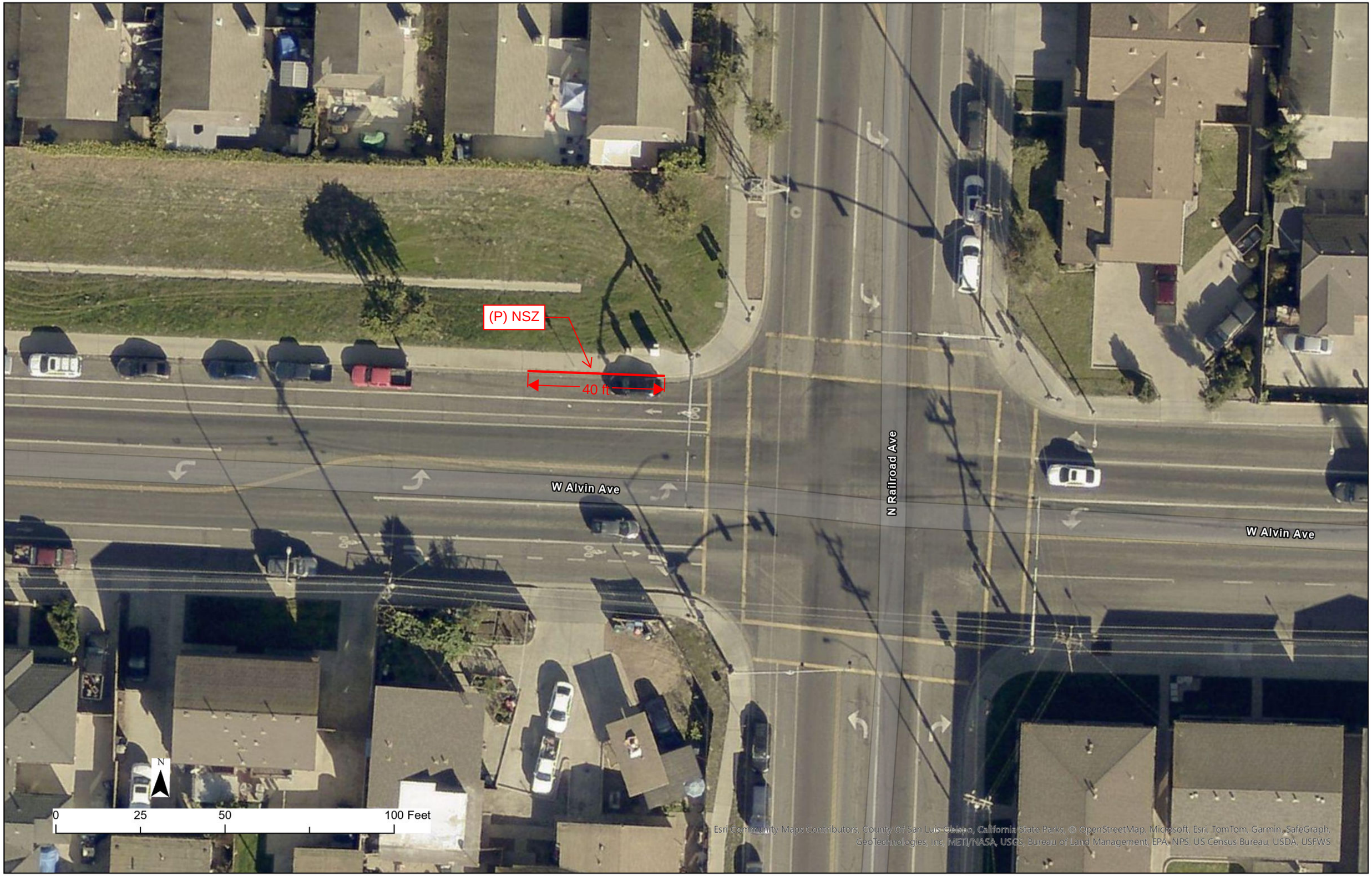
APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager


(P) NSZ
40 ft
W Alvin Ave
N Railroad Ave
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Esri Community Maps Contributors, County Of San Luis Obispo, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of Resolution Approving the Proposed Establishment of a Loading Zone on West Boone Street**

Description:
The City Council will consider adopting a Resolution for the removal of angle parking and establishing a loading zone on West Boone Street between South Depot Street and South Railroad Avenue to alleviate recurring traffic congestion caused by semi-truck deliveries to 706 West Boone Street.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing a Loading Zone on West Boone Street between South Depot Street and South Railroad Avenue.

BACKGROUND:

Staff received a request from the Police Department to remove the existing angled parking on West Boone Street between South Depot Street and South Railroad Avenue and replace it with an unrestricted loading zone. Currently, semi-trucks servicing ABC Supply Company, whose site lacks adequate on-site loading space, are required to stop and unload in the travel lane. When this occurs, vehicles are unable to maneuver around the trucks, resulting in traffic congestion and circulation issues along the corridor.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request and recommends the establishment of a loading zone. The City Council has the authority to locate, establish, or eliminate loading zones within the City.

The loading zone recommended to be established is described as follows:

- **West Boone Street**, begin at the back of curb return of the curb ramp located at the southwest corner of the South Depot Avenue and West Boone Street intersection and extend westerly for 235 feet.

Alternative(s)
The alternative to the recommended action would be to not approve the establishment of the loading zone.

Fiscal Considerations
The Public Works Department will be responsible for installing loading zone signage. Staff has estimated the cost of sign installation to be approximately $600 in staff time and materials. No yellow curb painting is required.

Impact on the Community
Removal of the angle parking will eliminate several on-street parking spaces along West Boone Street between South Depot Street and South Railroad Avenue. However, the change is expected to significantly reduce traffic congestion caused by semi-truck deliveries blocking the travel lane.

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING A LOADING ZONE ON WEST BOONE STREET BETWEEN SOUTH DEPOT STREET AND SOUTH RAILROAD AVENUE

WHEREAS, it is in the best interest of the City of Santa Maria to establish loading zones on certain streets within the City; and

WHEREAS, the City of Santa Maria Traffic Committee has reviewed and is recommending establishment of a loading zone at the location described below.

NOW, THEREFORE, IT IS HEREBY RESOLVED that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, a loading zone shall be established on the following street, incorporated herein by reference, at the following location by the City Council of the City of Santa Maria, California, as follows:

- **West Boone Street**, begin at the back of curb return of the curb ramp located at the southwest corner of the South Depot Avenue and West Boone Street intersection and extend westerly for 235 feet.

NOW, THEREFORE, IT IS HEREBYRESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto; and

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

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

Mayor

ATTEST:

Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Director

City Manager

Attachment B



R25A (CA)

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving the Proposed Establishment of No Stopping Zones on Bethel Lane**

Description:
The City Council will consider adopting a Resolution establishing no stopping zones on Bethel Lane near the intersection of Stowell Road and South Blosser Road to protect newly improved approach striping and improve traffic flow.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution to establishing no stopping zones on Bethel Lane at the intersection of Stowell Road and South Blosser Road.

BACKGROUND:

A request was received from the City of Santa Maria Public Works Department to evaluate the installation of no stopping zones near the intersection of Stowell Road and South Blosser Road following recent approach striping improvements. Vehicles have been observed parking within the newly striped areas, reducing available space for vehicle maneuvering and creating potential operational concerns at the intersection. The Traffic Committee reviewed the request and approved establishing the no stopping zones through signage rather than red curb painting.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request for no stopping zones and recommends its establishment via signage. The City Council has the authority to locate, establish, or eliminate no stopping zones within the City.

The no stopping zones recommended to be established are described as follows:

- **Bethel Lane**, along the northerly curb face, beginning at the curb return of the northwest curb ramp of the intersection of Bethel Lane and South Blosser Road and continuing 145 linear feet west.
- **Bethel Lane**, along the southerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of Bethel Lane and South Blosser Road and continuing 145 linear feet west.

Alternative(s)
The alternative to the recommended action would be to not approve the establishment of the no stopping zones.

Fiscal Considerations
The Public Works Department will be responsible for installing the no stopping signage. Staff has estimated the cost of sign installation to be approximately $800 in staff time and materials. No red curb painting is required.

Impact on the Community
The no stopping zones will maintain clear roadway space within the newly striped approach areas, improving traffic flow and vehicle maneuvering at the intersection. The use of signage rather than red curb minimizes visual impact

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING NO STOPPING ZONES ON BETHEL LANE AT THE INTERSECTION OF STOWELL ROAD AND SOUTH BLOSSER ROAD

WHEREAS, it is in the best interest of the City of Santa Maria to establish no stopping zones at certain locations within the City; and

WHEREAS, the City of Santa Maria Traffic Committee has reviewed and is recommending the establishment of no stopping zones at the location described below.

NOW, THEREFORE, IT IS HEREBY RESOLVED that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, no stopping zones shall be established on the following street, incorporated herein by reference, at the following location by the City Council of the City of Santa Maria, California, as follows:

- **Bethel Lane,** along the northerly curb face, beginning at the curb return of the northwest curb ramp of the intersection of Bethel Lane and South Blosser Road and continuing 145 linear feet west.
- **Bethel Lane,** along the southerly curb face, beginning at the curb return of the southwest curb ramp of the intersection of Bethel Lane and South Blosser Road and continuing 145 linear feet west.

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto; and

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

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

ATTEST:

Mayor

Chief Deputy City Clerk

APPROVED AS TO FORM:

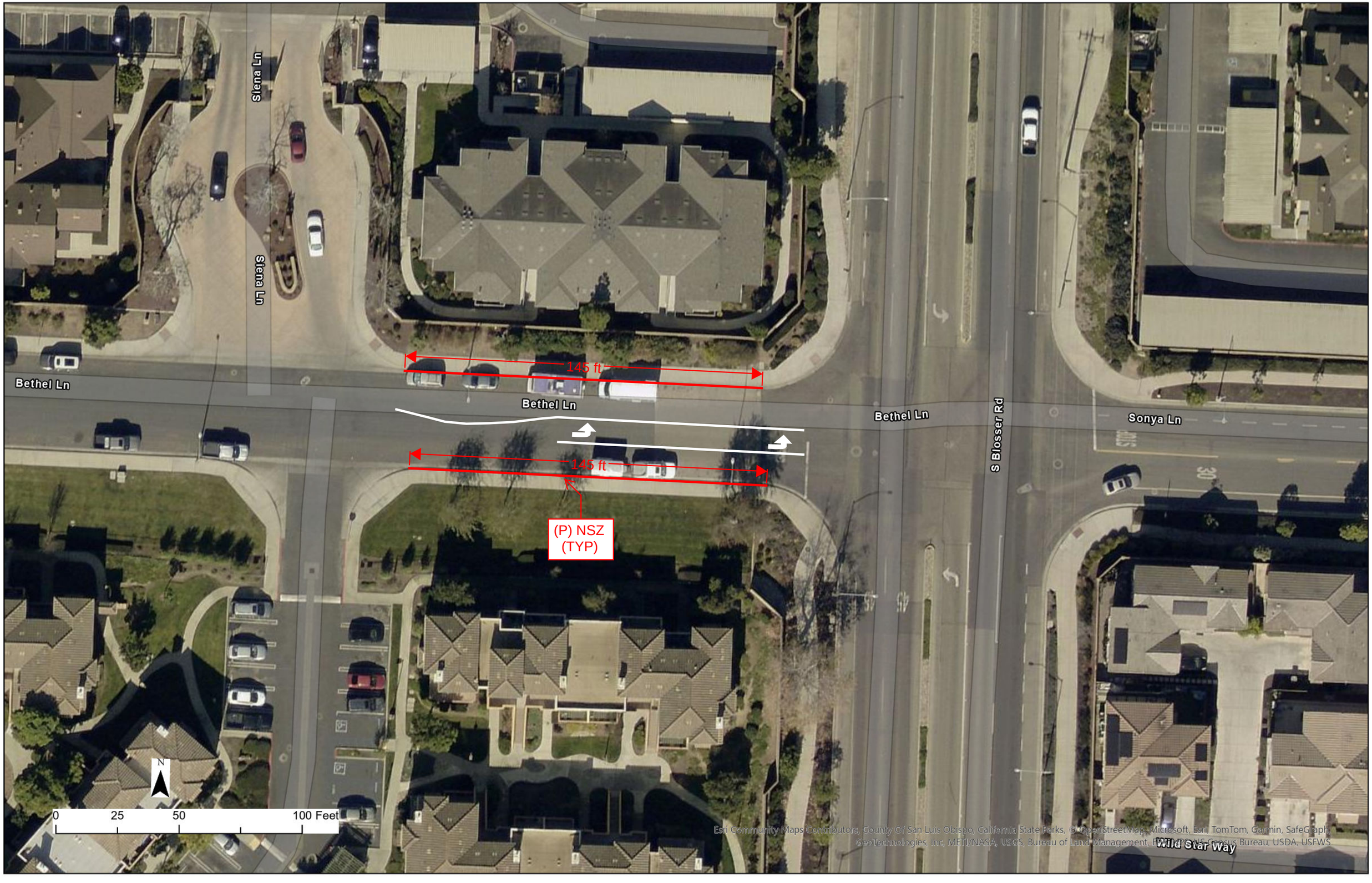
City Attorney

APPROVED AS TO CONTENT:

Department Director

City Manager

Attachment B



COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving the Proposed Establishment of No Stopping Zones on Suey Crossing Road**

Description:
The City Council will consider adopting a Resolution approving the establishment of no stopping zones on Suey Crossing Road at the southeast property driveway of 1670 E Donovan Road to improve sight distance and operational safety for vehicles entering and exiting the property.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing no stopping zones on Suey Crossing Road.

BACKGROUND:

A request was received from the Santa Maria Fire Department to evaluate red curb installation near Fire Station No. 5 along Suey Crossing Road at East Donovan Road. The request is intended to improve visibility for vehicles entering or exiting the station. Santa Maria Municipal Code Section 7-5.01 restricts parking within 15 feet of a fire station driveway; however, additional red curb is being considered to further enhance sight distance and operational safety. The Traffic Committee reviewed the request and approved painting 80 linear feet of red curb continuing southwest from the driveway apron as well as 40 linear feet continuing northeast from the driveway apron.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request for the no stopping zones and recommends its establishment. The City Council has the authority to locate, establish, or eliminate no stopping zones within the City.

The no stopping zones recommended to be established is described as follows:

- **Suey Crossing Road**, along the southwesterly curb face, beginning at the edge of the southeast property driveway of 1670 East Donovan Road and continuing 80 linear feet southwest.
- **Suey Crossing Road**, along the northeasterly curb face, beginning at the edge of the southeast property driveway of 1670 East Donovan Road and continuing 40 linear feet northeast.

Alternative(s)
The alternative to the recommended action would be to not approve the establishment of the no stopping zones.

Fiscal Considerations
The Public Works Department will be responsible for painting the red curb. Staff has estimated the cost to be approximately $500 in staff time and materials.

Impact on the Community
The no stopping zones will remove approximately three legal on-street parking spaces adjacent to 1670 East Donovan Road to ensure vehicles can safely enter and exit the property with adequate sight distance

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING NO STOPPING ZONES ON SUEY CROSSING ROAD

WHEREAS, it is in the best interest of the City of Santa Maria to establish no stopping zones at certain locations within the City; and

WHEREAS, the City of Santa Maria Traffic Committee has reviewed and is recommending the establishment of no stopping zones at the locations described below.

WHEREAS, that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, no stopping zones shall be established on the following street, incorporated herein by reference, at the following location by the City Council of the City of Santa Maria, California, as follows:

- **Suey Crossing Road**, along the southwesterly curb face, beginning at the edge of the southeast property driveway of 1670 East Donovan Road and continuing 80 linear feet southwest.
- **Suey Crossing Road**, along the northeasterly curb face, beginning at the edge of the southeast property driveway of 1670 East Donovan Road and continuing 40 linear feet northeast

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto; and

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

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager


E Donovan Rd
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Suey Park Dr
Arbor View Cir
Suey Park Dr
Merrill Ct
Arbor View Cir
Suey Crossing Rd
Suey Crossing Rd
Suey Crossing Rd
Panther Dr
Via Ynez
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Esri Community Maps Contributors, County of San Luis Obispo, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Department Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving a Proposed Establishment of a No Stopping Zone on West Boone Street and South Western Avenue**

Description:
The City Council will consider adopting a Resolution approving the establishment of no stopping zones on both sides of the property driveways located at 1026 West Boone Street, to improve sight distance and reduce traffic safety conflicts at the driveway aprons.

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution establishing no stopping zones on West Boone Street and South Western Avenue.

BACKGROUND:

A request was received from the property manager of Los Adobes de Maria, to establish no stopping zones on both sides of the property driveways on West Boone Street and South Western Avenue. Vehicles are frequently parked close to the driveway aprons, which limits sight distance and makes it difficult for drivers exiting the site to see oncoming traffic without encroaching into the travel lanes. There are currently no recorded traffic collisions associated with either driveway location.

DISCUSSION:

Per City Council Resolution No. 2061 and CAM 63-15, a Traffic Committee was formed to "be responsible for the review, approval or denial, and recommendations to City Council on all matters and requests relating to traffic circulation and safety within the public right-of-way." The Traffic Committee has reviewed the request for no stopping zones and recommends their establishment. The City Council has the authority to locate, establish, or eliminate no stopping zones within the City.

The no stopping zones recommended to be established are described as follows:

- **West Boone Street**, approximately 20 linear feet of red curb on each side of the westerly property driveway of 1026 West Boone Street.
- **South Western Avenue**, approximately 20 linear feet of red curb on each side of the southerly property driveway of 1026 West Boone Street.

Alternative(s)
The alternative to the recommended action would be to not approve the establishment of the no stopping zones.

Fiscal Considerations
The Public Works Department will be responsible for painting the red curb. Staff has estimated the cost of red curb installation to be approximately $400 in staff time and materials.

Impact on the Community
Approximately three on-street parking spaces will be removed to improve sight distance and safety at the 1026 West Boone Street driveway aprons.

ATTACHMENT(S)

A. Resolution
B. Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ESTABLISHING NO STOPPING ZONES ON WEST BOONE STREET AND SOUTH WESTERN AVENUE

WHEREAS, it is in the best interest of the City of Santa Maria to establish a no stopping zone at certain locations within the City; and

WHEREAS, the City of Santa Maria Traffic Committee has reviewed and is recommending the establishment of a no stopping zone at the locations described below.

NOW, THEREFORE, IT IS HEREBY RESOLVED that pursuant to Section 7-5.14 of the Santa Maria Municipal Code, a no stopping zone shall be established on the following streets, incorporated herein by reference, at the following locations by the City Council of the City of Santa Maria, California, as follows:

- **West Boone Street**, approximately 20 linear feet of red curb on each side of the westerly property driveway of 1026 West Boone Street.

- **South Western Avenue**, approximately 20 linear feet of red curb on each side of the southerly property driveway of 1026 West Boone Street.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing shall constitute traffic regulations pursuant to ordinance; and

SECTION 2. All work is to be accomplished using the standards and methods approved by the Director of Public Works/City Engineer. This shall be in accordance with standard City specifications, and the provisions of this resolution are to be carried out by erecting signs, painting marks and temporary markers and barricades required, and by such other indicators or devices as may be under provisions of the Vehicle Code of the State of California and regulations adopted pursuant thereto.

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

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

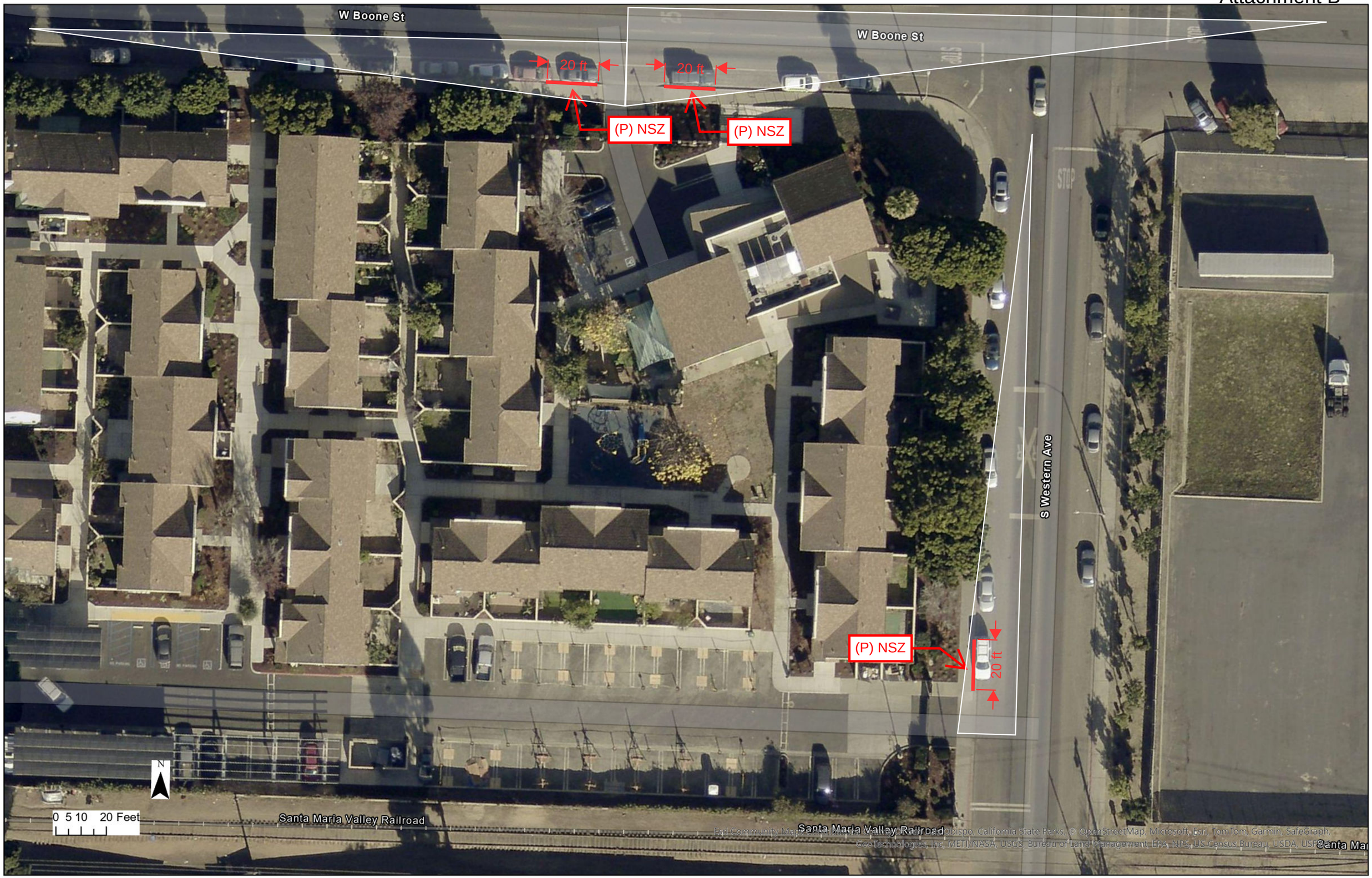
_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

Attachment B



COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving a Road Maintenance and Rehabilitation Account Project List for Senate Bill 1, the Road Repair and Accountability Act of 2017**

Description:
The City Council will consider adopting a Resolution approving a Road Maintenance and Rehabilitation Account Project List for Fiscal Year 2026-2027.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution adopting a list of projects for Fiscal Year 2026-27 funded by Senate Bill 1, the Road Repair and Accountability Act of 2017.

BACKGROUND:

The Road Repair and Accountability Act of 2017, Senate Bill 1 (SB-1), was passed by the State Legislature and signed into law by the Governor in April 2017. The purpose of the bill is to help state and local agencies address transportation funding shortfalls. SB-1 has generated revenue through increases in gas tax, vehicle registration fees, and fees on zero-emission vehicles.

One of the major components of SB-1 is the Road Maintenance and Rehabilitation Account (RMRA), which allocates funding specifically for roadway maintenance and rehabilitation. SB-1 is expected to generate over $5 billion annually at full implementation, with $1.5 billion distributed to local agencies through the RMRA. The City of Santa Maria is projected to receive $3,148,391 in RMRA revenues for Fiscal Year (FY) 2026-27, an increase of $178,723 from the 2025-2026 allocation.

SB-1 includes accountability and transparency provisions to keep local residents informed about proposed projects in their area. As part of these requirements, local agencies must adopt a project list prior to the start of each fiscal year. This list must include description and location of each proposed project, a proposed schedule for completion, and the estimated useful life of the improvement. This list must be approved by the City Council

via Resolution and submitted to the California Transportation Commission (CTC) no later than July 1, 2026, to remain eligible for RMRA funding.

The primary focus of the RMRA is the maintenance of existing infrastructure within the City's rights-of-way. Other transportation funding sources, such as Gas Tax, Measure A, LSTP (Local Surface Transportation Program), Growth Mitigation, and other grant programs remain available for capital expenditures through the normal budget process.

On June 3, 2025, the City Council approved the RMRA project list for FY 2025-26, which was submitted to the CTC as required. That list consisted of the roads in the City to receive a grind and overlay. The project was allocated a total of $3,200,000, comprised of $2,901,998 RMRA funds, and $298,0002 in Gas Tax funds. The project selection was based on eligibility and the City's Pavement Management Program. The previously approved project for FY 2025-26 was:

SB-1 RMRA Funded Projects for Fiscal Year 2025-26:

1. **Enhanced Asphalt Maintenance**
   This project will include the enhanced asphalt maintenance of North College Drive, North Miller Street, east Donovan Road and Mahoney Road in the City of Santa Maria. The work will consist of grinding and overlaying these arterial roadways. Additionally, the project will include the installation of new striping and pavement markings.

   Location:
   North College Drive: Main Street to Donovan Road
   North Miller Street: Main Street to Donovan Road
   East Donovan Road: Lynne Drive to Carlotti Drive
   Mahoney Road: Black Road to Betteravia Road

DISCUSSION:

Staff have identified a new pavement rehabilitation project for RMRA funding in Fiscal Year 2026-27. This project is identified as Enhanced Asphalt Maintenance. It is eligible for RMRA funds and can be completed within the fiscal year.

SB-1 RMRA Funded Projects for Fiscal Year 2026-27:

1. **Enhanced Asphalt Maintenance**

A detailed description of the project is included in the Resolution.

Approval of the Resolution will allow the City to submit the project to the CTC before the July 1, 2026, deadline and maintain eligibility for FY 2026-27 RMRA funding.

This action does not preclude the City from using these funds for other eligible roadway maintenance projects during FY 2026-27. If the City decides to utilize the funds for

alternate projects, updated reporting to the CTC will be completed at the end of the fiscal year, as required.

Future RMRA project lists will be identified as part of the Pavement Management Program. Projected funding will also support infrastructure improvements such as pedestrian and bicycle facilities, underground utilities, and drainage systems.

Alternative(s)
The recommended action is to approve the SB-1 RMRA Project List for FY 2026-27.

Alternatively, the City Council may direct staff to revise the project list to include alternate locations. However, per SB-1 requirements, the list must be approved by resolution and submitted to the CTC no later than July 1, 2026. Delays may jeopardize timely funding eligibility.

Fiscal Considerations
Approval of the Resolution enables the City to request SB-1 apportionment revenues for FY 2026-27. The CTC will review statewide submittals and adopt project lists at its August 2026 meeting.

Impact on the Community
The community will benefit from transportation revenues that support improvements to Santa Maria's roadways.

Other Agency Review
No outside agency review was required. The approved list will be submitted to the CTC.

ATTACHMENT(S)

A. Resolution
B. LSR Projected Revenues 2025-2026 and 2026-2027
C. LSR Estimates 2025-2026, 2026-2027

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multimodal transportation funding shortfalls statewide; and

WHEREAS, SB-1 includes accountability and transparency provisions to ensure that residents of the City are made aware of the projects proposed for funding in the community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City is projected to receive $3,148,391 in RMRA funding in Fiscal Year 2026-27 from SB-1; and

WHEREAS, this is the tenth year in which the City is receiving SB 1 funding, which enables the City to continue essential road maintenance and rehabilitation projects, safety improvements, the repair and replacement of aging bridges, and increases in access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, City staff uses the Pavement Management Program to develop the SB-1 project list to ensure revenues are used on the highest-priority and cost-effective projects that also reflect community priorities for transportation investment; and

WHEREAS, the funding from SB-1 will help the City maintain and rehabilitate various roadways throughout the City this year and support the inclusion of active transportation infrastructure; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in a lower "At-Risk" condition and this revenue will improve the overall quality of the road system, with the goal of bringing the network into "Good" condition over the next decade; and

WHEREAS, the SB 1 project list and overall investment in local streets and roads infrastructure, focusing on basic maintenance, safety, complete streets, and the use of advanced technology, materials, and practices, will have significant positive co-benefits statewide.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The budget for Fiscal Year 2026-27 will incorporate funding for the following proposed project to be funded in part or in full with Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account revenues:

1) **Enhanced Asphalt Maintenance Project.**

Description:
This project will include enhanced asphalt maintenance on one or more of the roadways listed below within the City of Santa Maria, as prioritized by the City's Pavement Management Program. The work will consist of selective digouts, grinding, and partial or full-width overlay treatments on arterial and collector streets. Additionally, the project will include the installation or replacement of striping and pavement markings, as needed. Project limits, specific roadway segments, and treatment types may be adjusted based on field conditions, bid results, and available funding, while maintaining consistency with the overall intent of preserving and improving the City's roadway network.

Locations:

South College Drive: Main Street to Stowell
South Miller Street: Main Street to Stowell
Donovan Road: Suey Crossing to Carlotti
Donovan Road: College to Blosser
Taylor: Railroad to Blosser.
Southside Parkway: Bradley to College.
McCoy: Broadway to Miller
A Street: Fairway to Betteravia

Cost and Funding:

Preliminary Engineer's Estimate:	$ 3,359,223
SB-1 (FY 26/27):	**$ 3,148,391**

Gas Tax:	$ 210,832
Estimated Start Date:	September 2026
Estimated Completion Date:	June 2027
Estimated Useful Life:	10-15 years

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

Local Streets and Roads - Projected Revenues

Based on State Dept of Finance statewide r
Estimated January 2026

	2025-26			2026-27		
	Hwy Users Tax Account	Road Mntnc Rehab Acct	TOTAL	Hwy Users Tax Account	Road Mntnc Rehab Acct	TOTAL
SANTA BARBARA COUNTY						
BUELLTON	150,205	136,140	286,344	152,868	144,333	297,201
CARPINTERIA	374,145	347,786	721,932	380,950	368,717	749,667
GOLETA	923,722	866,674	1,790,396	940,679	918,833	1,859,511
GUADALUPE	253,549	234,248	487,797	258,132	248,346	506,478
LOMPOC	1,252,628	1,178,917	2,431,544	1,275,693	1,249,867	2,525,560
SANTA BARBARA	2,449,065	2,313,318	4,762,382	2,494,324	2,452,540	4,946,864
SANTA MARIA	3,142,940	2,969,668	6,112,608	3,201,041	3,148,391	6,349,433
SOLVANG	168,883	153,872	322,755	171,893	163,132	335,026
County of Santa Barbara	12,129,055	10,705,924	22,834,979	12,363,098	11,350,236	23,713,334
Total Cities & County: Santa Barbara	20,844,192	18,906,546	39,750,738	21,238,679	20,044,395	41,283,074
SANTA CLARA COUNTY						
CAMPBELL	1,254,093	1,157,268	2,411,360	1,277,165	1,226,915	2,504,080
CUPERTINO	1,727,894	1,596,890	3,324,784	1,759,731	1,692,995	3,452,727
GILROY	1,780,979	1,646,302	3,427,280	1,813,801	1,745,381	3,559,182
LOS ALTOS	912,697	839,493	1,752,190	929,434	890,016	1,819,450
LOS ALTOS HILLS	249,846	226,229	476,075	254,356	239,844	494,200
LOS GATOS	961,744	885,147	1,846,891	979,391	938,417	1,917,808
MILPITAS	2,341,395	2,167,941	4,509,336	2,384,617	2,298,414	4,683,031
MONTE SERENO	109,211	96,256	205,467	111,130	102,049	213,179
MORGAN HILL	1,335,752	1,233,277	2,569,030	1,360,340	1,307,499	2,667,839
MOUNTAIN VIEW	2,472,130	2,289,631	4,761,761	2,517,778	2,427,427	4,945,205
PALO ALTO	1,968,324	1,820,684	3,789,009	2,004,623	1,930,258	3,934,881
SAN JOSE	28,811,914	26,795,295	55,607,209	29,346,130	28,407,911	57,754,041
SANTA CLARA	3,841,521	3,561,945	7,403,466	3,912,535	3,776,313	7,688,848
SARATOGA	895,353	823,349	1,718,702	911,768	872,901	1,784,668
SUNNYVALE	4,554,793	4,225,865	8,780,658	4,639,044	4,480,189	9,119,233
County of Santa Clara	39,483,272	33,048,319	72,531,591	40,216,946	35,037,260	75,254,206
Total Cities & County: Santa Clara	92,700,917	82,413,891	175,114,808	94,418,789	87,373,791	181,792,580

CaliforniaCityFinance.com
Updated January 15, 2026
The California Local Government Finance Almanac

Shared Revenue Estimates: State Revenue Allocations to Cities and Counties

Local Streets and Roads Estimates: 2025-26, 2026-27 Including Highway Users Tax Account (HUTA) and Road Maintenance and Rehabilitation Account (RMRA)

The state of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel and registration taxes on motor vehicles with allocations dedicated to transportation purposes.[1] The local (city and county) portions of these allocations flow through the Highway Users Tax Account (HUTA), the familiar gasoline tax revenues that have been in place for decades, and the Road Maintenance and Rehabilitation Account (RMRA) which allocates much of the revenue from the Road Repair and Accountability Act of 2017 (SB1 Beall).

State taxes transferred to and allocated through the state Highway Users Tax Account (HUTA) include:

- The per gallon "gasoline tax" and "diesel fuel tax" imposed on the use of vehicle fuels.
- The "use fuel tax," imposed on vendors and users of motor vehicle fuels that are not taxed under either the gasoline or diesel fuel tax, such as liquefied petroleum gas, ethanol, methanol and natural gas (both liquid and gaseous) for use on state highways. Use Fuel Tax rates vary depending on the type of fuel.
- Variable rate per gallon gasoline diesel fuel excise taxes imposed in 2010-11 in a complicated arrangement known as the "fuel tax swap." This rate replaced the previous Proposition 42 sales tax on gasoline.

Transportation taxes allocated to cities and counties through the Road Maintenance and Rehabilitation Account (RMRA) established by the Road Repair and Accountability Act of 2017 (SB1 Beall) include:

- An additional 12 cent per gallon increase to the gasoline excise tax effective November 1, 2017 with annual inflation adjustments beginning July 1, 2020.
- An additional 20 cent per gallon increase to the diesel fuel excise tax effective November 1, 2017 with half of the revenues going to the state Trade Corridor Enhancement Account (TCEA) and half to the RMRA. Annual inflation adjustments beginning July 1, 2020.
- An additional vehicle registration tax called the "Transportation Improvement Fee" with rates based on the value of the motor vehicle effective January 1, 2018 with annual inflation adjustments beginning July 1, 2020.
- An additional $100 vehicle registration tax on zero emissions vehicles of model year 2020 or later effective July 1, 2020 with annual inflation adjustments beginning July 1, 2021.

The Road Repair and Accountability Act of 2017 (SB1 Beall) also adopted annual inflationary adjustments beginning July 1, 2020 to all per-gallon motor vehicle fuel excise taxes including the rates allocated through the Highway Users Tax Account (HUTA).

[1] Taxes on aircraft jet fuel are transferred to the state Aeronautics Account.

Highway Users Tax Account (HUTA)

Revenue Allocations – Streets & Highways Code Sec 2103-2108 "HUTA"

Cities and counties receive revenue from the motor vehicle fuel taxes imposed pursuant to Revenue and Taxation Code Section 7360(a) and (b) through the Highway User Tax Account under the following formulas outlined in the Streets and Highways code and illustrated in Figure 1.

Section 2104. Section 2104 allocates funds to counties with designated allotments for engineering and administration, snow removal, heavy rainfall / storm damage as well as county streets, roads and public mass transit guideways and facilities.

Section 2105. Section 2105(a) allocates 11.5 percent of the tax revenues in excess of 9 cents per gallon (i.e. the Proposition 111 rate) monthly among counties based on population.

Section 2105(b) allocates 11.5 percent of the tax revenues in excess of 9 cents per gallon (i.e. the Proposition 111 rate) monthly among cities based on population.

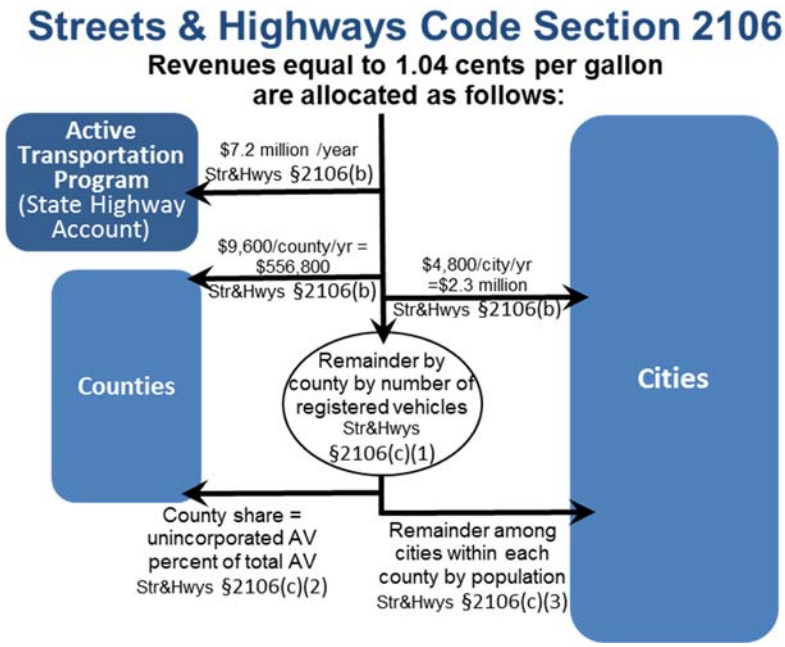
Section 2106. Revenues equal to 1.04 cents per gallon are allocated as follows:

a. $7.2 million per year to the State Bicycle Transportation Account.

b. $400 per month to each city ($2,313,600 per year among the 482 eligible cities[2])

c. $800 per month to each county ($556,800 per year among the 58 counties)

d. The residual amount to each county and the cities in that county based on registered vehicles. In each county, from this amount, the county receives an allotment based on the share of assessed value of the county which is in the unincorporated area. The remainder is allocated to the cities within the county based on population.



[2] The city of Rolling Hills has only private streets and is therefor not eligible to receive these allocations.

Section 2107. This section provides monthly allocations to cities of 1.315 cents per gallon of gasoline, 1.8 cents per gallon of diesel, and 2.59 cents per liquefied petroleum gas (LPG), as follows.

a. Each city with snow removal costs in excess of $5,000 is allocated 50 percent of the cost exceeding $5,000.

b. The remainder is allocated to cities based on population.

Section 2107.5. These funds (about $2.7 million per year) are allocated to cities annually in July based on population as follows:

Streets & Highway Code §2107.5

City Population	Annual Allocation
over 500,000	$ 20,000
100,000 to 500,000	$ 10,000
50,000 to 99.999	$ 7,500
25,000 to 49,999	$ 6,000
20,000 to 24,999	$ 5,000
15,000 to 19,999	$ 4,000
10,000 to 14,999	$ 3,000
5,000 to 9,999	$ 2,000
less than 5,000	$ 1,000

Section 2107.5 funds must be used for engineering costs and administrative expenses related to city streets. Cities with populations under 10,000 may also expend the moneys for street construction or acquisition of street rights-of-way.

Section 2103 HUTA and the 2010 Gasoline Sales Tax – Excise Tax Swap

In March 2010 as a part of a special budget session called by Governor Schwarzenegger, the Legislature enacted a swap of state sales taxes on gasoline for a gasoline excise tax. Intended to be "revenue neutral," the fuel tax swap provided the Legislature with greater flexibility in the use of funds, in particular relieving the general fund from the cost of state transportation debt service payments. The fuel tax swap:

1. Repealed the state sales tax on gasoline (local rates including the Bradley Burns are NOT affected);
2. Increased the excise tax on gasoline by 17.322 cents and added an annual adjustment mechanism intended to ensure the new excise tax provides, over time, the same amount of revenues expected from the sales tax on gas (no more, no less);
3. Increased the sales tax on diesel by 1.75 percent and allocated 75 percent to local transit agencies and 25 percent to state transit programs. The excise tax on diesel was reduced from 18 cents to 13.6 cents. Sales tax revenues from diesel must go to transit funding.
4. Provided for a specific allocation of the funds among state and local transportation needs.

Revenues from the new Section 2103 excise tax rate are now allocated as follows:

1. State transportation debt service;
2. Remainder allocated:
   a. 44 percent to the State Transportation Improvement Program (STIP);
   b. 12 percent State Highway Operation and Protection Program (SHOPP);
   c. 44 percent evenly split between cities and counties using current HUTA formulas.

Section 2103 funds are allocated to cities on a per capita basis and to counties 75 percent based on the proportion of registered vehicles and 25 percent based on the proportion of maintained county road miles.

The law included expressed legislative intent to fully replace the local streets and road funds cities and counties would have received under Proposition 42 state sales tax on gasoline with allocations from the new higher motor vehicle excise tax (HUTA) rate.

However, the swap created certain revenue effects related to the timing and receipt of revenues. In particular, the law provided that the new excise tax rate be adjusted annually by the BOE to garner an amount of revenues equal to what Prop42 would have provided in the prior year. Thus, the annual Sec 2103 funds were always "looking backward." If the Section 2103 amounts generated less than Prop42 would have, the difference was made up until the following year.

In the years following the swap, there were a number of snafus and changes in interpretation of the Section 2103 allocation. In FY2011-12 SCO allocated more money to cities and counties and did not fully backfill state transportation programs for weight fees that were used for debt service and loans that those funds would have otherwise received. This was contrary to the Legislature's intention, but the statute was not clear. The statute was clarified in the 2013 budget to clarify the original intent of the weight fee swap to fully backfill state transportation funds. [Streets & Highways Code 2103 (a)(1)(D)].

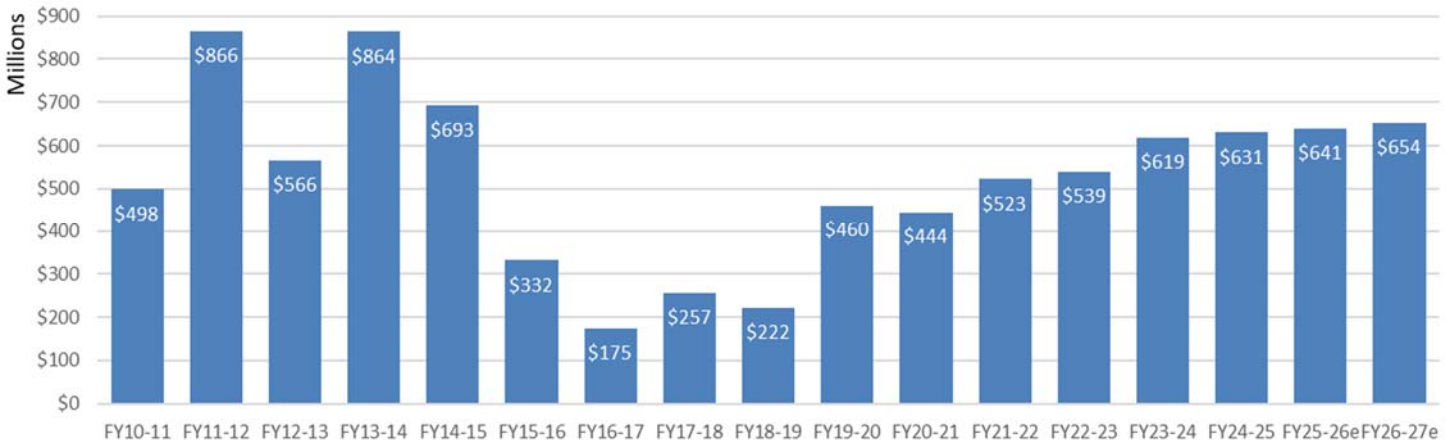
Changes to HUTA Allocated Rates, Including the Variable Rate by the Road Repair and Accountability Act of 2017 (SB1 Beall)

In addition to increasing various fuel and motor vehicle registration taxes, the Road Repair and Accountability Act of 2017 (SB1 Beall) removed BOE's discretionary rate setting role over the Section 2103 variable rate and reset the variable rate at 17.3 cents per gallon on July 1, 2019, up from the current 11.7 cents. This adjustment more than doubled Section 2103 revenue allocations for FY2019-20 over the prior year.

With regard to diesel fuel taxes, SB1 also eliminated the price-based adjustment mechanism applied to the diesel fuel tax rate.

Since 2020, gasoline and diesel fuel excise tax rates are increased on July 1 by the change in the California Consumer Price Index from the prior year. These include the 18 cent per gallon base rate, the 17.3 percent per gallon rate, the diesel fuel excise tax rate and vehicle registration taxes.

Streets & Highways Code Section 2103 Variable Gas Tax Allocations to Cities and Counties



California Gasoline Excise Tax Rates - Per Gallon				
Effective Date	Base Rate	Sec2103	SB1 Rate	Total
July 1, 2015	$ 0.180	$ 0.120		$ 0.300
July 1, 2016	$ 0.180	$ 0.098		$ 0.278
July 1, 2017	$ 0.180	$ 0.117		$ 0.297
Nov 1, 2017*	$ 0.180	$ 0.117	$ 0.120	$ 0.417
July 1, 2019	$ 0.180	$ 0.173	$ 0.120	$ 0.473
July 1, 2020	$ 0.192	$ 0.185	$ 0.128	$ 0.505
July 1, 2021	$ 0.194	$ 0.187	$ 0.130	$ 0.511
July 1, 2022	$ 0.205	$ 0.197	$ 0.137	$ 0.539
July 1, 2023	$ 0.220	$ 0.212	$ 0.147	$ 0.579
July 1, 2024	$ 0.227	$ 0.218	$ 0.151	$ 0.596
July 1, 2025	$ 0.233	$ 0.224	$ 0.155	$ 0.612
July 1, 2026e	$ 0.241	$ 0.232	$ 0.161	$ 0.634

California Diesel Excise Tax Rates			
Effective Date	Base Rate	SB1 Rate	Total
July 1, 2017	$ 0.160		$ 0.160
Nov 1, 2017*	$ 0.160	$ 0.200	$ 0.360
July 1, 2019	$ 0.160	$ 0.200	$ 0.360
July 1, 2020	$ 0.171	$ 0.214	$ 0.385
July 1, 2021	$ 0.173	$ 0.216	$ 0.389
July 1, 2022	$ 0.182	$ 0.228	$ 0.410
July 1, 2023	$ 0.196	$ 0.245	$ 0.441
July 1, 2024	$ 0.202	$ 0.252	$ 0.454
July 1, 2025	$ 0.207	$ 0.259	$ 0.466
July 1, 2026e	$ 0.214	$ 0.268	$ 0.482

Use of Funds: HUTA

The use of local Motor Vehicle Fuel Tax funds is restricted by Article XIX of the California State Constitution and by Streets and Highways Code Section 2101. All Motor Vehicle Fuel Tax funds allocated from the Highway Users Tax Account must be expended for the following:

(a) The research, planning, construction, improvement, maintenance, and operation of public streets and highways (and their related public facilities for nonmotorized traffic), including the mitigation of their environmental effects, the payment for property taken or damaged for such purposes, and the administrative costs necessarily incurred in the foregoing purposes.

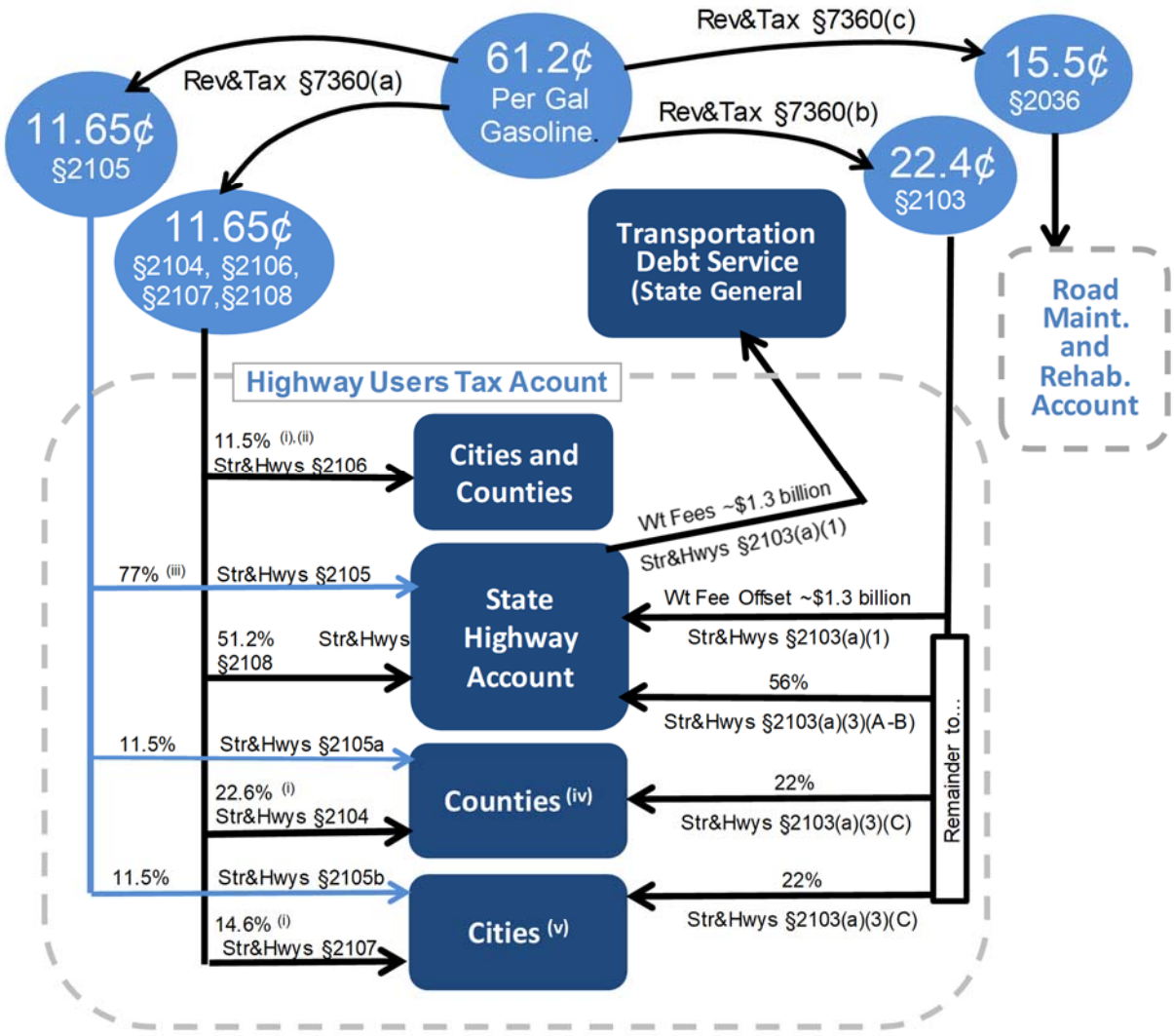
(b) The research and planning for exclusive public mass transit guideways (and their related fixed facilities), the payment for property taken or damaged for such purposes, and the administrative costs necessarily incurred in the foregoing purposes.

(c) The construction and improvement of exclusive public mass transit guideways (and their related fixed facilities), including the mitigation of their environmental effects, the payment for property taken or damaged for such purposes, the administrative costs necessarily incurred in the foregoing purposes, and the maintenance of the structures and the immediate right-of-way for the public mass transit guideways.

(d) The payment of principal and interest on voter-approved bonds issued for the purposes specified above.

Allocation of Gasoline Excise Tax Revenues

rates effective July 1, 2025



(i) The 4.39¢ local share of diesel fuel tax is allocated 1.8¢ to counties and 2.59¢ to cities.

(ii) Str&Hwy Code §2106 funds are distributed based on registered vehicles, assessed property valuation, and population.

(iii) A portion of funds in State Highway Account is allocated among counties and cities for Regional Transportation Improvement Programs.

(iv) County apportionments are based on numbers of registered vehicles and county road mileage.

(v) City apportionments are based on population.

(vi) Beginning July 1, 2020 and annually thereafter, these rates are subject to an annual cost-of-living adjustment.

Three Year State General Fund TCRF Loan Repayment Funds

SB1 stipulated the repayment of $706 million by the state General Fund to transportation funds over three fiscal years: 2017-18, 2018-19, and 2019-20. Under SB1, $75 million was allocated to local streets and roads from repayments of Transportation Congestion Relief Funds (TCRF) in each of these three years. These funds were allocated half to cities and half to counties with the city funds allocated among cities on a per capita basis, the county funds allocated among counties based on numbers of registered vehicles and county road mileage.

These TCRF revenues may be deposited in local HUTA funds.[3] However, these TCRF funds carried slightly different use requirements than HUTA funds. TCRF funds could be expended only for street and highway maintenance, rehabilitation, reconstruction or storm damage repair. For these purposes,

- "Maintenance" means patching and/or overlay and sealing.
- "Reconstruction" includes any overlay, sealing or widening of the roadway, if the widening is necessary to bring the roadway width to the state minimum standards, but does not include widening for the purpose of traffic capacity.
- "Storm damage repair" is repair or reconstruction of local streets and highways and related drainage improvements that have been damaged due to winter storms and flooding, and construction of drainage improvements to mitigate future roadway flooding and damage problems, in those jurisdictions that have been declared disaster areas by the President of the United States.

Road Maintenance and Rehabilitation Account (RMRA)

Revenue Allocations – Streets & Highways Code Sec 2031 "RMRA"

The Road Repair and Accountability Act of 2017 (SB1 Beall) represented a significant additional investment in California's transportation systems of over $5 billion per year. The Act increased per gallon fuel excise taxes, diesel fuel sales taxes and vehicle registration taxes, stabilized the problematic price-based fuel tax rates and provided for inflationary adjustments to rates in future years. The Act is more than doubling local streets and road funds allocated through the Highway Users Tax Account (HUTA) and through the Road Maintenance and Rehabilitation Account (RMRA) which it established.

The RMRA receives funds[4] from the following new taxes imposed under the Road Repair and Accountability Act of 2017:

- A 12 cent per gallon increase to the gasoline excise tax effective November 1, 2017.
- A 20 cent per gallon increase to the diesel fuel excise tax effective November 1, 2017, half of which will be allocated to Trade Corridors Enhancement Account (TCEA) with the remaining half to the RMRA.
- A new vehicle registration tax called the "transportation improvement fee," effective January 1, 2018, based on the market value of the vehicle.
- An additional new $100 vehicle registration tax on zero emission vehicles model year 2020 and later effective July 1, 2020.

[3] Note that the "loan repayment" is between the state general fund and state transportation funds. From an accounting standpoint this is NOT a debt repayment to local agencies, it is simply revenue.

[4] In addition, funds from a 4 percent increase in the diesel sales tax to 5.75 percent from the prior 1.75 percent effective November 1, 2017 are allocated to the Public Transportation Account.

- Annual rate increases to these taxes every July 1 (January 1 for the registration fees) for the change in the California Consumer Price Index. The first adjustment made on July 1, 2020 covered CPI change for two years: November 1, 2017 through November 12, 2019.

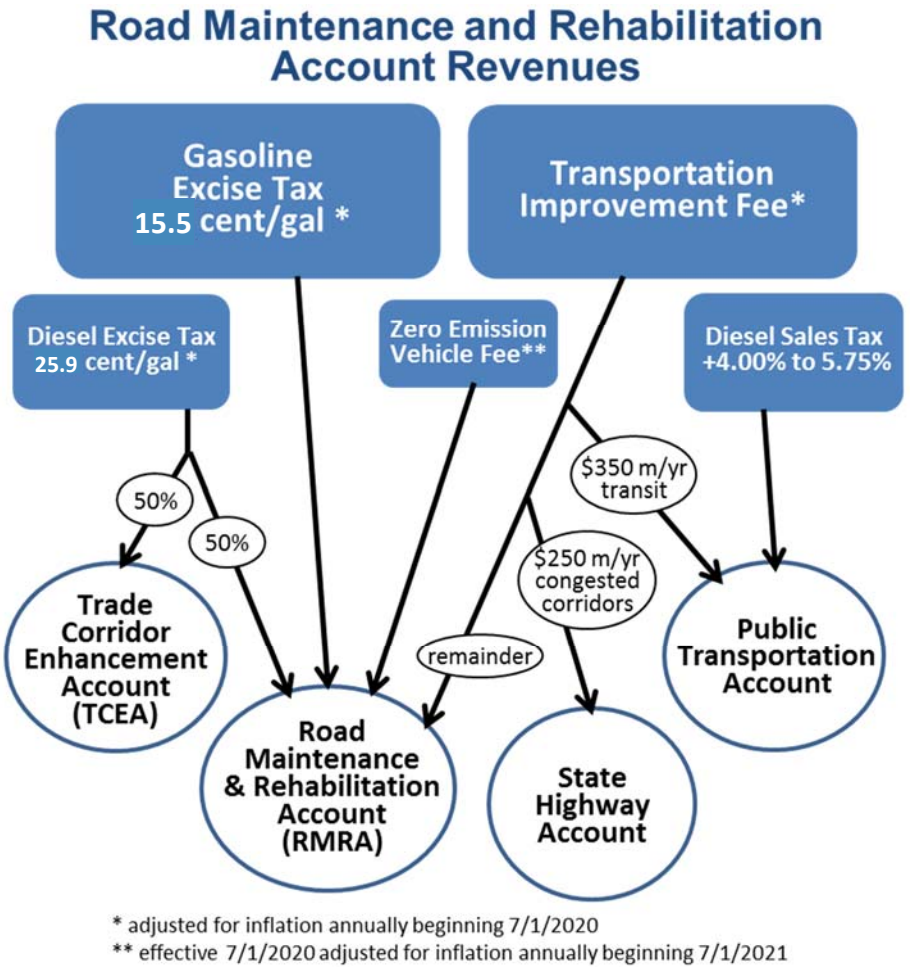
SB1 Transportation Improvement Fee

Vehicle Value	Jan 2018	Jan 2020	Jan 2021	Jan 2022	Jan 2023	Jan 2024	Jan 2025	Jan 2026
0 - $4,999	$ 25	$ 27	$ 27	$ 28	$ 29	$ 32	$ 32	$ 33
$5,000 - $24,999	$ 52	$ 54	$ 55	$ 56	$ 59	$ 65	$ 65	$ 66
$25,000 - $34,999	$ 105	$ 107	$ 110	$ 112	$ 118	$ 129	$ 129	$ 132
$35,000 - $59,999	$ 157	$ 161	$ 165	$ 168	$ 177	$ 194	$ 194	$ 198
$60,000 & over	$ 183	$ 188	$ 192	$ 196	$ 206	$ 227	$ 227	$ 231

SB1 Road Improvement Fee (RIF)

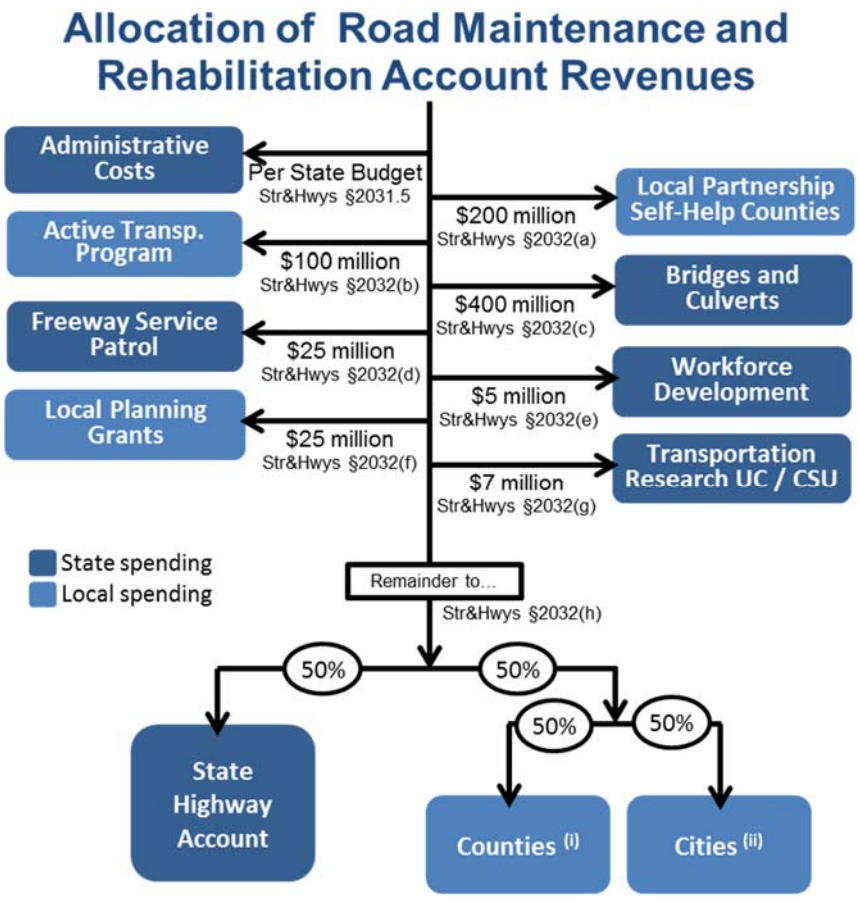
	Jan 2020	Jan 2021	Jan 2022	Jan 2023	Jan 2024	Jan 2025	Jan 2026
ZEV vehicle*	$ 100	$ 101	$ 103	$ 108	$ 118	$ 118	$ 121

**Zero Emission Vehicles, 2020 or later models.*



The Road Repair and Accountability Act directs the State Controller to allocate, on a monthly basis, fifty percent of the revenues in the RMRA to the State Highway Operation and Protection Program (SHOP) in the State Highway Account and half to cities and counties. But there are a series of specific program allocations, subject to appropriation in the annual state budget, to be taken out first:

1. Administrative costs.
2. $200 million for the State-Local-Partnership Program for existing and aspiring self-help jurisdictions.
3. $100 million annually for the Active Transportation Program for the purpose of encouraging increased use of active modes of transportation, such as biking and walking.
4. $400 million for state bridge and culvert maintenance and rehabilitation.
5. $25 million for the state's Freeway Service Patrol program.
6. $5 million for five years through FY 2021-22 for pre-apprenticeship training programs of the California Workforce Development Board.
7. $25 million for local planning grants to encourage local and regional planning.
8. $7 million for transportation research and transportation-related workforce education, training, and development including $5 million to the University of California and $2 million to the California State University.



(i) County apportionments are based on numbers of registered vehicles and county road mileage.
(ii) City apportionments are based on population.

Use of Funds: RMRA [Streets and Highways Code Section 2030]

The use of RMRA local streets and roads funds is similar but, not identical, to HUTA use rules. Pursuant to Streets and Highways Code Section 2030, RMRA local streets and roads allocations must be used for projects "that include, but are not limited to," the following

- Road maintenance and rehabilitation
- Safety projects
- Railroad grade separations
- Traffic control devices
- Complete street components, "including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and storm-water capture projects in conjunction with any other allowable project."

RMRA funds may also be used to satisfy a match requirement for projects eligible for state or federal funds.

SB1 also contains non-obligatory intent language regarding the use of funds. "To the extent possible and cost effective," cities and counties are to use a use:

- advanced recycling techniques that reduce greenhouse gas emissions;
- automotive technologies, ZEV fueling, infrastructure-to-vehicle;
- communications autonomous vehicle systems;
- resiliency re climate change, fires, floods, sea level rise; and
- complete street elements, access for bicycles, pedestrians.

If a city or county has an average Pavement Condition Index that meets or exceeds 80, the city or county may spend its RMRA funds on transportation priorities other than these. [Streets and Highways Code Sec 2037]

Maintenance of Effort: RMRA [Streets and Highways Code Sec 2036]

The Road Repair and Accountability Act contains a local agency maintenance of effort (MOE) requirement that applies to funds allocated through the RMRA. The Act states that the MOE requirement is to ensure that these new roads funds do not supplant existing levels of city and county general revenue spending on streets and roads. The MOE for the receipt of RMRA funds state that a city or county must maintain general fund spending for street, road, and highway purposes at no less than average of 2009–10, 2010–11, and 2011–12 years. In making this calculation an agency may exclude one-time funds. A city or county that fails to comply in a particular year may make it up with in additional expenditures in the following year.

The Act provides that the State Controller may perform audits to ensure compliance with these MOE rules. If the State Controller determines that a city or county has not met its MOE, the agency will be required to reimburse the state for the funds it received during that fiscal year. However, a city or county that fails to comply in a particular fiscal year may expend during that fiscal year and the following fiscal year a total amount that is sufficient to comply. Any funds withheld or returned as a result of a failure to comply will be reapportioned to the other counties and cities whose expenditures are in compliance.

For further guidance, see the State Controller's "*Guidelines Relating to Gas Tax Expenditures for Cities and Counties*."

Spending Plans and Reports: RMRA [Streets and Highways Code Sec 2034]

The Road Repair and Accountability Act stipulates that, prior to receiving RMRA funds in a fiscal year, a city or county must submit to the California Transportation Commission (CTC) a project list pursuant to an adopted budget. The list must include for each project: description, location, schedule, useful life. [Streets and Highways Code Sec 2034(a)]

The Road Repair and Accountability Act also requires that a city or county submit to the CTC an annual report of project completion in order to receive RMRA funds. The report must include descriptions of all projects for which RMRA funds were expended including: description, location, funds expended, completion date, estimated useful life of the project.

Budgeting and Accounting for RMRA Funds: The ~60 Day Delay

The allocation of Road Maintenance and Rehabilitation Account (RMRA) revenues to cities and counties takes many weeks. It takes the State Controller's Office roughly 30 to 60 days from the time of revenue collection by the state, through the various statutory set asides to distribute the funds to cities and counties in monthly allocations. Consequently, the estimates shown in this report are for revenues collected for July through June are not received on a cash basis by local agencies until September through August. That is, for example, the FY2022-23 figure for your agency is revenues collected in and for July 2022 through June 2023 but distributed in monthly allocations September 2022 through August 2023. Cities and counties thus have two choices in the budgeting and accounting of RMRA revenues:

1) apply a 60 day accrual policy to RMRA funds (*recommended*); or
2) adjust RMRA budgets (especially in FY2017-18) to reflect a distributed cash basis.

Local Streets and Roads (HUTA and RMRA) Revenue Estimates for FY2025-26 and FY2026-27

We have computed revenue estimates for each city and county using a model reflecting the local allocation formulas, latest population figures used by the State Controller for allocations and estimates by the state Department of Finance (DOF) of statewide HUTA and RMRA tax revenues provided with the ***Governor's Proposed 2026-27 Budget (released January 10, 2025)*** and analyses of SB1(Beall), The Road Repair and Accountability Act of 2017. Compared to their May 2025 projections for 2025-26, DOF statewide revenue estimates show a slight (1.6 percent) downward revision in their RMRA estimate and a slight (1.8 percent) upward revision in HUTA estimate for a very slight 0.2 percent overall higher LSR estimate for this year.

Fuel consumption was sharply down during the height of the COVID-19 pandemic but has largely recovered to its prior, slightly declining trajectory. Recently, fuel prices have increased steeply but the price of fuel no longer has a direct effect on local streets and roads revenues because all rates are per gallon, regardless of price.

Despite lower fuel consumption, scheduled rate increases stipulated in SB1 have kept local allocations of revenue growing at a modest pace but this growth is expected to flatten in a few years. Gas tax revenue collections are forecast to increase 2 percent in 2025-26 and again in 2026-27 but to to zero growth by FY 2030-31.

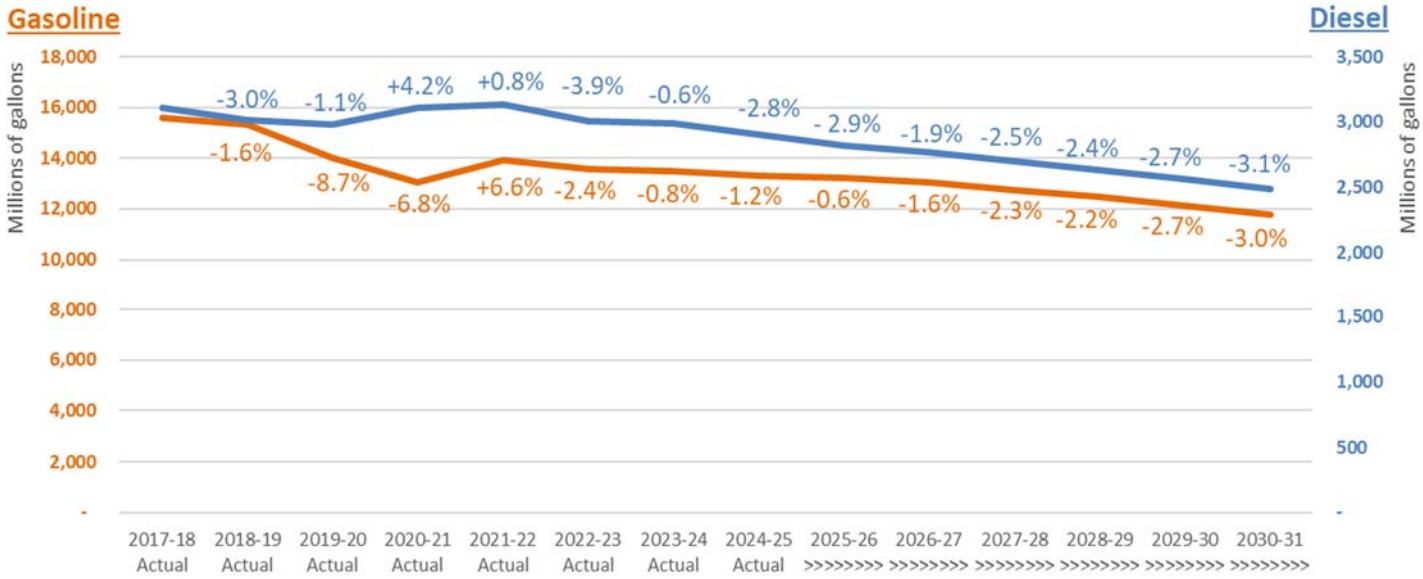
On the other hand, vehicle registration tax revenues from the SB1 vehicle registration tax ("Transportation Improvement Fee") and the zero emission vehicle registration tax ("Road Improvement Fee") are forecast to increase by about 6 percent in 2025-26 and again in 2026-27 and sustain this pace of growth over the five year forecast period.

Total LSR allocations (including HUTA, TCRF, and RMRA) were up 8.1 percent in 2024-25 from the prior year. But as fuel consumption gradually declines, revenue growth will soften. The Department of Finance projects total LSR allocations to cities and counties in 2025-26 will increase by just 1.9 percent. For the budget year FY2026-27, DOF estimates total statewide local streets and roads allocations will grow by 6.0 percent.

HUTA (Highway Users Tax Account)

HUTA revenues are allocated to cities and counties pursuant to Sections 2103-2107 of the Streets and Highways Code. The per gallon excise tax rates that provide HUTA revenues are adjusted annually on July 1 as described above. Revenue changes depend on the combined effects of 1) these rate adjustments, 2) taxable gallonage, and 3) the relative change of statutory transfers including the "weight fee offset" that pays state transportation bond debt.

Sec2103-2108 HUTA allocations (not including RMRA) grew 2.6 percent in FY2024-25. But HUTA revenue growth is now flattening and will continue to decline. DOF estimates 1.4 percent HUTA growth in current year FY2025-26, leveling off to 1.8 percent growth in budget year FY2026-27.



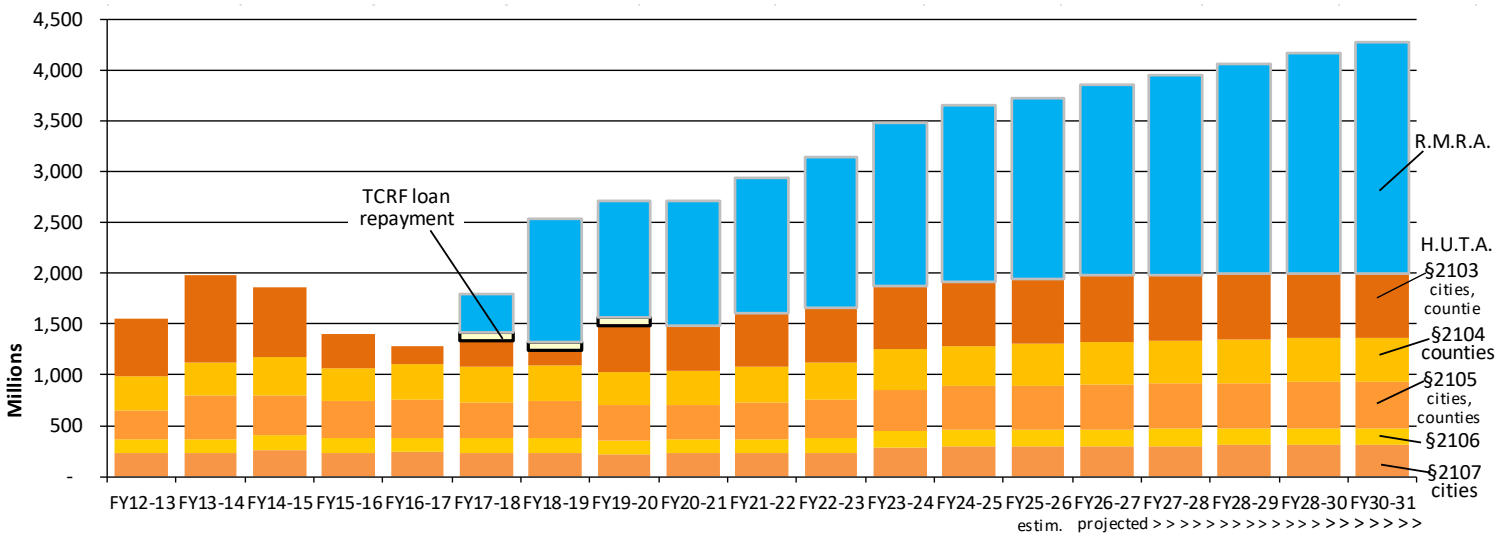
RMRA (Road Maintenance and Rehabilitation Account)[5]

The Road Repair and Accountability Act (SB1) taxes that provide funding to cities and counties through the RMRA began on November 1, 2017 when the new per-gallon fuel excise taxes took effect. It also includes allocations from the SB1 vehicle registration tax ("Transportation Improvement Fee") and the zero emission vehicle registration tax ("Road Improvement Fee") which are expected to grow more robustly and are not included in the HUTA allocations. Additionally, various fixed-amount statutory allocations are made from the SB1 tax rates prior to the city and county allocations.

[5] Note that RMRA revenues are delayed 60 days from collection to allocation. That is, the revenues for a July 1 to June 30 fiscal year are allocated September 1 through August 31. These are spendable in the fiscal year because your accounting staff "accrues" them back into your fiscal year.

Because of this, city and county RMRA revenues are expected to grow more robustly. DOF estimates 2025-26 revenue will be 1.9 percent higher than 2024-25 actuals and that 2026-27 revenues will grow by 6.0 percent over the current year.

California Local Streets and Roads Program - State Funds to Cities and Counties



Looking Ahead: Long Term Estimates of Local Streets and Roads Funding

Since the recovery following the COVID-19 pandemic of 2020, we have seen modest year over year growth in local streets and roads revenues. In future years, as alternative fuel vehicles come more into use, fuel consumption will continue to decline. The SB1 annual cost of living adjustments will help to maintain revenues but we will see decline in revenue growth to below the rate of inflation.

Due to complicated statutory transfers from these revenues before the city and county allocations are made (including the $1.35 billion transfer for state transportation debt service), actual growth in funding allocated to cities and counties varies somewhat among the various categories of local streets and roads allocations and will not exactly mirror total tax collections. Taking all these factors into account, for the purposes of long-term transportation program planning, we estimate transportation allocations to cities and counties will increase in outyears at the following growth rates:

Estimated Annual Revenue Growth Rate over prior year

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
HUTA 2103	1.6%	2.0%	-0.9%	-0.2%	-1.6%	-1.2%
HUTA 2104	3.5%	1.7%	1.0%	1.0%	0.5%	0.1%
HUTA 2105	0.8%	1.7%	1.0%	1.0%	0.5%	0.1%
HUTA 2106	1.4%	1.7%	1.0%	1.0%	0.5%	0.1%
HUTA 2107	-1.1%	1.7%	1.0%	1.0%	0.5%	0.1%
RMRA	1.9%	6.0%	4.7%	4.9%	5.3%	5.2%

Your ~~Mileage~~ *Revenues* May Vary

Long-term, in addition to the growth in statewide local streets and roads revenue collections, the allocations to each particular city will be primarily related to changes in the city's population relative to the change in state population in cities. The current forecast for California population, provided by the Demographics Unit of the California Department of Finance is as follows:[6]

California	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Population	39,185,605	38,990,487	38,991,721	39,024,054	39,068,081	39,131,779	39,213,804	39,323,647	39,430,871	39,532,028
…… in Cities	32,713,003	33,118,970	33,120,018	33,182,482	33,219,919	33,274,082	33,343,828	33,437,229	33,528,402	33,614,417
percent change		1.24%	0.00%	0.19%	0.11%	0.16%	0.21%	0.28%	0.27%	0.26%

	2032	2033	2034	2035	2036	2037	2038	2039	2040
Population	39,626,155	39,719,558	39,800,683	39,872,787	39,936,372	39,991,277	40,037,385	40,076,005	40,106,449
Population in Cities	33,694,454	33,773,875	33,842,856	33,904,167	33,958,234	34,004,920	34,044,126	34,076,965	34,102,852
percent change	0.24%	0.24%	0.20%	0.18%	0.16%	0.14%	0.12%	0.10%	0.08%

If you think your city's population growth will be significantly different from the statewide average in cities, then you should adjust accordingly. For example, the City of Buenavida's planning department estimates the city will see average annual residential population growth of 1.5 percent annually over the next ten years. The city's estimated HUTA 2105 allocation for FY2026-27 is $381,200. The long term projection of Section 2105 revenue would be:

$381,200 x Sec2105 growth x Buenavida Population Growth ÷ Statewide City Population Growth

So, for 2027-28, the city would estimate $381,200 x 1.01 x 1.015 ÷ 1.0016 = $390,185

And long term …

City of Buenavida EXAMPLE							
	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
HUTA Sec2015	$ 381,200						
2105 growth		1.0%	1.0%	0.5%	0.1%	0.0%	0.0%
Buenavida pop		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Cities pop		0.16%	0.21%	0.28%	0.27%	0.26%	0.24%
HUTA Sec2015		$ 390,185	$ 399,277	$ 406,122	$ 411,349	$ 416,436	$ 421,671

Changes for in allocations to an individual county will be affected by many things including: the population of the county relative to the total population of the state, proportion of population in the unincorporated area of the county, as well as relative numbers of vehicle registrations, assessed values and maintained road miles.

Next Update

The next update to these revenue estimates will be in May 2026.

mjgc

[6] See http://www.dof.ca.gov/Forecasting/Demographics/projections/ . California population in cities estimated by author based on recent historic trend of proportion of population in cities.

ATTACHMENTS:

A) Local Streets and Roads - Projected Individual City Revenues – FY2025-26
B) Local Streets and Roads - Projected Individual City Revenues – FY2026-27
C) Local Streets and Roads - Projected Individual County Revenues – FY2025-26 (from CSAC)
D) Local Streets and Roads - Projected Individual County Revenues – FY2026-27 (from CSAC)

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
ALAMEDA COUNTY								
ALAMEDA	757,271	507,732	286,688	678,585	7,500	2,237,775	2,091,323	4,329,098
ALBANY	202,888	136,031	80,323	181,806	5,000	606,048	560,306	1,166,355
BERKELEY	1,229,995	824,682	462,656	1,102,189	10,000	3,629,522	3,396,825	7,026,347
DUBLIN	715,785	479,917	271,245	641,409	7,500	2,115,856	1,976,753	4,092,609
EMERYVILLE	129,096	86,556	52,855	115,682	3,000	387,190	356,520	743,710
FREMONT	2,229,253	1,494,661	834,622	1,997,616	10,000	6,566,152	6,156,435	12,722,587
HAYWARD	1,571,936	1,053,945	589,941	1,408,600	10,000	4,634,421	4,341,149	8,975,571
LIVERMORE	841,057	563,909	317,877	753,665	7,500	2,484,008	2,322,713	4,806,721
NEWARK	468,488	314,110	179,191	419,809	6,000	1,387,598	1,293,804	2,681,402
OAKLAND	4,150,979	2,783,131	1,549,969	3,719,660	10,000	12,213,739	11,463,584	23,677,323
PIEDMONT	107,984	72,401	44,996	96,764	3,000	325,146	298,216	623,362
PLEASANTON	764,784	512,769	289,485	685,317	7,500	2,259,855	2,112,072	4,371,928
SAN LEANDRO	871,350	584,219	329,153	780,810	7,500	2,573,033	2,406,371	4,979,404
UNION CITY	671,711	450,366	254,839	601,915	7,500	1,986,332	1,855,037	3,841,369
ALPINE COUNTY								
AMADOR COUNTY								
AMADOR	1,917	1,285	5,736	1,718	1,000	11,655	5,293	16,948
IONE	86,604	58,066	47,094	77,605	2,000	271,369	239,171	510,540
JACKSON	48,213	32,326	28,345	43,204	2,000	154,088	133,149	287,238
PLYMOUTH	10,752	7,209	10,051	9,635	1,000	38,648	29,695	68,342
SUTTER CREEK	25,338	16,989	17,174	22,705	1,000	83,206	69,975	153,182
BUTTE COUNTY								
BIGGS	18,908	12,677	12,324	16,943	1,000	61,853	52,217	114,070
CHICO	1,091,028	731,508	438,982	977,662	10,000	3,249,179	3,013,045	6,262,225
GRIDLEY	70,207	47,072	32,739	62,912	2,000	214,931	193,888	408,819
OROVILLE	191,752	128,565	81,109	171,827	4,000	577,253	529,553	1,106,806
PARADISE	106,259	71,244	47,087	100,275	3,000	327,866	293,452	621,318
CALAVERAS COUNTY								
ANGELS CAMP	34,998	23,465	30,112	31,362	1,000	120,937	96,653	217,590
COLUSA COUNTY								
COLUSA	62,636	41,996	21,629	56,128	2,000	184,389	172,980	357,370
WILLIAMS	53,561	35,911	19,191	47,996	2,000	158,659	147,917	306,576

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
CONTRA COSTA COUNTY								
ANTIOCH	1,119,145	750,360	449,674	1,002,857	10,000	3,332,036	3,090,696	6,422,732
BRENTWOOD	630,072	422,448	255,261	564,603	7,500	1,879,884	1,740,043	3,619,927
CLAYTON	106,029	71,090	46,948	95,012	3,000	322,080	292,817	614,897
CONCORD	1,202,893	806,511	482,965	1,077,903	10,000	3,580,273	3,321,980	6,902,253
DANVILLE	418,473	280,576	171,148	374,991	6,000	1,251,188	1,155,680	2,406,868
EL CERRITO	248,964	166,924	103,766	223,095	6,000	748,750	687,554	1,436,303
HERCULES	251,322	168,505	104,703	225,207	6,000	755,737	694,064	1,449,801
LAFAYETTE	243,655	163,365	101,656	218,337	6,000	733,013	672,892	1,405,904
MARTINEZ	359,747	241,202	147,804	322,366	6,000	1,077,118	993,498	2,070,616
MORAGA	165,820	111,178	70,715	148,590	4,000	500,302	457,937	958,239
OAKLEY	448,747	300,874	183,182	402,118	6,000	1,340,921	1,239,285	2,580,206
ORINDA	187,075	125,429	79,165	167,637	4,000	563,306	516,638	1,079,944
PINOLE	181,459	121,664	76,932	162,604	4,000	546,660	501,129	1,047,789
PITTSBURG	731,913	490,730	295,745	655,862	7,500	2,181,751	2,021,295	4,203,045
PLEASANT HILL	330,738	221,752	136,273	296,372	6,000	991,135	913,386	1,904,520
RICHMOND	1,110,702	744,699	446,318	995,292	10,000	3,307,011	3,067,380	6,374,391
SAN PABLO	308,630	206,929	127,484	276,561	6,000	925,603	852,329	1,777,932
SAN RAMON	810,736	543,579	327,078	726,494	7,500	2,415,387	2,238,975	4,654,362
WALNUT CREEK	673,762	451,741	272,629	603,753	7,500	2,009,385	1,860,701	3,870,086
DEL NORTE COUNTY								
CRESCENT CITY	64,515	43,256	25,093	57,811	2,000	192,674	178,167	370,842
EL DORADO COUNTY								
PLACERVILLE	103,691	69,522	71,964	93,324	3,000	341,501	286,359	627,860
SOUTH LAKE TAHOE	205,312	137,657	137,787	1,713,982	5,000	2,199,738	567,002	2,766,740

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
FRESNO COUNTY								
CLOVIS	1,237,403	829,649	423,167	1,108,827	10,000	3,609,046	3,417,283	7,026,329
COALINGA	172,863	115,901	63,245	154,901	4,000	510,910	477,389	988,300
FIREBAUGH	83,509	55,991	33,034	74,832	2,000	249,365	230,622	479,988
FOWLER	73,475	49,263	29,642	65,840	2,000	220,221	202,913	423,133
FRESNO	5,338,194	3,579,131	1,809,649	4,783,514	20,000	15,530,488	14,742,266	30,272,754
HURON	66,431	44,541	27,260	59,529	2,000	199,761	183,461	383,221
KERMAN	168,043	112,669	61,615	150,582	4,000	496,909	464,077	960,986
KINGSBURG	127,314	85,361	47,845	114,085	3,000	377,605	351,597	729,202
MENDOTA	121,804	81,666	45,982	109,147	3,000	361,599	336,380	697,978
ORANGE COVE	93,121	62,435	36,284	83,445	2,000	277,285	257,168	534,453
PARLIER	140,385	94,125	52,264	125,798	3,000	415,573	387,697	803,270
REEDLEY	254,944	170,934	90,997	228,453	6,000	751,328	704,068	1,455,396
SANGER	259,103	173,722	92,403	232,180	6,000	763,409	715,554	1,478,963
SAN JOAQUIN	35,439	23,761	16,782	31,757	1,000	108,738	97,870	206,609
SELMA	236,832	158,790	84,873	212,223	5,000	697,718	654,048	1,351,765
GLENN COUNTY								
ORLAND	83,413	55,926	31,287	74,746	2,000	247,372	230,358	477,730
WILLOWS	62,052	41,604	24,504	55,604	2,000	185,764	171,366	357,130
HUMBOLDT COUNTY								
ARCATA	182,092	122,088	82,526	163,171	4,000	553,877	502,876	1,056,753
BLUE LAKE	11,548	7,743	9,729	10,348	1,000	40,368	31,891	72,259
EUREKA	258,480	173,305	115,132	231,622	6,000	784,539	713,834	1,498,373
FERNDALE	13,359	8,957	10,502	11,971	1,000	45,789	36,893	82,683
FORTUNA	120,079	80,510	56,055	107,601	3,000	367,245	331,616	698,861
RIO DELL	32,487	21,782	18,667	29,112	1,000	103,048	89,719	192,767
TRINIDAD	2,942	1,973	6,056	2,636	1,000	14,607	8,125	22,732
IMPERIAL COUNTY								
BRAWLEY	277,455	186,027	114,209	248,625	6,000	832,316	766,236	1,598,552
CALEXICO	384,031	257,483	156,234	344,127	6,000	1,147,876	1,060,562	2,208,437
CALIPATRIA	62,617	41,983	29,492	56,111	2,000	192,203	172,927	365,130
EL CENTRO	440,898	295,611	178,659	395,085	6,000	1,316,254	1,217,609	2,533,863
HOLTVILLE	54,481	36,528	26,283	48,820	2,000	168,112	150,458	318,570
IMPERIAL	219,131	146,922	91,210	196,362	5,000	658,625	605,166	1,263,791
WESTMORLAND	19,972	13,390	12,675	17,896	1,000	64,934	55,155	120,088
INYO COUNTY								
BISHOP	36,944	24,770	20,566	33,105	1,000	116,384	102,025	218,410

Attachm

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
KERN COUNTY								
ARVIN	191,579	128,449	57,506	171,673	4,000	553,208	529,077	1,082,284
BAKERSFIELD	4,017,676	2,693,755	1,110,116	3,600,208	10,000	11,431,754	11,095,445	22,527,199
CALIFORNIA CITY	143,922	96,496	44,395	128,967	4,000	417,780	397,463	815,242
DELANO	506,294	339,458	144,088	453,686	7,500	1,451,027	1,398,212	2,849,239
MARICOPA	9,832	6,592	7,505	8,811	1,000	33,741	27,154	60,895
MCFARLAND	136,207	91,324	42,272	122,054	3,000	394,857	376,158	771,015
RIDGECREST	272,031	182,390	79,639	243,765	6,000	783,825	751,257	1,535,082
SHAFTER	224,776	150,707	66,639	201,420	5,000	648,541	620,754	1,269,295
TAFT	82,138	55,072	27,397	73,603	2,000	240,211	226,838	467,049
TEHACHAPI	124,976	83,793	39,182	111,990	3,000	362,941	345,140	708,081
WASCO	259,831	174,211	76,283	232,833	6,000	749,158	717,566	1,466,724
KINGS COUNTY								
AVENAL	131,233	87,989	43,129	117,597	3,000	382,948	362,422	745,370
CORCORAN	207,248	138,955	65,330	185,713	5,000	602,246	572,348	1,174,594
HANFORD	586,861	393,476	176,201	525,882	7,500	1,689,920	1,620,709	3,310,629
LEMOORE	265,380	177,931	82,308	237,805	6,000	769,424	732,889	1,502,314
LAKE COUNTY								
CLEARLAKE	161,670	108,396	62,127	144,871	4,000	481,064	446,477	927,541
LAKEPORT	48,166	32,294	21,879	43,161	2,000	147,499	133,017	280,516
LASSEN COUNTY								
SUSANVILLE	155,565	104,303	50,014	173,901	4,000	487,784	429,618	917,402
LOS ANGELES COUNTY								
AGOURA HILLS	193,889	129,998	77,816	173,742	5,000	580,446	535,455	1,115,900
ALHAMBRA	791,780	530,870	302,976	709,508	7,500	2,342,634	2,186,626	4,529,260
ARCADIA	545,068	365,455	210,067	488,431	7,500	1,616,521	1,505,292	3,121,814
ARTESIA	157,137	105,357	63,976	140,809	4,000	471,279	433,959	905,238
AVALON	32,995	22,123	17,226	29,567	1,000	102,910	91,122	194,032
AZUSA	481,550	322,868	186,146	431,513	7,500	1,429,578	1,329,877	2,759,455
BALDWIN PARK	690,341	462,857	264,775	618,609	7,500	2,044,083	1,906,486	3,950,569
BELL	327,116	219,323	127,988	293,126	6,000	973,553	903,382	1,876,935
BELLFLOWER	755,699	506,678	289,388	677,176	7,500	2,236,441	2,086,983	4,323,424
BELL GARDENS	378,453	253,744	147,321	339,129	6,000	1,124,648	1,045,159	2,169,806
BEVERLY HILLS	313,364	210,103	122,809	280,803	6,000	933,079	865,403	1,798,482
BRADBURY	8,817	5,911	8,120	7,901	1,000	31,749	24,348	56,097
BURBANK	1,027,050	688,612	391,575	920,331	10,000	3,037,569	2,836,360	5,873,929
CALABASAS	222,572	149,229	88,618	199,445	5,000	664,863	614,667	1,279,530
CARSON	899,056	602,795	343,374	805,637	7,500	2,658,361	2,482,884	5,141,245
CERRITOS	473,040	317,162	182,942	423,888	6,000	1,403,032	1,306,376	2,709,407
CLAREMONT	367,365	246,310	143,146	329,193	6,000	1,092,014	1,014,538	2,106,552
COMMERCE	118,593	79,514	49,461	106,270	3,000	356,838	327,514	684,352
COMPTON	920,867	617,419	351,588	825,182	7,500	2,722,556	2,543,120	5,265,676

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ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
COVINA	491,622	329,621	189,939	440,539	7,500	1,459,222	1,357,693	2,816,914
CUDAHY	218,240	146,325	86,987	195,563	5,000	652,115	602,704	1,254,819
CULVER CITY	387,500	259,809	150,728	347,236	6,000	1,151,273	1,070,142	2,221,416
DIAMOND BAR	526,649	353,106	203,130	471,926	7,500	1,562,311	1,454,425	3,016,736
DOWNEY	1,091,708	731,964	415,925	978,271	10,000	3,227,869	3,014,925	6,242,793
DUARTE	227,565	152,577	90,498	203,919	5,000	679,558	628,456	1,308,014
EL MONTE	1,045,996	701,315	398,710	937,309	10,000	3,093,330	2,888,683	5,982,013
EL SEGUNDO	165,915	111,242	67,282	148,675	4,000	497,115	458,201	955,316
GARDENA	583,670	391,336	224,603	523,022	7,500	1,730,132	1,611,896	3,342,028
GLENDALE	1,877,346	1,258,715	711,787	1,682,275	10,000	5,540,123	5,184,586	10,724,709
GLENDORA	503,161	337,357	194,285	450,878	7,500	1,493,181	1,389,557	2,882,738
HAWAIIAN GARDENS	133,648	89,608	55,131	119,761	3,000	401,148	369,091	770,240
HAWTHORNE	843,242	565,374	322,356	755,623	7,500	2,494,095	2,328,747	4,822,842
HERMOSA BEACH	188,886	126,644	75,933	169,260	4,000	564,723	521,640	1,086,362
HIDDEN HILLS	16,732	11,219	11,101	14,994	1,000	55,046	46,209	101,255
HUNTINGTON PARK	524,340	351,557	202,260	469,857	7,500	1,555,514	1,448,047	3,003,561
INDUSTRY	4,130	2,769	6,355	3,701	1,000	17,956	11,407	29,363
INGLEWOOD	1,039,891	697,222	396,411	931,839	10,000	3,075,364	2,871,824	5,947,188
IRWINDALE	14,461	9,696	10,246	12,959	1,000	48,361	39,937	88,298
LA CANADA FLINTRIDGE	196,850	131,983	78,932	176,396	5,000	589,161	543,633	1,132,794
LA HABRA HEIGHTS	54,184	36,329	25,205	48,554	2,000	166,272	149,637	315,909
LAKEWOOD	788,637	528,762	301,792	706,691	7,500	2,333,382	2,177,945	4,511,328
LA MIRADA	472,542	316,828	182,754	423,441	6,000	1,401,565	1,304,999	2,706,565
LANCASTER	1,703,601	1,142,223	646,357	1,526,583	10,000	5,028,764	4,704,762	9,733,526
LA PUENTE	364,241	244,215	141,969	326,394	6,000	1,082,819	1,005,910	2,088,729
LA VERNE	310,786	208,374	121,838	278,493	6,000	925,491	858,284	1,783,775
LAWNDALE	304,538	204,185	119,485	272,894	6,000	907,102	841,028	1,748,130
LOMITA	200,588	134,489	80,339	179,745	5,000	600,161	553,954	1,154,115
LONG BEACH	4,449,364	2,983,191	1,680,381	3,987,040	10,000	13,109,977	12,287,621	25,397,598
LOS ANGELES	37,360,766	25,049,494	14,074,445	33,478,692	20,000	109,983,397	103,177,654	213,161,050
LYNWOOD	656,953	440,471	252,201	588,691	7,500	1,945,816	1,814,280	3,760,096
MALIBU	102,886	68,983	43,546	92,195	3,000	310,610	284,136	594,746
MANHATTAN BEACH	339,842	227,856	132,781	304,530	6,000	1,011,009	938,528	1,949,537
MAYWOOD	240,809	161,456	95,486	215,787	6,000	719,538	665,031	1,384,569
MONROVIA	372,981	250,075	145,261	334,226	6,000	1,108,542	1,030,047	2,138,589
MONTEBELLO	601,178	403,076	231,197	538,711	7,500	1,781,662	1,660,249	3,441,911
MONTEREY PARK	585,414	392,506	225,260	524,585	7,500	1,735,265	1,616,713	3,351,978
NORWALK	991,045	664,472	378,017	888,068	10,000	2,931,602	2,736,928	5,668,531
PALMDALE	1,622,267	1,087,691	615,728	1,453,701	10,000	4,789,387	4,480,148	9,269,535
PALOS VERDES ESTATES	127,956	85,791	52,987	114,660	3,000	384,394	353,371	737,765
PARAMOUNT	512,389	343,545	197,760	459,148	7,500	1,520,342	1,415,044	2,935,386
PASADENA	1,347,706	903,605	512,331	1,207,669	10,000	3,981,311	3,721,904	7,703,215
PICO RIVERA	595,428	399,220	229,032	533,559	7,500	1,764,739	1,644,370	3,409,109

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
POMONA	1,466,644	983,350	557,122	1,314,249	10,000	4,331,365	4,050,370	8,381,735
RANCHO PALOS VERDES	404,501	271,208	157,130	362,470	6,000	1,201,309	1,117,093	2,318,402
REDONDO BEACH	672,948	451,195	258,225	603,023	7,500	1,992,890	1,858,451	3,851,341
ROLLING HILLS [2]								
ROLLING HILLS ESTATES	81,889	54,905	35,639	73,380	2,000	247,813	226,150	473,962
ROSEMEAD	489,600	328,265	189,178	438,727	7,500	1,453,270	1,352,108	2,805,379
SAN DIMAS	333,517	223,615	130,399	298,862	6,000	992,394	921,061	1,913,455
SAN FERNANDO	227,047	152,230	90,303	203,455	5,000	678,035	627,026	1,305,062
SAN GABRIEL	378,080	253,493	147,181	338,794	6,000	1,123,548	1,044,127	2,167,674
SAN MARINO	120,251	80,625	50,085	107,756	3,000	361,718	332,092	693,810
SANTA CLARITA	2,226,934	1,493,106	843,438	1,995,538	10,000	6,569,016	6,150,030	12,719,047
SANTA FE SPRINGS	179,859	120,591	72,533	161,170	4,000	538,153	496,709	1,034,862
SANTA MONICA	893,881	599,325	341,425	800,999	7,500	2,643,131	2,468,592	5,111,723
SIERRA MADRE	107,103	71,810	45,134	95,974	3,000	323,020	295,781	618,801
SIGNAL HILL	112,690	75,556	47,238	100,980	3,000	339,464	311,211	650,674
SOUTH EL MONTE	187,219	125,526	75,305	167,765	4,000	559,815	517,035	1,076,850
SOUTH GATE	890,814	597,269	340,271	798,251	7,500	2,634,105	2,460,123	5,094,228
SOUTH PASADENA	258,327	173,202	102,083	231,485	6,000	771,097	713,411	1,484,507
TEMPLE CITY	350,192	234,795	136,678	313,805	6,000	1,041,471	967,111	2,008,582
TORRANCE	1,407,017	943,371	534,667	1,260,817	10,000	4,155,873	3,885,700	8,041,573
VERNON	2,022	1,356	5,561	1,812	1,000	11,751	5,584	17,336
WALNUT	272,453	182,673	107,403	244,143	6,000	812,671	752,421	1,565,092
WEST COVINA	1,050,088	704,059	400,251	940,976	10,000	3,105,374	2,899,984	6,005,358
WEST HOLLYWOOD	341,999	229,302	133,593	306,462	6,000	1,017,355	944,483	1,961,838
WESTLAKE VILLAGE	78,056	52,335	34,195	69,945	2,000	236,531	215,563	452,094
WHITTIER	841,891	564,468	321,847	754,412	7,500	2,490,118	2,325,016	4,815,134

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Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
MADERA COUNTY								
CHOWCHILLA	184,670	123,817	51,574	165,481	4,000	529,541	509,995	1,039,536
MADERA	636,742	426,920	166,076	570,579	7,500	1,807,817	1,758,463	3,566,280
MARIN COUNTY								
BELVEDERE	20,355	13,647	13,431	18,240	1,000	66,673	56,213	122,886
CORTE MADERA	97,855	65,609	46,292	87,687	3,000	300,444	270,242	570,685
FAIRFAX	72,785	48,801	35,662	65,222	2,000	224,470	201,007	425,477
LARKSPUR	125,349	84,044	57,951	112,325	3,000	382,668	346,172	728,840
MILL VALLEY	135,421	90,797	62,221	121,350	3,000	412,789	373,987	786,777
NOVATO	509,505	341,611	220,840	456,563	7,500	1,536,018	1,407,078	2,943,096
ROSS	22,387	15,010	14,292	20,060	1,000	72,749	61,824	134,573
SAN ANSELMO	122,522	82,148	56,752	109,791	3,000	374,214	338,365	712,578
SAN RAFAEL	590,301	395,783	255,099	528,964	7,500	1,777,648	1,630,210	3,407,858
SAUSALITO	68,223	45,742	33,728	61,134	2,000	210,828	188,410	399,238
TIBURON	87,524	58,683	41,912	78,430	2,000	268,548	241,712	510,260
MARIPOSA COUNTY								
MENDOCINO COUNTY								
FORT BRAGG	68,875	46,179	33,752	61,718	2,000	212,525	190,209	402,734
POINT ARENA	4,408	2,956	6,653	3,950	1,000	18,967	12,174	31,142
UKIAH	159,102	106,674	71,680	142,570	4,000	484,025	439,384	923,409
WILLITS	47,408	31,786	24,729	42,482	1,000	147,406	130,926	278,332
MERCED COUNTY								
ATWATER	305,342	204,725	94,390	273,615	6,000	884,072	843,252	1,727,324
DOS PALOS	55,535	37,235	21,094	49,765	2,000	165,629	153,369	318,998
GUSTINE	58,257	39,060	21,893	52,203	2,000	173,413	160,885	334,298
LIVINGSTON	138,392	92,789	45,405	124,012	3,000	403,598	382,192	785,790
LOS BANOS	468,584	314,174	142,286	419,895	6,000	1,350,939	1,294,069	2,645,008
MERCED	939,535	629,936	280,467	841,910	7,500	2,699,348	2,594,675	5,294,023
MODOC COUNTY								
ALTURAS	26,067	17,477	14,381	24,921	1,000	83,846	71,987	155,832
MONO COUNTY								
MAMMOTH LAKES	69,191	46,391	65,523	2,046,819	2,000	2,229,924	191,083	2,421,007

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Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
MONTEREY COUNTY								
CARMEL-BY-THE-SEA	30,360	20,356	13,656	27,205	1,000	92,576	83,843	176,420
DEL REY OAKS	15,132	10,146	9,214	13,560	1,000	49,051	41,789	90,841
GONZALES	81,918	54,924	28,694	73,406	2,000	240,942	226,229	467,171
GREENFIELD	199,188	133,551	62,900	178,491	5,000	579,131	550,090	1,129,222
KING CITY	137,463	92,165	44,896	123,179	3,000	400,703	379,625	780,328
MARINA	221,240	148,336	69,332	198,251	5,000	642,159	610,988	1,253,147
MONTEREY	272,874	182,956	84,394	244,521	6,000	790,744	753,586	1,544,330
PACIFIC GROVE	143,538	96,239	46,668	128,624	3,000	418,069	396,404	814,473
SALINAS	1,550,345	1,039,469	457,014	1,389,252	10,000	4,446,080	4,281,522	8,727,602
SAND CITY	3,575	2,397	5,843	3,203	1,000	16,017	9,872	25,889
SEASIDE	313,670	210,308	96,293	281,078	6,000	907,350	866,250	1,773,600
SOLEDAD	264,019	177,019	81,811	236,586	6,000	765,435	729,131	1,494,566
NAPA COUNTY								
AMERICAN CANYON	214,627	143,902	71,098	192,326	5,000	626,953	592,727	1,219,680
CALISTOGA	50,188	33,650	20,303	44,973	2,000	151,113	138,601	289,714
NAPA	746,729	500,664	235,463	669,138	7,500	2,159,494	2,062,211	4,221,705
SAINT HELENA	51,711	34,671	20,774	46,338	2,000	155,494	142,809	298,303
YOUNTVILLE	28,606	19,180	13,636	25,634	1,000	88,056	79,000	167,056
NEVADA COUNTY								
GRASS VALLEY	130,428	87,449	118,687	116,876	3,000	456,441	360,199	816,640
NEVADA CITY	32,085	21,512	32,816	34,351	1,000	121,764	88,607	210,371
TRUCKEE	162,226	108,768	146,452	2,079,169	4,000	2,500,616	448,012	2,948,628

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Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
ORANGE COUNTY								
ALISO VIEJO	496,356	332,795	217,084	444,781	7,500	1,498,516	1,370,767	2,869,283
ANAHEIM	3,319,256	2,225,481	1,424,392	2,974,359	10,000	9,953,487	9,166,648	19,120,136
BREA	459,039	307,775	201,124	411,341	6,000	1,385,279	1,267,709	2,652,988
BUENA PARK	807,018	541,086	349,948	723,162	7,500	2,428,714	2,228,707	4,657,421
COSTA MESA	1,078,110	722,846	465,890	966,086	10,000	3,242,931	2,977,370	6,220,301
CYPRESS	482,566	323,549	211,186	432,424	7,500	1,457,224	1,332,683	2,789,907
DANA POINT	317,580	212,930	140,624	284,581	6,000	961,716	877,048	1,838,764
FOUNTAIN VALLEY	547,455	367,055	238,937	490,570	7,500	1,651,517	1,511,882	3,163,399
FULLERTON	1,378,804	924,455	594,492	1,235,536	10,000	4,143,287	3,807,785	7,951,072
GARDEN GROVE	1,647,816	1,104,821	709,544	1,476,595	10,000	4,948,777	4,550,705	9,499,483
HUNTINGTON BEACH	1,900,604	1,274,309	817,657	1,703,117	10,000	5,705,688	5,248,819	10,954,506
IRVINE	3,053,511	2,047,306	1,310,737	2,736,228	10,000	9,157,782	8,432,753	17,590,535
LAGUNA BEACH	220,300	147,706	99,019	197,410	5,000	669,435	608,395	1,277,830
LAGUNA HILLS	300,618	201,557	133,369	269,381	6,000	910,926	830,204	1,741,130
LAGUNA NIGUEL	625,376	419,300	272,263	560,395	7,500	1,884,834	1,727,075	3,611,909
LAGUNA WOODS	170,046	114,012	77,526	152,377	4,000	517,960	469,608	987,568
LA HABRA	601,226	403,108	261,935	538,754	7,500	1,812,523	1,660,381	3,472,904
LAKE FOREST	839,869	563,112	363,998	752,600	7,500	2,527,080	2,319,431	4,846,511
LA PALMA	149,240	100,062	68,628	133,733	4,000	455,663	412,151	867,814
LOS ALAMITOS	115,057	77,143	54,008	103,102	3,000	352,309	317,748	670,057
MISSION VIEJO	896,995	601,414	388,430	803,790	7,500	2,698,129	2,477,194	5,175,323
NEWPORT BEACH	815,499	546,772	353,576	730,762	7,500	2,454,109	2,252,129	4,706,238
ORANGE	1,348,301	904,003	581,446	1,208,202	10,000	4,051,951	3,723,545	7,775,496
PLACENTIA	517,325	346,854	226,051	463,571	7,500	1,561,300	1,428,674	2,989,974
RANCHO SANTA MARGARITA	459,183	307,871	201,185	411,470	6,000	1,385,709	1,268,106	2,653,815
SAN CLEMENTE	614,317	411,885	267,533	550,485	7,500	1,851,720	1,696,534	3,548,254
SAN JUAN CAPISTRANO	338,568	227,002	149,600	303,388	6,000	1,024,557	935,008	1,959,565
SANTA ANA	3,021,848	2,026,076	1,297,195	2,707,855	10,000	9,062,974	8,345,311	17,408,285
SEAL BEACH	242,438	162,549	108,487	217,247	6,000	736,720	669,530	1,406,250
STANTON	388,621	260,561	171,007	348,240	6,000	1,174,430	1,073,239	2,247,669
TUSTIN	769,940	516,226	334,091	689,937	7,500	2,317,694	2,126,311	4,444,005
VILLA PARK	56,148	37,646	28,814	50,314	2,000	174,923	155,063	329,985
WESTMINSTER	871,446	584,284	377,503	780,896	7,500	2,621,629	2,406,636	5,028,265
YORBA LINDA	652,114	437,226	283,698	584,354	7,500	1,964,892	1,800,914	3,765,807

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Local Streets and Roads - Projected FY2025-26 Revenues

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Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
PLACER COUNTY								
AUBURN	131,933	88,458	59,955	118,224	3,000	401,570	364,354	765,924
COLFAX	19,157	12,844	12,809	18,506	1,000	64,316	52,905	117,221
LINCOLN	522,480	350,311	223,225	468,191	7,500	1,571,707	1,442,912	3,014,619
LOOMIS	65,233	43,737	32,071	58,455	2,000	201,497	180,152	381,649
ROCKLIN	701,228	470,156	297,952	628,365	7,500	2,105,201	1,936,551	4,041,752
ROSEVILLE	1,518,893	1,018,381	639,780	1,361,068	10,000	4,548,121	4,194,662	8,742,783
PLUMAS COUNTY								
PORTOLA	20,230	13,564	9,483	169,727	1,000	214,005	55,869	269,874
RIVERSIDE COUNTY								
BANNING	306,176	205,284	133,383	274,362	6,000	925,206	845,554	1,770,760
BEAUMONT	572,199	383,645	245,104	512,743	7,500	1,721,190	1,580,217	3,301,407
BLYTHE	179,955	120,655	80,375	161,256	4,000	546,241	496,974	1,043,215
CALIMESA	105,359	70,640	49,047	94,411	3,000	322,457	290,964	613,421
CANYON LAKE	105,991	71,064	49,313	94,978	3,000	324,346	292,711	617,057
CATHEDRAL CITY	494,986	331,876	212,677	443,553	7,500	1,490,592	1,366,982	2,857,575
COACHELLA	425,344	285,183	183,430	381,148	6,000	1,281,105	1,174,656	2,455,761
CORONA	1,525,246	1,022,641	645,351	1,366,761	10,000	4,569,999	4,212,208	8,782,208
DESERT HOT SPRINGS	318,759	213,720	138,668	285,638	6,000	962,785	880,304	1,843,088
EASTVALE	668,903	448,484	285,716	599,399	7,500	2,010,003	1,847,282	3,857,285
HEMET	881,029	590,709	374,802	789,484	7,500	2,643,524	2,433,102	5,076,625
INDIAN WELLS	46,594	31,240	24,368	41,752	1,000	144,954	128,676	273,631
INDIO	886,827	594,596	377,237	794,679	7,500	2,660,839	2,449,113	5,109,953
JURUPA VALLEY	1,015,138	680,625	431,123	909,657	10,000	3,046,543	2,803,463	5,850,006
LAKE ELSINORE	707,083	474,082	301,751	633,612	7,500	2,124,028	1,952,722	4,076,750
LA QUINTA	371,793	249,278	160,940	333,161	6,000	1,121,172	1,026,765	2,147,937
MENIFEE	1,105,106	740,947	468,906	990,277	10,000	3,315,235	3,051,924	6,367,159
MORENO VALLEY	2,020,376	1,354,613	853,288	1,810,443	10,000	6,048,721	5,579,587	11,628,309
MURRIETA	1,071,305	718,284	454,711	959,988	10,000	3,214,290	2,958,579	6,172,869
NORCO	255,184	171,094	111,968	228,668	6,000	772,914	704,730	1,477,644
PALM DESERT	498,139	333,990	214,001	446,378	7,500	1,500,009	1,375,689	2,875,698
PALM SPRINGS	426,226	285,774	183,800	381,938	6,000	1,283,738	1,177,090	2,460,829
PERRIS	778,546	521,996	331,762	697,649	7,500	2,337,453	2,150,077	4,487,530
RANCHO MIRAGE	164,066	110,002	73,702	147,018	4,000	498,788	453,094	951,881
RIVERSIDE	3,069,879	2,058,280	1,294,044	2,750,895	10,000	9,183,098	8,477,957	17,661,055
SAN JACINTO	526,985	353,330	226,115	472,227	7,500	1,586,157	1,455,351	3,041,509
TEMECULA	1,075,436	721,054	456,446	963,690	10,000	3,226,625	2,969,986	6,196,611
WILDOMAR	355,319	238,233	154,022	318,399	6,000	1,071,973	981,270	2,053,243

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	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SACRAMENTO COUNTY								
CITRUS HEIGHTS	840,655	563,639	372,451	753,304	7,500	2,537,549	2,321,601	4,859,151
ELK GROVE	1,752,226	1,174,826	771,117	1,570,156	10,000	5,278,325	4,839,049	10,117,374
FOLSOM	887,191	594,840	392,803	795,005	7,500	2,677,340	2,450,119	5,127,460
GALT	250,047	167,650	114,155	224,065	6,000	761,918	690,544	1,452,462
ISLETON	7,619	5,108	8,132	6,827	1,000	28,686	21,040	49,726
RANCHO CORDOVA	818,901	549,053	362,937	733,811	7,500	2,472,202	2,261,524	4,733,727
SACRAMENTO	5,059,771	3,392,455	2,217,635	4,534,022	20,000	15,223,882	13,973,357	29,197,239
SAN BENITO COUNTY								
HOLLISTER	416,796	279,452	177,604	373,488	6,000	1,253,339	1,151,048	2,404,387
SAN JUAN BAUTISTA	19,972	13,390	13,080	17,896	1,000	65,339	55,155	120,493
SAN BERNARDINO COUNTY								
ADELANTO	356,019	238,702	149,389	319,026	6,000	1,069,136	983,202	2,052,339
APPLE VALLEY	727,534	487,794	300,272	651,938	7,500	2,175,038	2,009,200	4,184,238
BARSTOW	244,699	164,065	104,179	219,273	6,000	738,217	675,776	1,413,994
BIG BEAR LAKE	48,309	32,390	24,420	629,279	2,000	736,398	133,414	869,812
CHINO	912,386	611,733	375,346	817,582	7,500	2,724,546	2,519,698	5,244,244
CHINO HILLS	751,118	503,607	309,851	673,071	7,500	2,245,147	2,074,332	4,319,479
COLTON	515,168	345,408	214,025	461,638	7,500	1,543,739	1,422,719	2,966,458
FONTANA	2,100,387	1,408,259	857,827	1,882,140	10,000	6,258,613	5,800,550	12,059,163
GRAND TERRACE	125,790	84,339	55,887	112,720	3,000	381,736	347,389	729,125
HESPERIA	975,501	654,050	400,979	874,139	10,000	2,914,670	2,694,001	5,608,671
HIGHLAND	547,090	366,811	226,989	490,243	7,500	1,638,634	1,510,876	3,149,510
LOMA LINDA	242,668	162,703	103,354	217,453	6,000	732,178	670,166	1,402,343
MONTCLAIR	364,328	244,273	152,764	326,471	6,000	1,093,835	1,006,148	2,099,984
NEEDLES	47,188	31,638	23,964	42,285	1,000	146,076	130,317	276,393
ONTARIO	1,767,195	1,184,862	722,508	1,583,570	10,000	5,268,136	4,880,389	10,148,525
RANCHO CUCAMONGA	1,686,581	1,130,812	689,769	1,511,332	10,000	5,028,493	4,657,759	9,686,252
REDLANDS	704,256	472,187	290,818	631,078	7,500	2,105,840	1,944,915	4,050,754
RIALTO	1,011,659	678,293	415,664	906,540	10,000	3,022,155	2,793,856	5,816,012
SAN BERNARDINO	2,138,222	1,433,626	873,193	1,916,044	10,000	6,371,084	5,905,037	12,276,121
TWENTYNINE PALMS	270,986	181,690	114,855	242,829	6,000	816,360	748,372	1,564,732
UPLAND	758,421	508,503	312,816	679,615	7,500	2,266,855	2,094,499	4,361,354
VICTORVILLE	1,351,367	906,059	553,629	1,210,950	10,000	4,032,005	3,732,014	7,764,019
YUCAIPA	525,528	352,354	218,232	470,922	7,500	1,574,535	1,451,328	3,025,864
YUCCA VALLEY	211,091	141,531	90,530	189,157	5,000	637,309	582,961	1,220,270

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SAN DIEGO COUNTY								
CARLSBAD	1,115,187	747,706	484,938	999,311	10,000	3,357,142	3,079,766	6,436,907
CHULA VISTA	2,696,745	1,808,102	1,165,868	2,416,532	10,000	8,097,248	7,447,487	15,544,734
CORONADO	225,245	151,022	101,778	201,841	5,000	684,886	622,051	1,306,937
DEL MAR	37,864	25,387	21,102	33,929	1,000	119,281	104,566	223,847
EL CAJON	1,018,904	683,151	443,483	913,032	10,000	3,068,570	2,813,864	5,882,434
ENCINITAS	593,742	398,090	260,432	532,047	7,500	1,791,811	1,639,712	3,431,522
ESCONDIDO	1,449,845	972,086	629,023	1,299,195	10,000	4,360,149	4,003,976	8,364,124
IMPERIAL BEACH	254,695	170,767	114,457	228,230	6,000	774,149	703,380	1,477,529
LA MESA	583,698	391,356	256,108	523,048	7,500	1,761,710	1,611,976	3,373,686
LEMON GROVE	269,894	180,957	121,001	241,850	6,000	819,703	745,355	1,565,057
NATIONAL CITY	565,078	378,871	248,091	506,362	7,500	1,705,903	1,560,553	3,266,455
OCEANSIDE	1,670,749	1,120,197	724,132	1,497,145	10,000	5,022,223	4,614,038	9,636,261
POWAY	482,796	323,703	212,665	432,630	7,500	1,459,294	1,333,318	2,792,612
SAN DIEGO	13,502,239	9,052,926	5,818,113	12,099,251	20,000	40,492,530	37,288,565	77,781,095
SAN MARCOS	930,757	624,050	405,532	834,044	7,500	2,801,883	2,570,432	5,372,316
SANTEE	571,681	383,298	250,934	512,279	7,500	1,725,692	1,578,787	3,304,480
SOLANA BEACH	124,448	83,440	58,381	111,517	3,000	380,786	343,684	724,470
VISTA	973,652	652,810	424,000	872,482	7,500	2,930,444	2,688,893	5,619,337
SAN FRANCISCO COUNTY								
SAN FRANCISCO	8,375,452	5,615,539	2,123,371	7,505,178	20,000	23,639,540	23,130,133	46,769,673
SAN JOAQUIN COUNTY								
ESCALON	71,338	47,830	33,628	63,925	2,000	218,722	197,011	415,733
LATHROP	369,876	247,993	154,269	331,443	6,000	1,109,582	1,021,472	2,131,053
LODI	642,971	431,097	264,628	576,161	7,500	1,922,357	1,775,666	3,698,023
MANTECA	898,270	602,268	367,795	804,932	7,500	2,680,766	2,480,714	5,161,479
MOUNTAIN HOUSE	275,951	185,018	118,291	247,277	5,000	831,537	762,081	1,593,618
RIPON	153,217	102,729	66,716	137,297	4,000	463,959	423,134	887,093
STOCKTON	3,075,054	2,061,750	1,247,445	2,755,532	10,000	9,149,781	8,492,248	17,642,030
TRACY	941,222	631,067	385,152	843,422	7,500	2,808,363	2,599,333	5,407,696
SAN LUIS OBISPO COUNTY								
ARROYO GRANDE	175,824	117,886	92,108	157,555	4,000	547,374	485,567	1,032,941
ATASCADERO	295,165	197,901	151,369	264,495	6,000	914,930	815,145	1,730,075
EL PASO DE ROBLES	300,752	201,647	154,143	269,502	6,000	932,044	830,574	1,762,619
GROVER BEACH	122,561	82,174	65,659	109,826	3,000	383,220	338,470	721,690
MORRO BAY	101,171	67,833	55,038	90,658	3,000	317,699	279,399	597,098
PISMO BEACH	77,184	51,750	43,127	69,164	2,000	243,224	213,155	456,379
SAN LUIS OBISPO	474,698	318,274	240,519	425,373	6,000	1,464,864	1,310,954	2,775,819

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SAN MATEO COUNTY								
ATHERTON	68,827	46,147	34,292	61,675	2,000	212,942	190,077	403,019
BELMONT	270,306	181,234	120,626	242,219	6,000	820,385	746,493	1,566,878
BRISBANE	46,488	31,169	24,720	41,658	1,000	145,036	128,385	273,422
BURLINGAME	302,372	202,733	134,366	270,953	6,000	916,424	835,047	1,751,471
COLMA	14,202	9,522	10,886	12,727	1,000	48,337	39,222	87,559
DALY CITY	1,004,673	673,609	435,303	900,280	10,000	3,023,864	2,774,563	5,798,427
EAST PALO ALTO	287,824	192,979	128,133	257,917	6,000	872,853	794,872	1,667,726
FOSTER CITY	322,822	216,445	143,130	289,279	6,000	977,675	891,525	1,869,200
HALF MOON BAY	112,613	75,504	53,055	100,912	3,000	345,084	310,999	656,083
HILLSBOROUGH	108,991	73,076	51,503	97,666	3,000	334,235	300,995	635,229
MENLO PARK	327,221	219,394	145,014	293,220	6,000	990,850	903,673	1,894,523
MILLBRAE	223,492	149,846	100,566	200,269	5,000	679,173	617,208	1,296,381
PACIFICA	370,633	248,501	163,617	332,122	6,000	1,120,872	1,023,563	2,144,435
PORTOLA VALLEY	42,521	28,509	23,020	38,103	1,000	133,153	117,429	250,582
REDWOOD CITY	799,763	536,222	347,499	716,662	7,500	2,407,646	2,208,672	4,616,318
SAN BRUNO	421,674	282,722	185,488	377,859	6,000	1,273,742	1,164,519	2,438,262
SAN CARLOS	294,571	197,503	131,024	263,963	6,000	893,060	813,504	1,706,564
SAN MATEO	1,013,116	679,270	438,921	907,845	10,000	3,049,151	2,797,879	5,847,030
SOUTH SAN FRANCISCO	634,969	425,731	276,885	568,991	7,500	1,914,076	1,753,567	3,667,643
WOODSIDE	50,858	34,099	26,593	45,574	2,000	159,125	140,454	299,578
SANTA BARBARA COUNTY								
BUELLTON	49,296	33,052	21,682	44,174	2,000	150,205	136,140	286,344
CARPINTERIA	125,934	84,436	47,928	112,848	3,000	374,145	347,786	721,932
GOLETA	313,824	210,411	112,273	281,215	6,000	923,722	866,674	1,790,396
GUADALUPE	84,822	56,871	33,848	76,008	2,000	253,549	234,248	487,797
LOMPOC	426,887	286,218	150,992	382,530	6,000	1,252,628	1,178,917	2,431,544
SANTA BARBARA	837,655	561,628	291,665	750,617	7,500	2,449,065	2,313,318	4,762,382
SANTA MARIA	1,075,321	720,977	373,056	963,587	10,000	3,142,940	2,969,668	6,112,608
SOLVANG	55,717	37,357	23,881	49,928	2,000	168,883	153,872	322,755

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SANTA CLARA COUNTY								
CAMPBELL	419,048	280,962	172,577	375,506	6,000	1,254,093	1,157,268	2,411,360
CUPERTINO	578,236	387,693	236,312	518,153	7,500	1,727,894	1,596,890	3,324,784
GILROY	596,128	399,689	243,476	534,186	7,500	1,780,979	1,646,302	3,427,280
LOS ALTOS	303,982	203,812	126,507	272,396	6,000	912,697	839,493	1,752,190
LOS ALTOS HILLS	81,918	54,924	37,598	73,406	2,000	249,846	226,229	476,075
LOS GATOS	320,513	214,896	133,126	287,209	6,000	961,744	885,147	1,846,891
MILPITAS	785,014	526,333	319,101	703,445	7,500	2,341,395	2,167,941	4,509,336
MONTE SERENO	34,854	23,369	18,755	31,233	1,000	109,211	96,256	205,467
MORGAN HILL	446,571	299,415	183,597	400,169	6,000	1,335,752	1,233,277	2,569,030
MOUNTAIN VIEW	829,078	555,877	336,744	742,931	7,500	2,472,130	2,289,631	4,761,761
PALO ALTO	659,272	442,026	268,757	590,769	7,500	1,968,324	1,820,684	3,789,009
SAN JOSE	9,702,612	6,505,368	3,889,499	8,694,435	20,000	28,811,914	26,795,295	55,607,209
SANTA CLARA	1,289,785	864,770	521,200	1,155,766	10,000	3,841,521	3,561,945	7,403,466
SARATOGA	298,136	199,893	124,167	267,157	6,000	895,353	823,349	1,718,702
SUNNYVALE	1,530,191	1,025,956	617,453	1,371,192	10,000	4,554,793	4,225,865	8,780,658
SANTA CRUZ COUNTY								
CAPITOLA	94,482	63,348	40,096	84,664	2,000	284,590	260,926	545,515
SANTA CRUZ	619,990	415,689	236,414	555,569	7,500	1,835,162	1,712,201	3,547,363
SCOTTS VALLEY	115,661	77,548	48,008	103,643	3,000	347,859	319,415	667,274
WATSONVILLE	496,500	332,891	190,281	444,910	7,500	1,472,083	1,371,164	2,843,247
SHASTA COUNTY								
ANDERSON	107,055	71,778	60,257	95,931	3,000	338,020	295,649	633,669
REDDING	898,394	602,352	470,188	805,044	7,500	2,783,478	2,481,058	5,264,536
SHASTA LAKE	99,110	66,451	56,141	88,812	3,000	313,515	273,709	587,223
SIERRA COUNTY								
LOYALTON	7,072	4,742	6,449	7,779	1,000	27,043	19,532	46,575
SISKIYOU COUNTY								
DORRIS	8,222	5,513	8,917	7,368	1,000	31,020	22,708	53,728
DUNSMUIR	16,320	10,942	12,971	51,146	1,000	92,380	45,071	137,451
ETNA	6,555	4,395	8,082	5,874	1,000	25,906	18,103	44,008
FORT JONES	6,651	4,459	8,130	5,960	1,000	26,200	18,367	44,567
MONTAGUE	11,778	7,897	10,697	10,554	1,000	41,925	32,526	74,452
MOUNT SHASTA	31,059	20,825	20,350	90,158	1,000	163,392	85,775	249,167
TULELAKE	8,625	5,783	9,118	7,729	1,000	32,255	23,819	56,074
WEED	27,974	18,756	18,805	66,222	1,000	132,757	77,254	210,010
YREKA	75,507	50,625	42,603	75,048	2,000	245,783	208,524	454,307

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SOLANO COUNTY								
BENICIA	259,534	174,012	113,822	232,567	6,000	785,935	716,745	1,502,680
DIXON	193,333	129,625	86,013	173,244	4,000	586,215	533,920	1,120,135
FAIRFIELD	1,156,894	775,669	490,773	1,036,683	10,000	3,470,019	3,194,945	6,664,964
RIO VISTA	99,072	66,425	46,417	88,778	3,000	303,692	273,603	577,295
SUISUN CITY	282,266	189,253	123,371	252,936	6,000	853,825	779,522	1,633,347
VACAVILLE	988,813	662,975	420,167	886,067	10,000	2,968,022	2,730,762	5,698,784
VALLEJO	1,206,880	809,184	511,770	1,081,476	10,000	3,619,310	3,332,990	6,952,300
SONOMA COUNTY								
CLOVERDALE	86,336	57,886	41,689	77,365	2,000	265,276	238,430	503,706
COTATI	72,651	48,711	35,842	65,102	2,000	224,305	200,637	424,942
HEALDSBURG	108,368	72,658	51,103	97,107	3,000	332,236	299,275	631,511
PETALUMA	573,349	384,416	249,778	513,773	7,500	1,728,816	1,583,392	3,312,208
ROHNERT PARK	422,354	283,178	185,262	378,468	6,000	1,275,263	1,166,398	2,441,661
SANTA ROSA	1,710,156	1,146,618	735,507	1,532,457	10,000	5,134,738	4,722,865	9,857,603
SEBASTOPOL	72,095	48,338	35,604	64,604	2,000	222,641	199,102	421,743
SONOMA	103,212	69,201	48,900	92,487	3,000	316,800	285,036	601,836
WINDSOR	251,245	168,454	112,151	225,139	6,000	762,988	693,852	1,456,840
STANISLAUS COUNTY								
CERES	481,368	322,746	193,163	431,350	7,500	1,436,127	1,329,374	2,765,501
HUGHSON	76,446	51,255	34,714	68,503	2,000	232,917	211,117	444,034
MODESTO	2,106,070	1,412,069	828,919	1,887,233	10,000	6,244,291	5,816,244	12,060,535
NEWMAN	118,727	79,604	51,259	106,391	3,000	358,980	327,884	686,865
OAKDALE	222,629	149,268	91,916	199,496	5,000	668,309	614,826	1,283,135
PATTERSON	247,900	166,211	101,805	222,142	6,000	744,058	684,616	1,428,674
RIVERBANK	250,028	167,638	102,638	224,048	6,000	750,351	690,491	1,440,842
TURLOCK	692,095	464,033	275,621	620,181	7,500	2,059,430	1,911,330	3,970,760
WATERFORD	87,869	58,914	39,184	78,739	2,000	266,706	242,664	509,370
SUTTER COUNTY								
LIVE OAK	92,555	62,056	39,593	82,938	2,000	279,142	255,606	534,748
YUBA CITY	675,171	452,686	258,605	605,015	7,500	1,998,978	1,864,591	3,863,569
TEHAMA COUNTY								
CORNING	79,235	53,125	34,596	71,001	2,000	239,957	218,819	458,775
RED BLUFF	141,909	95,147	58,164	127,164	3,000	425,384	391,905	817,289
TEHAMA	4,159	2,789	6,364	3,727	1,000	18,039	11,486	29,525
TRINITY COUNTY								

ATTACHMENT A

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
TULARE COUNTY								
DINUBA	249,405	167,220	95,433	223,490	6,000	741,547	688,771	1,430,318
EXETER	99,187	66,502	40,844	88,881	3,000	298,414	273,920	572,335
FARMERSVILLE	99,589	66,772	40,990	89,241	3,000	299,594	275,032	574,626
LINDSAY	121,947	81,763	49,115	109,276	3,000	365,101	336,777	701,878
PORTERVILLE	609,707	408,794	226,365	546,354	7,500	1,798,721	1,683,804	3,482,525
TULARE	699,599	469,064	259,031	626,905	7,500	2,062,099	1,932,052	3,994,151
VISALIA	1,408,531	944,386	516,655	1,262,174	10,000	4,141,747	3,889,882	8,031,629
WOODLAKE	76,714	51,435	32,678	68,743	2,000	231,570	211,858	443,428
TUOLUMNE COUNTY								
SONORA	49,862	33,431	33,276	44,681	2,000	163,250	137,701	300,951
VENTURA COUNTY								
CAMARILLO	678,238	454,742	295,232	607,763	7,500	2,043,475	1,873,060	3,916,535
FILLMORE	163,251	109,456	74,707	146,288	4,000	497,702	450,844	948,546
MOORPARK	347,106	232,727	153,436	311,039	6,000	1,050,309	958,589	2,008,898
OJAI	73,676	49,398	36,349	66,021	2,000	227,444	203,469	430,913
OXNARD	1,932,938	1,295,989	832,514	1,732,091	10,000	5,803,532	5,338,114	11,141,646
PORT HUENEME	211,455	141,776	95,348	189,483	5,000	643,062	583,967	1,227,029
SAN BUENAVENTURA	1,054,928	707,304	456,537	945,312	10,000	3,174,080	2,913,349	6,087,429
SANTA PAULA	303,388	203,414	134,715	271,863	6,000	919,380	837,853	1,757,233
SIMI VALLEY	1,209,400	810,874	522,684	1,083,734	10,000	3,636,693	3,339,950	6,976,643
THOUSAND OAKS	1,215,409	814,903	525,257	1,089,119	10,000	3,654,688	3,356,544	7,011,232
YOLO COUNTY								
DAVIS	626,967	420,366	281,819	561,820	7,500	1,898,472	1,731,468	3,629,941
WEST SACRAMENTO	530,943	355,984	239,391	475,773	7,500	1,609,591	1,466,282	3,075,873
WINTERS	76,867	51,538	38,763	68,880	2,000	238,049	212,282	450,330
WOODLAND	590,551	395,950	265,728	529,188	7,500	1,788,917	1,630,899	3,419,815
YUBA COUNTY								
MARYSVILLE	126,126	84,564	45,299	113,020	3,000	372,009	348,316	720,324
WHEATLAND	38,448	25,779	17,146	34,453	1,000	116,825	106,181	223,006
Statewide Total	$ 320,491,000	$ 214,881,500	$ 128,094,662	$ 293,573,000	$ 2,724,000	$ 959,764,162	$ 885,086,500	$ 1,844,850,662

Notes:

1. The Highway Users Tax is also known as the "Motor Vehicle Fuel Tax", the "Gasoline Excise Tax" and "Article XIX Revenues."
2. Rolling Hills has no public streets and is therefore not eligible for HUTA or RMRA allocations.
3. Str&HwysCode §§ 2103, 2105, 2106, 2107 and RMRA amounts are paid monthly. Includes special payments for snow removal.
4. Str&HwysCode § 2107.5 amounts are typically paid by the State Controller once per year in July.

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
ALAMEDA COUNTY								
ALAMEDA	772,536	516,581	291,689	690,786	7,500	2,279,092	2,217,185	4,496,277
ALBANY	206,977	138,402	81,663	185,075	5,000	617,118	594,027	1,211,145
BERKELEY	1,254,789	839,055	470,778	1,122,008	10,000	3,696,630	3,601,256	7,297,886
DUBLIN	730,214	488,281	275,972	652,943	7,500	2,154,909	2,095,719	4,250,628
EMERYVILLE	131,699	88,065	53,708	117,762	3,000	394,233	377,976	772,210
FREMONT	2,274,191	1,520,710	849,343	2,033,536	10,000	6,687,780	6,526,946	13,214,726
HAYWARD	1,603,623	1,072,314	600,321	1,433,928	10,000	4,720,186	4,602,412	9,322,598
LIVERMORE	858,012	573,737	323,431	767,217	7,500	2,529,896	2,462,500	4,992,397
NEWARK	477,932	319,584	182,285	427,357	6,000	1,413,159	1,371,669	2,784,828
OAKLAND	4,234,655	2,831,636	1,577,381	3,786,544	10,000	12,440,216	12,153,495	24,593,711
PIEDMONT	110,161	73,663	45,709	98,504	3,000	331,037	316,163	647,201
PLEASANTON	780,201	521,706	294,535	697,640	7,500	2,301,582	2,239,183	4,540,765
SAN LEANDRO	888,915	594,401	334,907	794,850	7,500	2,620,574	2,551,193	5,171,767
UNION CITY	685,252	458,215	259,275	612,738	7,500	2,022,981	1,966,678	3,989,659
ALPINE COUNTY								
AMADOR COUNTY								
AMADOR	1,955	1,307	5,753	1,748	1,000	11,764	5,612	17,375
IONE	88,350	59,078	47,844	79,001	2,000	276,272	253,565	529,837
JACKSON	49,185	32,889	28,763	43,981	2,000	156,818	141,162	297,981
PLYMOUTH	10,969	7,335	10,144	9,808	1,000	39,257	31,482	70,738
SUTTER CREEK	25,849	17,285	17,394	23,114	1,000	84,641	74,187	158,828
BUTTE COUNTY								
BIGGS	19,289	12,898	12,458	17,248	1,000	62,893	55,359	118,252
CHICO	1,113,021	744,257	446,685	995,241	10,000	3,309,203	3,194,379	6,503,582
GRIDLEY	71,622	47,893	33,235	64,043	2,000	218,793	205,557	424,350
OROVILLE	195,617	130,806	82,463	174,917	4,000	587,803	561,423	1,149,226
PARADISE	108,401	72,486	47,837	101,987	3,000	333,711	311,113	644,824
CALAVERAS COUNTY								
ANGELS CAMP	35,704	23,874	30,561	31,925	1,000	123,065	102,470	225,535
COLUSA COUNTY								
COLUSA	63,899	42,728	21,928	57,137	2,000	187,692	183,391	371,082
WILLIAMS	54,641	36,537	19,446	48,859	2,000	161,482	156,819	318,301

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	**Highway Users Tax Acct (HUTA)[1] Streets & Highways Code**					**TOTAL HUTA**	**Road Mntnc Rehab Acct**	**TOTAL**
	Sec2103 [3]	**Sec2105 [3]**	**Sec2106 [3]**	**Sec2107 [3]**	**Sec2107.5 [4]**			
CONTRA COSTA COUNTY								
ANTIOCH	1,141,705	763,437	457,566	1,020,890	10,000	3,393,598	3,276,703	6,670,301
BRENTWOOD	642,773	429,811	259,705	574,755	7,500	1,914,543	1,844,764	3,759,307
CLAYTON	108,167	72,329	47,696	96,721	3,000	327,912	310,440	638,352
CONCORD	1,227,142	820,567	491,448	1,097,285	10,000	3,646,442	3,521,906	7,168,348
DANVILLE	426,909	285,466	174,099	381,733	6,000	1,274,207	1,225,232	2,499,439
EL CERRITO	253,983	169,834	105,522	227,106	6,000	762,445	728,932	1,491,377
HERCULES	256,388	171,442	106,476	229,257	6,000	769,562	735,835	1,505,397
LAFAYETTE	248,567	166,212	103,374	222,263	6,000	746,416	713,388	1,459,804
MARTINEZ	366,999	245,405	150,341	328,163	6,000	1,096,907	1,053,289	2,150,196
MORAGA	169,162	113,116	71,885	151,261	4,000	509,424	485,497	994,920
OAKLEY	457,793	306,118	186,347	409,349	6,000	1,365,606	1,313,869	2,679,475
ORINDA	190,846	127,615	80,484	170,651	4,000	573,597	547,730	1,121,327
PINOLE	185,117	123,785	78,212	165,528	4,000	556,642	531,288	1,087,930
PITTSBURG	746,668	499,283	300,906	667,655	7,500	2,222,012	2,142,942	4,364,954
PLEASANT HILL	337,405	225,617	138,605	301,701	6,000	1,009,328	968,356	1,977,684
RICHMOND	1,133,092	757,678	454,151	1,013,188	10,000	3,368,109	3,251,983	6,620,092
SAN PABLO	314,851	210,535	129,661	281,533	6,000	942,580	903,625	1,846,205
SAN RAMON	827,079	553,053	332,795	739,557	7,500	2,459,984	2,373,723	4,833,707
WALNUT CREEK	687,344	459,614	277,380	614,609	7,500	2,046,448	1,972,683	4,019,130
DEL NORTE COUNTY								
CRESCENT CITY	65,815	44,009	25,453	58,851	2,000	196,128	188,890	385,018
EL DORADO COUNTY								
PLACERVILLE	105,781	70,734	73,155	94,994	3,000	347,665	303,593	651,258
SOUTH LAKE TAHOE	209,451	140,056	140,146	1,717,290	5,000	2,211,943	601,126	2,813,069

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
FRESNO COUNTY								
CLOVIS	1,262,347	844,108	430,589	1,128,765	10,000	3,675,809	3,622,945	7,298,754
COALINGA	176,348	117,921	64,282	157,687	4,000	520,237	506,120	1,026,357
FIREBAUGH	85,192	56,966	33,535	76,177	2,000	253,871	244,502	498,373
FOWLER	74,956	50,122	30,083	67,024	2,000	224,185	215,125	439,310
FRESNO	5,445,802	3,641,509	1,841,668	4,869,527	20,000	15,818,506	15,629,497	31,448,003
HURON	67,770	45,317	27,659	60,599	2,000	203,345	194,502	397,847
KERMAN	171,430	114,632	62,623	153,290	4,000	505,975	492,006	997,982
KINGSBURG	129,880	86,849	48,609	116,136	3,000	384,474	372,758	757,231
MENDOTA	124,259	83,090	46,712	111,110	3,000	368,171	356,624	724,795
ORANGE COVE	94,998	63,523	36,843	84,945	2,000	282,309	272,645	554,954
PARLIER	143,215	95,766	53,107	128,060	3,000	423,148	411,029	834,177
REEDLEY	260,083	173,913	92,526	232,561	6,000	765,083	746,441	1,511,524
SANGER	264,326	176,750	93,957	236,355	6,000	777,389	758,618	1,536,007
SAN JOAQUIN	36,153	24,175	16,995	32,328	1,000	110,651	103,760	214,411
SELMA	241,606	161,557	86,294	216,039	5,000	710,496	693,410	1,403,906
GLENN COUNTY								
ORLAND	85,094	56,901	31,757	76,090	2,000	251,842	244,221	496,063
WILLOWS	63,303	42,329	24,853	56,604	2,000	189,089	181,679	370,768
HUMBOLDT COUNTY								
ARCATA	185,763	124,216	83,905	166,105	4,000	563,988	533,140	1,097,128
BLUE LAKE	11,781	7,877	9,817	10,534	1,000	41,009	33,811	74,819
EUREKA	263,691	176,325	117,089	235,787	6,000	798,892	756,795	1,555,687
FERNDALE	13,628	9,113	10,603	12,186	1,000	46,531	39,114	85,645
FORTUNA	122,499	81,913	56,965	109,536	3,000	373,913	351,573	725,486
RIO DELL	33,142	22,162	18,913	29,635	1,000	104,852	95,118	199,970
TRINIDAD	3,001	2,007	6,078	2,684	1,000	14,770	8,614	23,384
IMPERIAL COUNTY								
BRAWLEY	283,048	189,269	116,150	253,096	6,000	847,563	812,350	1,659,913
CALEXICO	391,772	261,971	158,921	350,315	6,000	1,168,979	1,124,389	2,293,368
CALIPATRIA	63,879	42,715	29,930	57,120	2,000	195,644	183,334	378,978
EL CENTRO	449,786	300,763	181,743	402,189	6,000	1,340,482	1,290,889	2,631,370
HOLTVILLE	55,579	37,165	26,665	49,698	2,000	171,106	159,513	330,619
IMPERIAL	223,549	149,483	92,743	199,893	5,000	670,667	641,586	1,312,253
WESTMORLAND	20,374	13,624	12,815	18,218	1,000	66,031	58,474	124,505
INYO COUNTY								
BISHOP	37,688	25,201	20,846	33,700	1,000	118,436	108,166	226,601

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
KERN COUNTY								
ARVIN	195,441	130,688	58,441	174,760	4,000	563,330	560,918	1,124,248
BAKERSFIELD	4,098,664	2,740,702	1,129,725	3,664,944	10,000	11,644,035	11,763,201	23,407,236
CALIFORNIA CITY	146,823	98,178	45,097	131,286	4,000	425,384	421,383	846,767
DELANO	516,500	345,374	146,559	461,844	7,500	1,477,778	1,482,360	2,960,138
MARICOPA	10,031	6,707	7,553	8,969	1,000	34,260	28,788	63,048
MCFARLAND	138,953	92,915	42,937	124,249	3,000	402,054	398,796	800,850
RIDGECREST	277,515	185,569	80,967	248,148	6,000	798,199	796,469	1,594,668
SHAFTER	229,307	153,333	67,736	205,042	5,000	660,418	658,113	1,318,531
TAFT	83,794	56,032	27,798	74,927	2,000	244,551	240,490	485,040
TEHACHAPI	127,495	85,253	39,792	114,003	3,000	369,544	365,911	735,455
WASCO	265,069	177,247	77,551	237,020	6,000	762,887	760,751	1,523,638
KINGS COUNTY								
AVENAL	133,879	89,522	43,809	119,712	3,000	389,922	384,233	774,155
CORCORAN	211,426	141,377	66,404	189,053	5,000	613,259	606,794	1,220,052
HANFORD	598,691	400,334	179,242	535,338	7,500	1,721,104	1,718,248	3,439,352
LEMOORE	270,730	181,032	83,683	242,081	6,000	783,526	776,997	1,560,523
LAKE COUNTY								
CLEARLAKE	164,929	110,285	63,144	147,476	4,000	489,834	473,347	963,181
LAKEPORT	49,136	32,857	22,182	43,937	2,000	150,112	141,022	291,134
LASSEN COUNTY								
SUSANVILLE	158,701	106,121	50,816	176,408	4,000	496,046	455,474	951,520
LOS ANGELES COUNTY								
AGOURA HILLS	197,797	132,263	79,112	176,866	5,000	591,039	567,680	1,158,719
ALHAMBRA	807,741	540,122	308,265	722,266	7,500	2,385,894	2,318,224	4,704,118
ARCADIA	556,056	371,824	213,708	497,214	7,500	1,646,302	1,595,885	3,242,187
ARTESIA	160,305	107,193	65,026	143,341	4,000	479,865	460,076	939,940
AVALON	33,660	22,508	17,446	30,098	1,000	104,713	96,606	201,318
AZUSA	491,257	328,495	189,364	439,273	7,500	1,455,889	1,409,913	2,865,801
BALDWIN PARK	704,257	470,924	269,387	629,733	7,500	2,081,801	2,021,224	4,103,025
BELL	333,710	223,146	130,174	298,397	6,000	991,425	957,750	1,949,175
BELLFLOWER	770,933	515,509	294,437	689,353	7,500	2,277,730	2,212,583	4,490,314
BELL GARDENS	386,082	258,166	149,850	345,227	6,000	1,145,325	1,108,059	2,253,384
BEVERLY HILLS	319,681	213,765	124,903	285,852	6,000	950,200	917,486	1,867,686
BRADBURY	8,994	6,014	8,179	8,043	1,000	32,230	25,814	58,044
BURBANK	1,047,753	700,613	398,437	936,880	10,000	3,093,684	3,007,060	6,100,744
CALABASAS	227,058	151,830	90,105	203,031	5,000	677,024	651,659	1,328,683
CARSON	917,179	613,301	349,381	820,123	7,500	2,707,483	2,632,311	5,339,794
CERRITOS	482,576	322,690	186,102	431,510	6,000	1,428,877	1,384,997	2,813,874

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	**Highway Users Tax Acct (HUTA)[1] Streets & Highways Code**					**TOTAL HUTA**	**Road Mntnc Rehab Acct**	**TOTAL**
	Sec2103 [3]	**Sec2105 [3]**	**Sec2106 [3]**	**Sec2107 [3]**	**Sec2107.5 [4]**			
CLAREMONT	374,771	250,602	145,600	335,113	6,000	1,112,086	1,075,596	2,187,682
COMMERCE	120,984	80,900	50,253	108,181	3,000	363,318	347,224	710,542
COMPTON	939,430	628,180	357,740	840,020	7,500	2,772,870	2,696,172	5,469,041
COVINA	501,532	335,366	193,224	448,460	7,500	1,486,082	1,439,402	2,925,485
CUDAHY	222,639	148,875	88,445	199,080	5,000	664,039	638,977	1,303,016
CULVER CITY	395,311	264,337	153,317	353,479	6,000	1,172,445	1,134,547	2,306,992
DIAMOND BAR	537,265	359,260	206,649	480,412	7,500	1,591,086	1,541,956	3,133,042
DOWNEY	1,113,715	744,721	423,219	995,862	10,000	3,287,516	3,196,371	6,483,887
DUARTE	232,152	155,236	92,019	207,586	5,000	691,992	666,278	1,358,270
EL MONTE	1,067,081	713,538	405,699	954,163	10,000	3,150,480	3,062,532	6,213,012
EL SEGUNDO	169,260	113,181	68,390	151,349	4,000	506,180	485,777	991,957
GARDENA	595,435	398,157	228,503	532,426	7,500	1,762,022	1,708,905	3,470,926
GLENDALE	1,915,189	1,280,652	724,330	1,712,524	10,000	5,642,695	5,496,609	11,139,304
GLENDORA	513,303	343,237	197,646	458,986	7,500	1,520,672	1,473,185	2,993,857
HAWAIIAN GARDENS	136,343	91,170	56,023	121,915	3,000	408,450	391,304	799,755
HAWTHORNE	860,241	575,227	327,989	769,210	7,500	2,540,167	2,468,898	5,009,065
HERMOSA BEACH	192,694	128,851	77,194	172,303	4,000	575,043	553,034	1,128,076
HIDDEN HILLS	17,070	11,414	11,213	15,263	1,000	55,960	48,990	104,950
HUNTINGTON PARK	534,909	357,684	205,763	478,305	7,500	1,584,162	1,535,194	3,119,356
INDUSTRY	4,214	2,818	6,383	3,768	1,000	18,182	12,093	30,275
INGLEWOOD	1,060,854	709,373	403,359	948,594	10,000	3,132,180	3,044,659	6,176,839
IRWINDALE	14,753	9,865	10,343	13,192	1,000	49,152	42,340	91,492
LA CANADA FLINTRIDGE	200,818	134,284	80,247	179,568	5,000	599,916	576,350	1,176,266
LA HABRA HEIGHTS	55,276	36,962	25,567	49,427	2,000	169,232	158,643	327,875
LAKEWOOD	804,534	537,977	307,061	719,399	7,500	2,376,471	2,309,020	4,685,491
LA MIRADA	482,068	322,350	185,911	431,055	6,000	1,427,384	1,383,538	2,810,921
LANCASTER	1,737,942	1,162,130	657,738	1,554,033	10,000	5,121,844	4,987,908	10,109,752
LA PUENTE	371,584	248,471	144,403	332,263	6,000	1,102,720	1,066,448	2,169,169
LA VERNE	317,051	212,006	123,915	283,500	6,000	942,472	909,938	1,852,410
LAWNDALE	310,676	207,744	121,520	277,801	6,000	923,741	891,644	1,815,385
LOMITA	204,631	136,833	81,679	182,977	5,000	611,120	587,293	1,198,413
LONG BEACH	4,539,055	3,035,183	1,710,106	4,058,732	10,000	13,353,076	13,027,125	26,380,201
LOS ANGELES	38,113,889	25,486,062	14,324,048	34,080,677	20,000	112,024,676	109,387,175	221,411,851
LYNWOOD	670,196	448,148	256,590	599,276	7,500	1,981,710	1,923,468	3,905,178
MALIBU	104,960	70,185	44,233	93,853	3,000	316,231	301,236	617,468
MANHATTAN BEACH	346,693	231,827	135,051	310,006	6,000	1,029,577	995,011	2,024,589
MAYWOOD	245,663	164,270	97,095	219,667	6,000	732,695	705,055	1,437,749
MONROVIA	380,500	254,433	147,752	340,235	6,000	1,128,921	1,092,038	2,220,959
MONTEBELLO	613,297	410,101	235,213	548,398	7,500	1,814,509	1,760,167	3,574,676

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

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Estimated January 2026	**Highway Users Tax Acct (HUTA)[1] Streets & Highways Code**					**TOTAL HUTA**	**Road Mntnc Rehab Acct**	**TOTAL**
	Sec2103 [3]	**Sec2105 [3]**	**Sec2106 [3]**	**Sec2107 [3]**	**Sec2107.5 [4]**			
MONTEREY PARK	597,215	399,347	229,171	534,017	7,500	1,767,250	1,714,011	3,481,261
NORWALK	1,011,023	676,053	384,638	904,037	10,000	2,985,750	2,901,644	5,887,394
PALMDALE	1,654,969	1,106,648	626,566	1,479,840	10,000	4,878,023	4,749,775	9,627,799
PALOS VERDES ESTATES	130,535	87,287	53,842	116,722	3,000	391,386	374,637	766,023
PARAMOUNT	522,718	349,532	201,183	467,404	7,500	1,548,337	1,500,205	3,048,543
PASADENA	1,374,874	919,353	521,335	1,229,385	10,000	4,054,946	3,945,899	8,000,845
PICO RIVERA	607,431	406,178	233,010	543,153	7,500	1,797,272	1,743,332	3,540,604
POMONA	1,496,209	1,000,488	566,920	1,337,880	10,000	4,411,498	4,294,133	8,705,631
RANCHO PALOS VERDES	412,655	275,935	159,833	368,988	6,000	1,223,410	1,184,322	2,407,732
REDONDO BEACH	686,513	459,059	262,720	613,866	7,500	2,029,658	1,970,298	3,999,956
ROLLING HILLS [2]								
ROLLING HILLS ESTATES	83,540	55,862	36,186	74,700	2,000	252,287	239,760	492,047
ROSEMEAD	499,470	333,986	192,449	446,616	7,500	1,480,021	1,433,482	2,913,503
SAN DIMAS	340,240	227,513	132,627	304,236	6,000	1,010,616	976,493	1,987,109
SAN FERNANDO	231,624	154,883	91,820	207,113	5,000	690,440	664,763	1,355,203
SAN GABRIEL	385,701	257,911	149,706	344,886	6,000	1,144,205	1,106,965	2,251,170
SAN MARINO	122,675	82,031	50,889	109,694	3,000	368,288	352,078	720,366
SANTA CLARITA	2,271,825	1,519,128	858,316	2,031,420	10,000	6,690,689	6,520,156	13,210,846
SANTA FE SPRINGS	183,485	122,693	73,735	164,068	4,000	547,980	526,602	1,074,583
SANTA MONICA	911,899	609,771	347,397	815,402	7,500	2,691,970	2,617,159	5,309,129
SIERRA MADRE	109,262	73,061	45,849	97,700	3,000	328,872	313,582	642,454
SIGNAL HILL	114,961	76,873	47,991	102,796	3,000	345,621	329,940	675,561
SOUTH EL MONTE	190,993	127,714	76,555	170,782	4,000	570,044	548,151	1,118,195
SOUTH GATE	908,771	607,679	346,222	812,605	7,500	2,682,776	2,608,180	5,290,957
SOUTH PASADENA	263,534	176,221	103,809	235,647	6,000	785,211	756,346	1,541,557
TEMPLE CITY	357,251	238,888	139,018	319,447	6,000	1,060,604	1,025,315	2,085,919
TORRANCE	1,435,380	959,813	544,067	1,283,488	10,000	4,232,748	4,119,553	8,352,301
VERNON	2,063	1,379	5,575	1,845	1,000	11,862	5,920	17,782
WALNUT	277,945	185,857	109,223	248,533	6,000	827,557	797,704	1,625,261
WEST COVINA	1,071,256	716,329	407,267	957,896	10,000	3,162,747	3,074,513	6,237,260
WEST HOLLYWOOD	348,893	233,298	135,878	311,973	6,000	1,036,041	1,001,325	2,037,366
WESTLAKE VILLAGE	79,629	53,247	34,716	71,203	2,000	240,795	228,537	469,332
WHITTIER	858,862	574,305	327,471	767,977	7,500	2,536,116	2,464,942	5,001,058

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	**Highway Users Tax Acct (HUTA)[1] Streets & Highways Code**					**TOTAL HUTA**	**Road Mntnc Rehab Acct**	**TOTAL**
	Sec2103 [3]	**Sec2105 [3]**	**Sec2106 [3]**	**Sec2107 [3]**	**Sec2107.5 [4]**			
MADERA COUNTY								
CHOWCHILLA	188,392	125,975	52,403	168,457	4,000	539,227	540,688	1,079,915
MADERA	649,577	434,361	168,937	580,839	7,500	1,841,214	1,864,293	3,705,507
MARIN COUNTY								
BELVEDERE	20,765	13,885	13,584	18,568	1,000	67,802	59,596	127,399
CORTE MADERA	99,827	66,753	47,028	89,264	3,000	305,872	286,506	592,378
FAIRFAX	74,252	49,651	36,210	66,395	2,000	228,508	213,105	441,612
LARKSPUR	127,876	85,508	58,893	114,344	3,000	389,622	367,006	756,628
MILL VALLEY	138,151	92,379	63,240	123,532	3,000	420,302	396,495	816,797
NOVATO	519,775	347,564	224,673	464,773	7,500	1,564,285	1,491,760	3,056,045
ROSS	22,838	15,271	14,461	20,421	1,000	73,991	65,545	139,536
SAN ANSELMO	124,992	83,580	57,673	111,765	3,000	381,011	358,728	739,739
SAN RAFAEL	602,201	402,681	259,540	538,476	7,500	1,810,397	1,728,321	3,538,718
SAUSALITO	69,599	46,539	34,241	62,234	2,000	214,613	199,749	414,362
TIBURON	89,288	59,706	42,570	79,840	2,000	273,404	256,259	529,663
MARIPOSA COUNTY								
MENDOCINO COUNTY								
FORT BRAGG	70,263	46,984	34,266	62,828	2,000	216,341	201,657	417,998
POINT ARENA	4,497	3,007	6,686	4,021	1,000	19,212	12,907	32,118
UKIAH	162,309	108,533	72,866	145,133	4,000	492,841	465,828	958,669
WILLITS	48,364	32,340	25,082	43,246	1,000	150,033	138,806	288,838
MERCED COUNTY								
ATWATER	311,498	208,293	95,979	278,535	6,000	900,305	894,001	1,794,305
DOS PALOS	56,655	37,884	21,384	50,659	2,000	168,581	162,599	331,181
GUSTINE	59,431	39,740	22,196	53,142	2,000	176,510	170,568	347,078
LIVINGSTON	141,182	94,406	46,126	126,242	3,000	410,955	405,193	816,149
LOS BANOS	478,030	319,650	144,725	427,445	6,000	1,375,850	1,371,950	2,747,800
MERCED	958,475	640,914	285,358	857,049	7,500	2,749,295	2,750,830	5,500,125
MODOC COUNTY								
ALTURAS	26,592	17,782	14,551	25,341	1,000	85,266	76,319	161,585
MONO COUNTY								
MAMMOTH LAKES	70,586	47,200	66,600	2,047,934	2,000	2,234,320	202,583	2,436,902

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	**Highway Users Tax Acct (HUTA)[1] Streets & Highways Code**					**TOTAL HUTA**	**Road Mntnc Rehab Acct**	**TOTAL**
	Sec2103 [3]	**Sec2105 [3]**	**Sec2106 [3]**	**Sec2107 [3]**	**Sec2107.5 [4]**			
MONTEREY COUNTY								
CARMEL-BY-THE-SEA	30,972	20,710	13,813	27,694	1,000	94,189	88,889	183,079
DEL REY OAKS	15,437	10,322	9,292	13,803	1,000	49,855	44,304	94,159
GONZALES	83,569	55,881	29,118	74,726	2,000	245,294	239,844	485,139
GREENFIELD	203,204	135,879	63,931	181,701	5,000	589,714	583,196	1,172,911
KING CITY	140,234	93,772	45,607	125,394	3,000	408,006	402,472	810,478
MARINA	225,699	150,921	70,477	201,816	5,000	653,914	647,759	1,301,673
MONTEREY	278,375	186,144	85,806	248,917	6,000	805,242	798,938	1,604,181
PACIFIC GROVE	146,432	97,916	47,411	130,936	3,000	425,695	420,261	845,956
SALINAS	1,581,597	1,057,585	465,036	1,414,232	10,000	4,528,451	4,539,196	9,067,647
SAND CITY	3,647	2,438	5,861	3,261	1,000	16,207	10,466	26,673
SEASIDE	319,993	213,974	97,916	286,132	6,000	924,015	918,384	1,842,399
SOLEDAD	269,342	180,104	83,177	240,840	6,000	779,462	773,012	1,552,474
NAPA COUNTY								
AMERICAN CANYON	218,954	146,410	72,274	195,784	5,000	638,422	628,399	1,266,821
CALISTOGA	51,199	34,236	20,578	45,781	2,000	153,795	146,943	300,737
NAPA	761,782	509,390	239,555	681,170	7,500	2,199,397	2,186,320	4,385,717
SAINT HELENA	52,754	35,275	21,057	47,171	2,000	158,258	151,404	309,661
YOUNTVILLE	29,183	19,514	13,793	26,095	1,000	89,584	83,755	173,339
NEVADA COUNTY								
GRASS VALLEY	133,058	88,973	120,708	118,977	3,000	464,716	381,877	846,593
NEVADA CITY	32,732	21,887	33,313	34,868	1,000	123,799	93,940	217,739
TRUCKEE	165,496	110,664	148,965	2,081,783	4,000	2,510,908	474,975	2,985,883

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
ORANGE COUNTY								
ALISO VIEJO	506,362	338,595	220,850	452,779	7,500	1,526,086	1,453,263	2,979,349
ANAHEIM	3,386,166	2,264,267	1,449,576	3,027,842	10,000	10,137,850	9,718,323	19,856,173
BREA	468,293	313,139	204,606	418,738	6,000	1,410,775	1,344,003	2,754,779
BUENA PARK	823,286	550,516	356,071	736,166	7,500	2,473,539	2,362,837	4,836,375
COSTA MESA	1,099,842	735,444	474,070	983,457	10,000	3,302,813	3,156,556	6,459,370
CYPRESS	492,294	329,188	214,847	440,199	7,500	1,484,028	1,412,887	2,896,915
DANA POINT	323,982	216,641	143,034	289,698	6,000	979,355	929,832	1,909,187
FOUNTAIN VALLEY	558,490	373,452	243,091	499,391	7,500	1,681,924	1,602,871	3,284,796
FULLERTON	1,406,598	940,567	604,954	1,257,752	10,000	4,219,870	4,036,949	8,256,819
GARDEN GROVE	1,681,033	1,124,076	722,047	1,503,146	10,000	5,040,303	4,824,579	9,864,882
HUNTINGTON BEACH	1,938,917	1,296,518	832,078	1,733,741	10,000	5,811,254	5,564,707	11,375,961
IRVINE	3,115,064	2,082,987	1,333,905	2,785,428	10,000	9,327,384	8,940,260	18,267,644
LAGUNA BEACH	224,741	150,280	100,690	200,959	5,000	681,671	645,009	1,326,681
LAGUNA HILLS	306,678	205,070	135,650	274,225	6,000	927,623	880,168	1,807,791
LAGUNA NIGUEL	637,983	426,607	277,008	570,471	7,500	1,919,569	1,831,015	3,750,585
LAGUNA WOODS	173,474	115,999	78,816	155,117	4,000	527,405	497,870	1,025,275
LA HABRA	613,346	410,133	266,496	548,442	7,500	1,845,917	1,760,308	3,606,225
LAKE FOREST	856,799	572,926	370,371	766,133	7,500	2,573,729	2,459,021	5,032,750
LA PALMA	152,249	101,806	69,760	136,138	4,000	463,953	436,955	900,908
LOS ALAMITOS	117,376	78,487	54,881	104,955	3,000	358,700	336,871	695,571
MISSION VIEJO	915,077	611,895	395,236	818,243	7,500	2,747,951	2,626,278	5,374,230
NEWPORT BEACH	831,938	556,302	359,763	743,902	7,500	2,499,405	2,387,668	4,887,073
ORANGE	1,375,480	919,758	591,676	1,229,927	10,000	4,126,841	3,947,638	8,074,479
PLACENTIA	527,753	352,899	229,976	471,906	7,500	1,590,034	1,514,655	3,104,690
RANCHO SANTA MARGARITA	468,439	313,237	204,669	418,869	6,000	1,411,214	1,344,424	2,755,638
SAN CLEMENTE	626,701	419,063	272,194	560,383	7,500	1,885,841	1,798,636	3,684,477
SAN JUAN CAPISTRANO	345,393	230,958	152,169	308,843	6,000	1,043,362	991,280	2,034,642
SANTA ANA	3,082,763	2,061,387	1,320,123	2,756,545	10,000	9,230,818	8,847,555	18,078,373
SEAL BEACH	247,325	165,382	110,326	221,153	6,000	750,186	709,825	1,460,010
STANTON	396,455	265,102	173,956	354,502	6,000	1,196,015	1,137,829	2,333,845
TUSTIN	785,461	525,223	339,933	702,343	7,500	2,360,459	2,254,278	4,614,737
VILLA PARK	57,280	38,302	29,240	51,219	2,000	178,041	164,395	342,436
WESTMINSTER	889,013	594,467	384,115	794,937	7,500	2,670,032	2,551,474	5,221,506
YORBA LINDA	665,259	444,846	288,646	594,861	7,500	2,001,113	1,909,299	3,910,411

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
PLACER COUNTY								
AUBURN	134,593	90,000	60,934	120,350	3,000	408,876	386,282	795,158
COLFAX	19,543	13,068	12,951	18,814	1,000	65,377	56,089	121,466
LINCOLN	533,013	356,416	227,100	476,609	7,500	1,600,638	1,529,751	3,130,389
LOOMIS	66,548	44,500	32,555	59,506	2,000	205,109	190,994	396,104
ROCKLIN	715,363	478,350	303,152	639,664	7,500	2,144,029	2,053,098	4,197,128
ROSEVILLE	1,549,511	1,036,129	651,045	1,385,541	10,000	4,632,226	4,447,108	9,079,334
PLUMAS COUNTY								
PORTOLA	20,638	13,800	9,566	170,053	1,000	215,058	59,232	274,289
RIVERSIDE COUNTY								
BANNING	312,348	208,862	135,665	279,295	6,000	942,170	896,442	1,838,612
BEAUMONT	583,733	390,332	249,367	521,962	7,500	1,752,894	1,675,318	3,428,212
BLYTHE	183,582	122,758	81,716	164,156	4,000	556,212	526,883	1,083,095
CALIMESA	107,482	71,872	49,832	96,109	3,000	328,295	308,475	636,770
CANYON LAKE	108,128	72,303	50,102	96,686	3,000	330,219	310,327	640,546
CATHEDRAL CITY	504,964	337,660	216,365	451,529	7,500	1,518,018	1,449,251	2,967,269
COACHELLA	433,918	290,153	186,599	388,001	6,000	1,304,672	1,245,350	2,550,022
CORONA	1,555,992	1,040,464	656,715	1,391,337	10,000	4,654,508	4,465,711	9,120,219
DESERT HOT SPRINGS	325,185	217,445	141,043	290,774	6,000	980,446	933,283	1,913,729
EASTVALE	682,387	456,300	290,700	610,177	7,500	2,047,064	1,958,457	4,005,521
HEMET	898,789	601,004	381,366	803,679	7,500	2,692,339	2,579,533	5,271,871
INDIAN WELLS	47,533	31,785	24,715	42,503	1,000	147,536	136,421	283,956
INDIO	904,704	604,959	383,844	808,968	7,500	2,709,975	2,596,508	5,306,483
JURUPA VALLEY	1,035,601	692,488	438,686	926,014	10,000	3,102,788	2,972,184	6,074,972
LAKE ELSINORE	721,337	482,345	307,019	645,005	7,500	2,163,205	2,070,242	4,233,447
LA QUINTA	379,288	253,623	163,710	339,151	6,000	1,141,772	1,088,559	2,230,331
MENIFEE	1,127,382	753,860	477,140	1,008,083	10,000	3,376,465	3,235,597	6,612,062
MORENO VALLEY	2,061,103	1,378,222	868,341	1,842,997	10,000	6,160,663	5,915,383	12,076,046
MURRIETA	1,092,901	730,803	462,693	977,250	10,000	3,273,647	3,136,635	6,410,282
NORCO	260,328	174,076	113,870	232,780	6,000	787,053	747,142	1,534,196
PALM DESERT	508,180	339,811	217,713	454,405	7,500	1,527,609	1,458,482	2,986,091
PALM SPRINGS	434,818	290,755	186,976	388,805	6,000	1,307,354	1,247,931	2,555,285
PERRIS	794,240	531,094	337,563	710,193	7,500	2,380,590	2,279,475	4,660,064
RANCHO MIRAGE	167,373	111,919	74,924	149,662	4,000	507,878	480,362	988,240
RIVERSIDE	3,131,762	2,094,152	1,316,915	2,800,359	10,000	9,353,190	8,988,184	18,341,374
SAN JACINTO	537,608	359,488	230,042	480,718	7,500	1,615,356	1,542,938	3,158,294
TEMECULA	1,097,115	733,620	464,458	981,018	10,000	3,286,211	3,148,728	6,434,939
WILDOMAR	362,482	242,385	156,669	324,124	6,000	1,091,660	1,040,326	2,131,986

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SACRAMENTO COUNTY								
CITRUS HEIGHTS	857,601	573,462	378,973	766,850	7,500	2,584,386	2,461,322	5,045,708
ELK GROVE	1,787,548	1,195,301	784,711	1,598,390	10,000	5,375,950	5,130,277	10,506,227
FOLSOM	905,076	605,207	399,687	809,300	7,500	2,726,770	2,597,574	5,324,344
GALT	255,087	170,572	116,095	228,094	6,000	775,849	732,103	1,507,952
ISLETON	7,772	5,197	8,191	6,950	1,000	29,110	22,307	51,417
RANCHO CORDOVA	835,408	558,622	369,291	747,006	7,500	2,517,827	2,397,629	4,915,456
SACRAMENTO	5,161,767	3,451,579	2,256,891	4,615,548	20,000	15,505,786	14,814,313	30,320,098
SAN BENITO COUNTY								
HOLLISTER	425,198	284,322	180,669	380,203	6,000	1,276,393	1,220,321	2,496,714
SAN JUAN BAUTISTA	20,374	13,624	13,227	18,218	1,000	66,443	58,474	124,917
SAN BERNARDINO COUNTY								
ADELANTO	363,196	242,862	151,955	324,762	6,000	1,088,775	1,042,374	2,131,149
APPLE VALLEY	742,200	496,295	305,514	663,660	7,500	2,215,169	2,130,119	4,345,288
BARSTOW	249,632	166,924	105,942	223,216	6,000	751,715	716,446	1,468,162
BIG BEAR LAKE	49,283	32,955	24,768	630,057	2,000	739,063	141,443	880,506
CHINO	930,778	622,394	381,920	832,283	7,500	2,774,874	2,671,340	5,446,215
CHINO HILLS	766,260	512,384	315,262	685,174	7,500	2,286,580	2,199,171	4,485,751
COLTON	525,553	351,428	217,736	469,939	7,500	1,572,157	1,508,342	3,080,499
FONTANA	2,142,727	1,432,802	872,960	1,915,983	10,000	6,374,472	6,149,643	12,524,116
GRAND TERRACE	128,326	85,809	56,793	114,746	3,000	388,675	368,296	756,971
HESPERIA	995,166	665,449	408,007	889,857	10,000	2,968,479	2,856,134	5,824,613
HIGHLAND	558,119	373,204	230,931	499,059	7,500	1,668,812	1,601,805	3,270,617
LOMA LINDA	247,560	165,539	105,103	221,363	6,000	745,564	710,498	1,456,062
MONTCLAIR	371,672	248,530	155,389	332,341	6,000	1,113,932	1,066,701	2,180,633
NEEDLES	48,139	32,190	24,304	43,045	1,000	148,679	138,160	286,839
ONTARIO	1,802,819	1,205,512	735,241	1,612,044	10,000	5,365,616	5,174,105	10,539,720
RANCHO CUCAMONGA	1,720,579	1,150,520	701,920	1,538,507	10,000	5,121,527	4,938,076	10,059,603
REDLANDS	718,453	480,416	295,893	642,426	7,500	2,144,687	2,061,965	4,206,652
RIALTO	1,032,052	690,114	422,953	922,840	10,000	3,077,960	2,961,998	6,039,958
SAN BERNARDINO	2,181,324	1,458,612	888,598	1,950,496	10,000	6,489,031	6,260,418	12,749,449
TWENTYNINE PALMS	276,449	184,856	116,808	247,195	6,000	831,308	793,411	1,624,719
UPLAND	773,709	517,365	318,281	691,835	7,500	2,308,690	2,220,552	4,529,242
VICTORVILLE	1,378,608	921,850	563,365	1,232,724	10,000	4,106,548	3,956,617	8,063,165
YUCAIPA	536,122	358,495	222,018	479,389	7,500	1,603,524	1,538,673	3,142,197
YUCCA VALLEY	215,346	143,998	92,051	192,558	5,000	648,953	618,045	1,266,998

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
SAN DIEGO COUNTY								
CARLSBAD	1,137,667	760,737	493,455	1,017,279	10,000	3,419,140	3,265,115	6,684,254
CHULA VISTA	2,751,106	1,839,614	1,186,466	2,459,984	10,000	8,247,171	7,895,697	16,142,868
CORONADO	229,786	153,654	103,499	205,470	5,000	697,408	659,488	1,356,896
DEL MAR	38,627	25,829	21,391	34,539	1,000	121,386	110,859	232,246
EL CAJON	1,039,443	695,057	451,266	929,449	10,000	3,125,215	2,983,211	6,108,426
ENCINITAS	605,710	405,028	264,967	541,614	7,500	1,824,819	1,738,394	3,563,213
ESCONDIDO	1,479,071	989,028	640,097	1,322,556	10,000	4,440,752	4,244,946	8,685,698
IMPERIAL BEACH	259,829	173,743	116,403	232,334	6,000	788,309	745,711	1,534,020
LA MESA	595,465	398,176	260,566	532,453	7,500	1,794,160	1,708,989	3,503,149
LEMON GROVE	275,334	184,111	123,063	246,199	6,000	834,707	790,212	1,624,919
NATIONAL CITY	576,469	385,474	252,407	515,467	7,500	1,737,318	1,654,471	3,391,789
OCEANSIDE	1,704,428	1,139,720	736,893	1,524,066	10,000	5,115,107	4,891,724	10,006,831
POWAY	492,528	329,345	216,353	440,409	7,500	1,486,135	1,413,561	2,899,695
SAN DIEGO	13,774,419	9,210,703	5,921,244	12,316,810	20,000	41,243,176	39,532,696	80,775,872
SAN MARCOS	949,519	634,926	412,641	849,041	7,500	2,853,628	2,725,128	5,578,756
SANTEE	583,205	389,979	255,301	521,490	7,500	1,757,475	1,673,803	3,431,278
SOLANA BEACH	126,957	84,894	59,331	113,523	3,000	387,705	364,368	752,073
VISTA	993,279	664,187	431,437	888,170	7,500	2,984,573	2,850,718	5,835,291
SAN FRANCISCO COUNTY								
SAN FRANCISCO	8,544,286	5,713,408	2,160,956	7,640,129	20,000	24,078,779	24,522,170	48,600,949
SAN JOAQUIN COUNTY								
ESCALON	72,776	48,664	34,139	65,075	2,000	222,654	208,868	431,522
LATHROP	377,332	252,315	156,920	337,403	6,000	1,129,971	1,082,947	2,212,918
LODI	655,932	438,610	269,237	586,521	7,500	1,957,801	1,882,531	3,840,331
MANTECA	916,377	612,765	374,235	819,406	7,500	2,730,283	2,630,010	5,360,293
MOUNTAIN HOUSE	281,513	188,243	118,291	251,723	5,000	844,771	807,945	1,652,716
RIPON	156,306	104,519	67,814	139,766	4,000	472,405	448,600	921,005
STOCKTON	3,137,042	2,097,683	1,269,490	2,805,080	10,000	9,319,294	9,003,336	18,322,630
TRACY	960,195	642,065	391,900	858,587	7,500	2,860,248	2,755,768	5,616,016
SAN LUIS OBISPO COUNTY								
ARROYO GRANDE	179,369	119,941	93,657	160,388	4,000	557,355	514,790	1,072,144
ATASCADERO	301,115	201,350	153,969	269,251	6,000	931,685	864,203	1,795,888
EL PASO DE ROBLES	306,815	205,161	156,793	274,348	6,000	949,116	880,561	1,829,677
GROVER BEACH	125,031	83,606	66,739	111,800	3,000	390,177	358,840	749,017
MORRO BAY	103,210	69,015	55,929	92,288	3,000	323,442	296,214	619,656
PISMO BEACH	78,740	52,652	43,807	70,407	2,000	247,606	225,983	473,589
SAN LUIS OBISPO	484,267	323,821	244,701	433,022	6,000	1,491,811	1,389,851	2,881,662

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
SAN MATEO COUNTY								
ATHERTON	70,215	46,951	34,816	62,784	2,000	216,766	201,516	418,282
BELMONT	275,755	184,392	122,681	246,575	6,000	835,403	791,419	1,626,822
BRISBANE	47,426	31,713	25,074	42,407	1,000	147,619	136,112	283,731
BURLINGAME	308,467	206,266	136,665	275,825	6,000	933,223	885,303	1,818,526
COLMA	14,489	9,688	10,994	12,956	1,000	49,126	41,583	90,709
DALY CITY	1,024,925	685,349	442,940	916,468	10,000	3,079,682	2,941,544	6,021,225
EAST PALO ALTO	293,626	196,343	130,321	262,555	6,000	888,844	842,710	1,731,554
FOSTER CITY	329,330	220,217	145,584	294,480	6,000	995,611	945,180	1,940,790
HALF MOON BAY	114,883	76,820	53,911	102,726	3,000	351,341	329,716	681,056
HILLSBOROUGH	111,188	74,349	52,331	99,422	3,000	340,290	319,110	659,399
MENLO PARK	333,817	223,218	147,502	298,493	6,000	1,009,030	958,058	1,967,088
MILLBRAE	227,997	152,457	102,265	203,870	5,000	691,590	654,353	1,345,943
PACIFICA	378,105	252,832	166,434	338,094	6,000	1,141,464	1,085,164	2,226,628
PORTOLA VALLEY	43,378	29,006	23,344	38,788	1,000	135,516	124,496	260,011
REDWOOD CITY	815,885	545,567	353,579	729,548	7,500	2,452,079	2,341,596	4,793,675
SAN BRUNO	430,174	287,650	188,693	384,653	6,000	1,297,170	1,234,603	2,531,773
SAN CARLOS	300,509	200,945	133,263	268,709	6,000	909,426	862,463	1,771,889
SAN MATEO	1,033,538	691,108	446,622	924,169	10,000	3,105,438	2,966,263	6,071,701
SOUTH SAN FRANCISCO	647,769	433,151	281,712	579,222	7,500	1,949,353	1,859,102	3,808,455
WOODSIDE	51,884	34,694	26,980	46,393	2,000	161,950	148,907	310,857
SANTA BARBARA COUNTY								
BUELLTON	50,290	33,628	21,982	44,968	2,000	152,868	144,333	297,201
CARPINTERIA	128,472	85,907	48,693	114,878	3,000	380,950	368,717	749,667
GOLETA	320,150	214,078	114,179	286,272	6,000	940,679	918,833	1,859,511
GUADALUPE	86,531	57,862	34,363	77,375	2,000	258,132	248,346	506,478
LOMPOC	435,492	291,206	153,586	389,409	6,000	1,275,693	1,249,867	2,525,560
SANTA BARBARA	854,541	571,416	296,754	764,113	7,500	2,494,324	2,452,540	4,946,864
SANTA MARIA	1,096,997	733,542	379,589	980,913	10,000	3,201,041	3,148,391	6,349,433
SOLVANG	56,840	38,008	24,220	50,826	2,000	171,893	163,132	335,026

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL HUTA	Road Mntnc Rehab Acct	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]			
SANTA CLARA COUNTY								
CAMPBELL	427,495	285,858	175,554	382,258	6,000	1,277,165	1,226,915	2,504,080
CUPERTINO	589,892	394,450	240,419	527,470	7,500	1,759,731	1,692,995	3,452,727
GILROY	608,145	406,655	247,710	543,791	7,500	1,813,801	1,745,381	3,559,182
LOS ALTOS	310,109	207,364	128,666	277,294	6,000	929,434	890,016	1,819,450
LOS ALTOS HILLS	83,569	55,881	38,180	74,726	2,000	254,356	239,844	494,200
LOS GATOS	326,974	218,641	135,402	292,373	6,000	979,391	938,417	1,917,808
MILPITAS	800,839	535,506	324,677	716,094	7,500	2,384,617	2,298,414	4,683,031
MONTE SERENO	35,557	23,776	19,002	31,794	1,000	111,130	102,049	213,179
MORGAN HILL	455,573	304,634	186,769	407,365	6,000	1,360,340	1,307,499	2,667,839
MOUNTAIN VIEW	845,791	565,565	342,632	756,289	7,500	2,517,778	2,427,427	4,945,205
PALO ALTO	672,562	449,730	273,440	601,391	7,500	2,004,623	1,930,258	3,934,881
SAN JOSE	9,898,198	6,618,745	3,958,416	8,850,771	20,000	29,346,130	28,407,911	57,754,041
SANTA CLARA	1,315,785	879,841	530,361	1,176,548	10,000	3,912,535	3,776,313	7,688,848
SARATOGA	304,146	203,377	126,284	271,961	6,000	911,768	872,901	1,784,668
SUNNYVALE	1,561,037	1,043,837	628,322	1,395,848	10,000	4,639,044	4,480,189	9,119,233
SANTA CRUZ COUNTY								
CAPITOLA	96,386	64,452	40,722	86,187	2,000	289,747	276,629	566,376
SANTA CRUZ	632,488	422,933	240,523	565,558	7,500	1,869,003	1,815,246	3,684,250
SCOTTS VALLEY	117,992	78,899	48,775	105,506	3,000	354,172	338,638	692,811
WATSONVILLE	506,509	338,693	193,572	452,910	7,500	1,499,184	1,453,684	2,952,868
SHASTA COUNTY								
ANDERSON	109,213	73,029	61,241	97,656	3,000	344,138	313,442	657,580
REDDING	916,504	612,850	478,445	819,520	7,500	2,834,818	2,630,375	5,465,193
SHASTA LAKE	101,108	67,609	57,052	90,409	3,000	319,178	290,181	609,360
SIERRA COUNTY								
LOYALTON	7,215	4,825	6,479	7,893	1,000	27,411	20,707	48,118
SISKIYOU COUNTY								
DORRIS	8,388	5,609	8,990	7,501	1,000	31,488	24,074	55,562
DUNSMUIR	16,649	11,133	13,116	51,409	1,000	93,308	47,784	141,091
ETNA	6,687	4,472	8,140	5,979	1,000	26,278	19,192	45,470
FORT JONES	6,785	4,537	8,189	6,067	1,000	26,578	19,473	46,050
MONTAGUE	12,015	8,034	10,801	10,744	1,000	42,595	34,484	77,079
MOUNT SHASTA	31,686	21,188	20,626	90,658	1,000	165,157	90,938	256,095
TULELAKE	8,799	5,884	9,195	7,868	1,000	32,745	25,253	57,998
WEED	28,537	19,083	19,054	66,673	1,000	134,347	81,903	216,249
YREKA	77,029	51,508	43,274	76,265	2,000	250,075	221,073	471,148

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026

	Highway Users Tax Acct (HUTA)[1] Streets & Highways Code					TOTAL	Road Mntnc	TOTAL
	Sec2103 [3]	Sec2105 [3]	Sec2106 [3]	Sec2107 [3]	Sec2107.5 [4]	HUTA	Rehab Acct	
SOLANO COUNTY								
BENICIA	264,766	177,044	115,756	236,749	6,000	800,315	759,881	1,560,196
DIXON	197,230	131,884	87,454	176,359	4,000	596,928	566,053	1,162,980
FAIRFIELD	1,180,214	789,188	499,394	1,055,324	10,000	3,534,121	3,387,225	6,921,346
RIO VISTA	101,069	67,583	47,155	90,374	3,000	309,181	290,069	599,250
SUISUN CITY	287,956	192,551	125,474	257,484	6,000	869,465	826,436	1,695,901
VACAVILLE	1,008,745	674,529	427,536	902,000	10,000	3,022,811	2,895,107	5,917,917
VALLEJO	1,231,209	823,287	520,764	1,100,922	10,000	3,686,182	3,533,579	7,219,760
SONOMA COUNTY								
CLOVERDALE	88,076	58,895	42,344	78,756	2,000	270,071	252,779	522,850
COTATI	74,115	49,560	36,393	66,272	2,000	228,340	212,712	441,052
HEALDSBURG	110,552	73,924	51,924	98,854	3,000	338,254	317,286	655,540
PETALUMA	584,906	391,116	254,124	523,011	7,500	1,760,657	1,678,686	3,439,343
ROHNERT PARK	430,868	288,114	188,463	385,274	6,000	1,298,719	1,236,595	2,535,314
SANTA ROSA	1,744,629	1,166,602	748,470	1,560,013	10,000	5,229,714	5,007,100	10,236,814
SEBASTOPOL	73,548	49,180	36,151	65,765	2,000	226,645	211,084	437,729
SONOMA	105,292	70,407	49,682	94,150	3,000	322,532	302,190	624,723
WINDSOR	256,310	171,389	114,055	229,187	6,000	776,941	735,610	1,512,551
STANISLAUS COUNTY								
CERES	491,072	328,371	196,504	439,106	7,500	1,462,553	1,409,380	2,871,933
HUGHSON	77,987	52,148	35,244	69,734	2,000	237,114	223,823	460,937
MODESTO	2,148,524	1,436,679	843,540	1,921,167	10,000	6,359,910	6,166,282	12,526,192
NEWMAN	121,121	80,991	52,083	108,304	3,000	365,498	347,617	713,115
OAKDALE	227,117	151,869	93,462	203,083	5,000	680,531	651,828	1,332,359
PATTERSON	252,898	169,108	103,526	226,136	6,000	757,667	725,818	1,483,485
RIVERBANK	255,068	170,559	104,373	228,077	6,000	764,077	732,047	1,496,124
TURLOCK	706,046	472,120	280,426	631,332	7,500	2,097,425	2,026,359	4,123,784
WATERFORD	89,640	59,941	39,794	80,155	2,000	271,530	257,269	528,798
SUTTER COUNTY								
LIVE OAK	94,421	63,138	40,210	84,429	2,000	284,198	270,989	555,187
YUBA CITY	688,781	460,575	263,108	615,894	7,500	2,035,859	1,976,807	4,012,666
TEHAMA COUNTY								
CORNING	80,832	54,051	35,124	72,278	2,000	244,285	231,988	476,273
RED BLUFF	144,770	96,805	59,111	129,450	3,000	433,136	415,491	848,627
TEHAMA	4,243	2,837	6,392	3,794	1,000	18,266	12,177	30,443
TRINITY COUNTY								

ATTACHMENT B

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2026	**Highway Users Tax Acct (HUTA)[1] Streets & Highways Code**					**TOTAL HUTA**	**Road Mntnc Rehab Acct**	**TOTAL**
	Sec2103 [3]	**Sec2105 [3]**	**Sec2106 [3]**	**Sec2107 [3]**	**Sec2107.5 [4]**			
TULARE COUNTY								
DINUBA	254,432	170,134	97,041	227,508	6,000	755,116	730,223	1,485,339
EXETER	101,186	67,661	41,484	90,479	3,000	303,810	290,406	594,216
FARMERSVILLE	101,597	67,936	41,632	90,846	3,000	305,011	291,584	596,596
LINDSAY	124,405	83,188	49,901	111,241	3,000	371,735	357,045	728,780
PORTERVILLE	621,998	415,919	230,296	556,178	7,500	1,831,891	1,785,140	3,617,031
TULARE	713,701	477,239	263,542	638,177	7,500	2,100,159	2,048,329	4,148,488
VISALIA	1,436,925	960,845	525,735	1,284,869	10,000	4,218,375	4,123,986	8,342,361
WOODLAKE	78,261	52,331	33,172	69,979	2,000	235,743	224,609	460,352
TUOLUMNE COUNTY								
SONORA	50,867	34,014	33,782	45,484	2,000	166,147	145,989	312,135
VENTURA COUNTY								
CAMARILLO	691,910	462,667	300,384	618,692	7,500	2,081,153	1,985,786	4,066,939
FILLMORE	166,542	111,364	75,947	148,919	4,000	506,771	477,977	984,748
MOORPARK	354,103	236,783	156,073	316,632	6,000	1,069,592	1,016,280	2,085,871
OJAI	75,161	50,259	36,909	67,208	2,000	231,537	215,714	447,251
OXNARD	1,971,903	1,318,575	847,199	1,763,236	10,000	5,910,912	5,659,377	11,570,289
PORT HUENEME	215,718	144,246	96,955	192,890	5,000	654,809	619,111	1,273,921
SAN BUENAVENTURA	1,076,193	719,631	464,551	962,310	10,000	3,232,684	3,088,683	6,321,367
SANTA PAULA	309,503	206,959	137,020	276,752	6,000	936,234	888,277	1,824,511
SIMI VALLEY	1,233,780	825,006	531,872	1,103,221	10,000	3,703,879	3,540,958	7,244,837
THOUSAND OAKS	1,239,910	829,105	534,490	1,108,702	10,000	3,722,207	3,558,551	7,280,758
YOLO COUNTY								
DAVIS	639,605	427,693	286,733	571,922	7,500	1,933,454	1,835,673	3,769,127
WEST SACRAMENTO	541,645	362,188	243,553	484,328	7,500	1,639,215	1,554,527	3,193,742
WINTERS	78,417	52,436	39,366	70,119	2,000	242,338	225,057	467,395
WOODLAND	602,455	402,851	270,357	538,703	7,500	1,821,866	1,729,051	3,550,917
YUBA COUNTY								
MARYSVILLE	128,668	86,038	46,017	115,052	3,000	378,776	369,278	748,054
WHEATLAND	39,223	26,228	17,365	35,073	1,000	118,888	112,571	231,459
Statewide Total	$ 326,951,500	$ 218,626,500	$ 130,324,066	$ 298,737,000	$ 2,724,000	$ 977,363,066	$ 938,353,500	$ 1,915,716,566

Notes:

1. The Highway Users Tax is also known as the "Motor Vehicle Fuel Tax", the "Gasoline Excise Tax" and "Article XIX Revenues."
2. Rolling Hills has no public streets and is therefore not eligible for HUTA or RMRA allocations.
3. Str&HwysCode §§ 2103, 2105, 2106, 2107 and RMRA amounts are paid monthly. Includes special payments for snow removal.
4. Str&HwysCode § 2107.5 amounts are typically paid by the State Controller once per year in July.

ATTACHMENT C

Local Streets and Roads - Projected FY2025-26 Revenues

Based on State Dept of Finance statewide revenue projections
Estimated January 2026

	Highway Users Tax Acct[1] Streets & Hwys Code				TOTAL	Road Maintnc	TOTAL
	Sec2103 [2]	Sec2104	Sec2105	Sec2106	HUTA	Rehab Acct	Annual
ALAMEDA COUNTY	9,448,584	14,878,316	6,747,060	450,174	31,524,134	26,097,421	57,621,555
ALPINE COUNTY	182,626	289,606	136,703	20,966	629,901	504,422	1,134,323
AMADOR COUNTY	931,241	785,227	575,397	212,189	2,504,054	2,572,129	5,076,183
BUTTE COUNTY	3,066,522	2,657,676	1,894,748	443,457	8,062,403	8,469,874	16,532,277
CALAVERAS COUNTY	1,411,052	1,106,765	871,863	360,963	3,750,643	3,897,391	7,648,034
COLUSA COUNTY	1,085,759	613,553	670,871	124,423	2,494,606	2,998,917	5,493,523
CONTRA COSTA COUNTY	7,982,250	12,086,933	5,755,827	989,597	26,814,607	22,047,339	48,861,946
DEL NORTE COUNTY	555,537	350,702	343,256	118,863	1,368,358	1,534,419	2,902,777
EL DORADO COUNTY	2,976,706	3,873,217	2,103,531	905,747	9,859,201	8,221,799	18,081,000
FRESNO COUNTY	10,448,018	10,609,625	6,455,639	1,308,739	28,822,021	28,857,904	57,679,925
GLENN COUNTY	1,327,540	755,416	820,263	149,849	3,053,068	3,666,727	6,719,795
HUMBOLDT COUNTY	2,490,628	1,798,993	1,538,913	424,366	6,252,900	6,879,228	13,132,128
IMPERIAL COUNTY	4,706,234	2,612,878	2,907,895	466,106	10,693,113	12,998,832	23,691,945
INYO COUNTY	1,555,199	969,928	960,929	134,632	3,620,688	4,295,530	7,916,218
KERN COUNTY	9,581,174	9,406,668	5,920,032	2,102,164	27,010,038	26,463,640	53,473,678
KINGS COUNTY	2,020,545	1,525,189	1,248,458	257,062	5,051,254	5,580,838	10,632,092
LAKE COUNTY	1,382,532	1,072,538	854,241	353,189	3,662,500	3,818,617	7,481,117
LASSEN COUNTY	1,334,091	938,437	824,310	134,458	3,231,296	3,684,819	6,916,115
LOS ANGELES COUNTY	56,992,981	88,956,483	40,409,135	2,848,095	189,206,694	157,417,218	346,623,912
MADERA COUNTY	2,958,510	1,931,165	1,828,009	555,154	7,272,838	8,171,541	15,444,379
MARIN COUNTY	2,157,503	2,784,532	1,365,388	317,462	6,624,885	5,959,122	12,584,007
MARIPOSA COUNTY	885,452	540,863	547,104	141,540	2,114,959	2,445,658	4,560,617
MENDOCINO COUNTY	2,036,277	1,380,019	1,258,178	417,352	5,091,826	5,624,290	10,716,116
MERCED COUNTY	3,950,802	3,029,766	2,441,128	634,854	10,056,550	10,912,295	20,968,845
MODOC COUNTY	1,307,289	868,742	807,750	67,634	3,051,415	3,610,791	6,662,206
MONO COUNTY	958,656	778,477	592,336	32,304	2,361,773	2,647,851	5,009,624
MONTEREY COUNTY	4,387,465	4,789,425	2,710,934	965,265	12,853,089	12,118,379	24,971,468
NAPA COUNTY	1,505,119	1,695,203	929,985	333,534	4,463,841	4,157,207	8,621,048
NEVADA COUNTY	1,586,328	1,797,533	980,163	329,890	4,693,914	4,381,512	9,075,426
ORANGE COUNTY	20,576,812	33,776,695	15,234,287	833,730	70,421,524	56,834,095	127,255,619
PLACER COUNTY	4,509,566	6,594,634	3,310,850	927,209	15,342,259	12,455,628	27,797,887
PLUMAS COUNTY	1,070,832	1,049,568	661,647	161,798	2,943,845	2,957,686	5,901,531
RIVERSIDE COUNTY	18,146,510	25,836,626	12,190,427	1,858,522	58,032,085	50,121,491	108,153,576
SACRAMENTO COUNTY	12,533,964	16,435,418	8,268,455	2,349,495	39,587,332	34,619,382	74,206,714
SAN BENITO COUNTY	1,073,461	899,569	663,272	177,106	2,813,408	2,964,948	5,778,356
SAN BERNARDINO COUNTY	16,755,904	23,676,807	11,130,076	1,609,355	53,172,142	46,280,572	99,452,714
SAN DIEGO COUNTY	23,110,215	34,806,103	16,277,305	2,173,930	76,367,553	63,831,470	140,199,023
SAN FRANCISCO COUNTY	4,333,502	5,340,404	2,677,591	9,600	12,361,097	11,969,329	24,330,426
SAN JOAQUIN COUNTY	7,103,008	8,629,128	4,388,819	838,171	20,959,126	19,618,834	40,577,960
SAN LUIS OBISPO COUNTY	3,851,182	3,729,037	2,379,575	714,474	10,674,268	10,637,141	21,311,409
SAN MATEO COUNTY	5,160,624	8,009,984	3,661,437	308,351	17,140,396	14,253,879	31,394,275
SANTA BARBARA COUNTY	3,876,085	4,838,781	2,522,396	891,793	12,129,055	10,705,924	22,834,979
SANTA CLARA COUNTY	11,965,160	18,777,029	8,410,497	330,586	39,483,272	33,048,319	72,531,591
SANTA CRUZ COUNTY	2,481,310	3,013,353	1,627,663	684,496	7,806,822	6,853,490	14,660,312
SHASTA COUNTY	2,951,012	2,716,673	1,823,376	441,117	7,932,178	8,150,831	16,083,009
SIERRA COUNTY	524,603	434,640	324,142	36,586	1,319,971	1,448,977	2,768,948
SISKIYOU COUNTY	2,113,904	1,558,599	1,306,143	215,979	5,194,625	5,838,701	11,033,326
SOLANO COUNTY	3,642,067	4,933,095	2,263,753	209,873	11,048,788	10,059,557	21,108,345
SONOMA COUNTY	5,363,857	6,238,090	3,314,229	1,020,063	15,936,239	14,815,219	30,751,458
STANISLAUS COUNTY	5,517,383	6,164,357	3,409,090	785,859	15,876,689	15,239,264	31,115,953
SUTTER COUNTY	1,683,330	1,290,272	1,040,099	227,215	4,240,916	4,649,433	8,890,349
TEHAMA COUNTY	1,859,553	1,024,824	1,148,983	277,039	4,310,399	5,136,169	9,446,568
TRINITY COUNTY	980,307	696,843	605,714	96,510	2,379,374	2,707,654	5,087,028
TULARE COUNTY	6,669,753	5,194,002	4,121,118	813,866	16,798,739	18,422,164	35,220,903
TUOLUMNE COUNTY	1,305,415	1,129,133	806,592	353,320	3,594,460	3,605,615	7,200,075
VENTURA COUNTY	6,277,691	9,476,499	4,468,208	674,719	20,897,117	17,339,270	38,236,387
YOLO COUNTY	2,409,460	2,510,113	1,488,761	195,892	6,604,226	6,655,039	13,259,265
YUBA COUNTY	1,386,910	1,010,847	856,946	334,731	3,589,434	3,830,709	7,420,143
Total	$ 320,446,000	$ 414,674,998	$ 214,881,497	$ 35,151,413	$ 985,153,908	$ 885,086,500	$ 1,870,240,408

Notes:
1. The Highway Users Tax is also known as the "Motor Vehicle Fuel Tax", the "Gasoline Excise Tax" and "Article XIX Revenues."

ATTACHMENT D

Local Streets and Roads - Projected FY2026-27 Revenues

Based on State Dept of Finance statewide revenue projections
Estimated January 2026

	Highway Users Tax Acct[1] Streets & Hwys Code				TOTAL	Road Maintnc	TOTAL
	Sec2103 [2]	Sec2104	Sec2105	Sec2106	HUTA	Rehab Acct	Annual
ALAMEDA COUNTY	9,640,403	15,147,286	6,865,780	457,733	32,111,203	27,668,037	59,779,240
ALPINE COUNTY	186,334	289,739	136,790	21,168	634,030	534,780	1,168,810
AMADOR COUNTY	950,146	798,229	585,163	214,800	2,548,338	2,726,927	5,275,265
BUTTE COUNTY	3,128,777	2,703,902	1,926,907	445,851	8,205,436	8,979,615	17,185,050
CALAVERAS COUNTY	1,439,699	1,123,899	886,661	367,453	3,817,712	4,131,947	7,949,659
COLUSA COUNTY	1,107,802	615,257	682,257	126,559	2,531,875	3,179,400	5,711,275
CONTRA COSTA COUNTY	8,144,301	12,304,608	5,865,824	1,027,641	27,342,374	23,374,210	50,716,583
DEL NORTE COUNTY	566,815	356,611	349,082	121,241	1,393,749	1,626,765	3,020,514
EL DORADO COUNTY	3,037,138	3,923,074	2,131,770	922,159	10,014,141	8,716,610	18,730,751
FRESNO COUNTY	10,660,128	10,797,538	6,565,208	1,323,275	29,346,149	30,594,654	59,940,803
GLENN COUNTY	1,354,491	757,550	834,185	148,913	3,095,140	3,887,401	6,982,540
HUMBOLDT COUNTY	2,541,191	1,829,827	1,565,033	430,160	6,366,211	7,293,239	13,659,450
IMPERIAL COUNTY	4,801,777	2,659,856	2,957,250	476,032	10,894,915	13,781,139	24,676,053
INYO COUNTY	1,586,771	971,569	977,238	136,786	3,672,365	4,554,047	8,226,412
KERN COUNTY	9,775,685	9,573,968	6,020,510	2,083,897	27,454,060	28,056,296	55,510,356
KINGS COUNTY	2,061,565	1,552,461	1,269,648	266,241	5,149,914	5,916,709	11,066,623
LAKE COUNTY	1,410,600	1,091,570	868,740	359,989	3,730,899	4,048,433	7,779,331
LASSEN COUNTY	1,361,175	940,424	838,301	137,041	3,276,941	3,906,582	7,183,523
LOS ANGELES COUNTY	58,150,017	90,563,051	41,127,851	2,915,164	192,756,084	166,891,029	359,647,114
MADERA COUNTY	3,018,572	1,965,299	1,859,035	562,074	7,404,980	8,663,327	16,068,307
MARIN COUNTY	2,201,303	2,834,278	1,389,576	324,046	6,749,204	6,317,758	13,066,962
MARIPOSA COUNTY	903,428	542,401	556,390	143,881	2,146,100	2,592,845	4,738,945
MENDOCINO COUNTY	2,077,616	1,403,930	1,279,533	425,236	5,186,315	5,962,776	11,149,090
MERCED COUNTY	4,031,008	3,084,298	2,482,560	643,540	10,241,406	11,569,027	21,810,433
MODOC COUNTY	1,333,828	869,530	821,459	68,664	3,093,482	3,828,099	6,921,581
MONO COUNTY	978,118	779,449	602,389	32,680	2,392,636	2,807,206	5,199,843
MONTEREY COUNTY	4,476,537	4,875,504	2,756,946	976,960	13,085,946	12,847,698	25,933,644
NAPA COUNTY	1,535,675	1,725,378	945,770	341,931	4,548,754	4,407,399	8,956,153
NEVADA COUNTY	1,618,533	1,824,830	996,799	332,173	4,772,335	4,645,203	9,417,539
ORANGE COUNTY	20,994,550	34,388,306	15,508,838	861,251	71,752,945	60,254,531	132,007,476
PLACER COUNTY	4,601,116	6,692,561	3,359,497	943,136	15,596,311	13,205,242	28,801,553
PLUMAS COUNTY	1,092,571	1,051,396	672,877	164,368	2,981,212	3,135,688	6,116,900
RIVERSIDE COUNTY	18,514,910	26,302,445	12,412,009	1,908,423	59,137,787	53,137,944	112,275,731
SACRAMENTO COUNTY	12,788,421	16,732,838	8,412,759	2,388,261	40,322,278	36,702,874	77,025,152
SAN BENITO COUNTY	1,095,254	915,408	674,529	179,928	2,865,120	3,143,387	6,008,507
SAN BERNARDINO COUNTY	17,096,072	24,089,166	11,321,600	1,643,347	54,150,186	49,065,867	103,216,052
SAN DIEGO COUNTY	23,579,384	35,434,281	16,563,958	2,213,425	77,791,049	67,673,027	145,464,076
SAN FRANCISCO COUNTY	4,421,478	5,436,709	2,723,037	9,600	12,590,824	12,689,677	25,280,501
SAN JOAQUIN COUNTY	7,247,209	8,785,111	4,463,309	858,257	21,353,886	20,799,551	42,153,437
SAN LUIS OBISPO COUNTY	3,929,366	3,795,696	2,419,963	720,016	10,865,041	11,277,314	22,142,355
SAN MATEO COUNTY	5,265,392	8,154,750	3,729,107	321,021	17,470,269	15,111,717	32,581,986
SANTA BARBARA COUNTY	3,954,775	4,925,395	2,569,099	913,829	12,363,098	11,350,236	23,713,334
SANTA CLARA COUNTY	12,208,069	19,116,856	8,557,897	334,123	40,216,946	35,037,260	75,254,206
SANTA CRUZ COUNTY	2,531,684	3,066,486	1,654,858	694,790	7,947,817	7,265,953	15,213,770
SHASTA COUNTY	3,010,922	2,762,289	1,854,324	448,549	8,076,084	8,641,371	16,717,454
SIERRA COUNTY	535,253	434,974	329,644	37,100	1,336,971	1,536,181	2,873,152
SISKIYOU COUNTY	2,156,820	1,562,123	1,328,312	219,057	5,266,311	6,190,090	11,456,401
SOLANO COUNTY	3,716,007	5,022,112	2,303,155	212,658	11,253,932	10,664,969	21,918,901
SONOMA COUNTY	5,472,751	6,349,824	3,370,480	1,032,791	16,225,847	15,706,841	31,932,688
STANISLAUS COUNTY	5,629,394	6,275,683	3,466,951	796,300	16,168,328	16,156,406	32,324,734
SUTTER COUNTY	1,717,504	1,313,287	1,057,752	231,165	4,319,708	4,929,249	9,248,957
TEHAMA COUNTY	1,897,304	1,028,923	1,168,485	281,201	4,375,913	5,445,278	9,821,191
TRINITY COUNTY	1,000,209	697,857	615,995	98,051	2,412,112	2,870,608	5,282,720
TULARE COUNTY	6,805,159	5,286,131	4,191,065	827,866	17,110,221	19,530,862	36,641,083
TUOLUMNE COUNTY	1,331,916	1,146,072	820,282	359,861	3,658,131	3,822,611	7,480,742
VENTURA COUNTY	6,405,137	9,646,708	4,546,540	686,982	21,285,366	18,382,796	39,668,163
YOLO COUNTY	2,458,376	2,555,230	1,514,030	198,902	6,726,537	7,055,558	13,782,095
YUBA COUNTY	1,415,066	1,028,069	871,491	341,385	3,656,011	4,061,252	7,717,263
Total	$ 326,951,500	$ 421,902,000	$ 218,626,500	$ 35,758,934	$ 1,003,238,934	$ 938,353,500	$ 1,941,592,434

Notes:

1. The Highway Users Tax is also known as the "Motor Vehicle Fuel Tax", the "Gasoline Excise Tax" and "Article XIX Revenues."

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving a Memorandum of Understanding with the County of Santa Barbara for Orcutt and Tanglewood Transit Stop Furniture Improvements and Authorization to Purchase Bus Stop Furniture from Tolar Manufacturing Company**

Description:
The City Council will consider adopting a Resolution approving a Memorandum of Understanding with the County of Santa Barbara for bus stop improvements in Orcutt and Tanglewood, and authorize the purchase of furniture from Tolar Manufacturing Company.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution approving a Memorandum of Understanding with the County of Santa Barbara for transit stop improvements in Orcutt and Tanglewood; and
2. Authorize the City Manager, or designee, to execute the Memorandum of Understanding; and
3. Authorize staff to purchase bus stop furniture from Tolar Manufacturing Company.

BACKGROUND:

The County of Santa Barbara (County) and the City of Santa Maria (City) have developed a partnership to improve transit stops served by Santa Maria Regional Transit (SMRT) within the unincorporated communities of Orcutt and Tanglewood. Under this Memorandum of Understanding (MOU), the County will perform ADA-compliant concrete flatwork and site preparation. However, because the County is not a transit operator, it does not have access to the same consortium contracts that the City has access too. Therefore, in order to ensure bus amenity uniformity, the County will transfer $100,230 to the City for the Transit Division to procure and install these amenities through its existing consortium contract California Association for Coordinated Transportation (CalACT)/Morongo Basin Transit Authority (MBTA) for the procurement of Tolar Manufacturing bus stop amenities which are the adopted City Standards (see Attachment C).

DISCUSSION:

SMRT currently operates five routes (5, 6, 8, 12X and 30) serving Orcutt and Tanglewood. While these stops are within the County's right-of-way, they are served by SMRT. To enhance the passenger experience, the project includes:

- **County Responsibilities:** Construction of ADA-compliant concrete boarding pads, bench footings, and landscaping modifications.
- **City Responsibilities:** Procurement and installation of 13 benches and 5 shelters.
- **Procurement Rationale:** As a municipal transit operator, the City has access to the CalACT /MBTA joint procurement contract, which provides competitive, pre-vetted pricing for Tolar Manufacturing products and consistency with other bus stops already equipped with Tolar stop amenities. The County is ineligible for this contract and is therefore providing funding to the City to leverage this cost-saving mechanism.

Alternative(s)

Reject the MOU: This however could then require SMRT, as the operator, to invests City transit funds to address ADA improvement in County areas. The MOU remains the most fiscally responsible and efficient method by leveraging the County's participation and the City's specialized procurement access.

Fiscal Considerations

The cost for installation of these bus stop amenities is accounted for in the Transit Division's Bus Stop Improvement cost center (with a budget of $500,000 for FY 2026/27) and is performed the City's Transit Operations & Maintenance contractor, RATPDev, under our Bus Stop Maintenance agreement either by performing the work themselves or by outsourcing the work and passing through the costs.

- **Furniture Cost:** $90,285 for the units themselves.
- **Additional Costs:** The remaining funds cover procurement fees (2.5%), sales tax (7.75%), freight, and installation hardware.
- **Maintenance:** Following installation, the City will be responsible for ongoing cleaning, graffiti removal, and routine repairs of the furniture

Impact on the Community

Entering into this MOU with County of Santa Barbara benefits SMRT riders from the unincorporated communities of Orcutt and Tanglewood by upgrading their transit stops to ADA standards, ensuring safe and accessible boarding for seniors and individuals with mobility challenges, which lies outside the City of Santa Maria's sphere to unilaterally perform. By installing new shelters and seating, the project provides some weather protection and comfort, which promotes public health and encourages increased ridership across the SMRT system. Furthermore, this partnership fosters agency-agnostic equity, ensuring that high-quality transit amenities are distributed to regional riders, regardless

of whether they reside in the City or unincorporated County areas while preserving bus stop amenity uniformity.

ATTACHMENT(S)

A. Resolution
B. Tolar Furniture Quote
C. Furniture Specifications
D. Indemnification and Insurance for Construction and Contracts
E. List of SB County Selected Bus Stops
F. MOU

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF SANTA BARBARA FOR TRANSIT STOP IMPROVEMENTS IN ORCUTT AND TANGLEWOOD

WHEREAS, the City of Santa Maria (City) operates Santa Maria Regional Transit, providing critical fixed-route transit services to the unincorporated communities of Orcutt and Tanglewood; and

WHEREAS, the County of Santa Barbara (County) desires to improve transit passenger amenities, including benches and shelters, at several SMRT stop locations within County right-of-way; and

WHEREAS, the County has committed $100,230 in Transit Development Act funds to support these improvements; and

WHEREAS, the County is not a transit operator and is therefore ineligible to utilize the California Association for Coordinated Transportation (CalACT)/Morongo Basin Transit Authority (MBTA) joint procurement contract for transit furniture; and

WHEREAS, the City, as a qualifying transit operator and member of CalACT, can leverage the pre-vetted pricing and specifications of the MBTA/CalACT contract with Tolar Manufacturing Company, Inc. to efficiently procure the necessary furniture; and

WHEREAS, the proposed Memorandum of Understanding (MOU) outlines a partnership where the County will perform ADA-compliant concrete work and the City will procure and install thirteen benches and five shelters.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The City Council hereby approves the Memorandum of Understanding with the County of Santa Barbara for the Orcutt and Tanglewood Transit Stop Furniture Improvements.

SECTION 2. Authorize the City Manager or their designee to execute the MOU.

SECTION 3. Authorize the Transit Division to procure the required transit furniture from Tolar Manufacturing Company, Inc., utilizing the MBTA/CalACT procurement agreement, in an amount not to exceed the funded $100,230; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

TOLAR MANUFACTURING
258 Mariah Circle
Corona, CA 92879
(951) 808-0081
www.tolarmfg.com
info@tolarmfg.com

Quote No:	24266PM1
Date:	4/3/2026
Quote Expires:	90 Days
Sales Contact:	Patrick Merrick
Phone:	951-547-8209
Email:	pmerrick@tolarmfg.com

Customer:	Project:
Eve Sanford County of Santa Barbara PW	MBTA/CALACT Procurement 21-01 - 10/25 Pricing Santa Maria shelter

Lead Time:	24 Weeks From receipt of signed written order, and all required approvals.
Terms:	Net 30 Days From Invoice Terms subject to change. Final terms to be determined based on credit history & bonding.

Item:	Qty:	Description:	Unit Price:	Ext. Price:
1	1	12' Signature Sunset Non-Advertising Transit Shelter (47778-00) featuring: Signature series extrusion, aluminum roof panels secured with gasketed pressure ribs, perforated aluminum fascia , SMART branding plaque, four support post with multi-channel extrusion, spun escutcheon shoe covers, Tolar USC RMS80F (3390010 15902-XXX) UL listed dusk to dawn solar powered LED illumination under the shelter roof, 8' perforated metal bench, no back, three seat delineators, (12104-111), 20 gallon pole mount trash receptacle with hinged and covered lid (1578-01), durable baked powder coat finish color selected RAL 9007 Grey Aluminum, zinc anchors and all installation hardware - Base $ 16,121 Delete walls (-$1,083)and replace with aluminum tube fascia ($ 345.00 and logo plate with logo $ 330.00 logo roof panels with clear poly overlay $ 350 x 2)-unpriced options-DELETE trash recpeticle (1578-01) $540.00	$ 15,873.00	$ 15,873.00
2	1	8' perforated metal bench, no back, three seat delineators, (12104-111), powder coat finish, zinc anchors	$ 840.00	$ 840.00

APPROVED FOR PURCHASE:	
Signature:	
Print Name:	
Date:	
PO No:	

Sub-Total:		$ 16,713.00
CalACT/MBTA Freight Zone		2
CalACT/MBTA FIRM Freight:		$ 713.00
CalACT/MBTA Procurement Fee (2.5%)		$ 417.83
CA State Sales Tax	7.75%	$ 1,295.26
Total:		$ 19,139.08

Pricing Notes:

1. In a case of discrepancy between the unit price and the extension that unit price, the unit price shall govern.
2. If requested, structural engineering calculations from CA licensed engineer are provided at no additional cost.
3. Products are shipped knock down & unassembled in bulk packaging for unloading and installation by others. Hardware boxed by unit. Installation instructions are provided.
4. Freight cost is an ESTIMATE ONLY. Freight is invoiced at actual cost, without mark up, at time of shipment, unless specified above.
5. Client provides unloading at destination, including forklift and labor as necessary.
6. Processing fee of 3% of total charge amount is additional and charged on all credit card payments.

Standard Terms and Conditions

These Terms and Conditions are attached to and incorporated by reference into the Proposal for products or services ("Proposal") provided by Tolar Manufacturing Company, Inc. ("we", "our" or "us").

Initials: _____

TOLAR MANUFACTURING

258 Mariah Circle
Corona, CA 92879
(951) 808-0081
www.tolarmfg.com
info@tolarmfg.com

Quote No:	24266PM1
Date:	4/3/2026
Quote Expires:	90 Days
Sales Contact:	Patrick Merrick
Phone:	951-547-8209
Email:	pmerrick@tolarmfg.com

Customer:	Project:
Eve Sanford County of Santa Barbara PW	MBTA/CALACT Procurement 21-01 - 10/25 Pricing Santa Maria shelter

Lead Time:	24 Weeks From receipt of signed written order, and all required approvals.
Terms:	Net 30 Days From Invoice Terms subject to change. Final terms to be determined based on credit history & bonding.

Item:	Qty:	Description:	Unit Price:	Ext. Price:

1. Drawings and Specifications: All drawings and specifications submitted to our clients or potential clients are proprietary in nature and remain our property. They may be viewed, printed and distributed, without alteration, as reference for sales or for the process of specifying products for use. Detailed shop and erection drawings are provided to allow for field installation or repair. Sealed and stamped engineering calculations and drawings from an engineer licensed in the state of installation, if required, can be made available for an additional charge. Customers that provide their own drawing packages will retain ownership and be covered under a separate agreement.

2. Vendor Status: Tolar Manufacturing Company, Inc. is a vendor supplier of manufactured products; is not a subcontractor or contractor; and is not subject to retainage or liquidated damages for any reason.

3. Payment Terms: Payment terms for services rendered or products manufactured by us shall be determined by us based on our determination of the credit worthiness of buyer and may require a deposit at time of order. Products are invoiced as shipped.

4. Late Payment Penalty: Buyer agrees to pay a charge equal to the lesser of (i) the highest rate allowable by law or (ii) 1.5% per month (18% per annum) on the unpaid balance with respect to any late payments. In addition, buyer will pay all our costs and expenses, including actual attorney's fees, incurred in connection with enforcing the Proposal and/or collecting any past due payments. In the event buyer fails to make any payment when due, we have the right of setoff, the right to terminate the Proposal and/or to suspend further deliveries to buyer and the right to recover damages in addition to any other remedies available to us as a matter of law. Buyer has no right to setoff.

5. Cancellation: If an order is cancelled by buyer after receipt of order authorization, and cancellation fee of 10% of order value may be assessed to the buyer, in addition to an the cost of materials purchased for the order, which may be invoiced to the buyer at time of cancellation.

6. Delivery, Title and Receipt: Unless otherwise provided in the proposal, all shelters are prefabricated and shipped knock-down and in bulk format (not packaged individually) for ease of handling and fast on-site installation. Neither buyer nor consignee shall have the right to direct or re-consign the goods to any other destination without our consent. All sales of products are F.O.B. our plant. Risk of loss of the products shall transfer to buyer upon delivery of the products to the common carrier.

7. Delivery Charges: Unless otherwise provided in the Proposal, buyer shall bear all the costs of transportation, including without limitation loading, unloading, storage, and freight charge. All delivery quotes allow for an approximate 2-hour unload window for a full truck. If this window is exceeded, additional charges may apply. All price quotes given for delivery are based on estimates obtained at the time the quote was requested. Actual freight charges may vary.

8. Delivery Dates: Any delivery date(s) or period of delivery provided for in the Proposal is approximate and does not guarantee a particular date(s) or period of delivery. Estimated lead times are provided in the quote. Under no circumstances will we be liable for delay in delivery occasioned in whole or in part, by fire, flood, explosion, casualty, riot, strike, embargo, transportation delay, breakdown, accident, act of God or the public enemy, government authority, by our inability to secure materials, fuel, supply power or shipping space or any other circumstances beyond our reasonable control.

9. Delayed Shipment: If buyer delays shipment, we may invoice for products when ready for shipment and, at our option, we may charge reasonable daily storage fees.

10. International Freight: We require the services of freight forwarder for all international shipments. Buyer may select the freight forwarder, subject to our approval. All fees, taxes and additional charges, in addition to the actual freight costs, are the responsibility of buyer.

11. Returns: Due to the custom nature of our products, we cannot accept returns and we cannot permit cancellations once work has commenced.

12. Manufacturer's Warranty: Our manufacturer's warranty is set forth in a separate document.

13. Limitation of Liability: WE ARE NOT LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND ARISING FROM OR RELATING TO OUR OBLIGATIONS UNDER THE PROPOSAL, INCLUDING LOST PROFITS, LOSS OR USE, LOSS OF REVENUE OR COST OF CAPITAL. EXCEPT FOR PERSONAL INJURY OR DEATH DUE TO OUR MISCONDUCT, BUYER AGREES THAT THE TOTAL DAMAGES THAT CAN BE AWARDED IN ANY CLAIM BY BUYER RELATING TO OUR OBLIGATIONS UNDER THE PROPOSAL (WHETHER BASED IN CONTRACT, TORT OR OTHERWISE, SHALL NOT EXCEED THE TOTAL PAID BY BUYER TO US UNDER THE PROPOSAL. BUYER AGREES THAT THE ABOVE LIMITATIONS ON LIABILITY PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT EVEN IF IT IS FOUND THAT BUYER'S EXCLUSIVE REMEDY FAILS OF ITS ESSENTIAL PURPOSE.

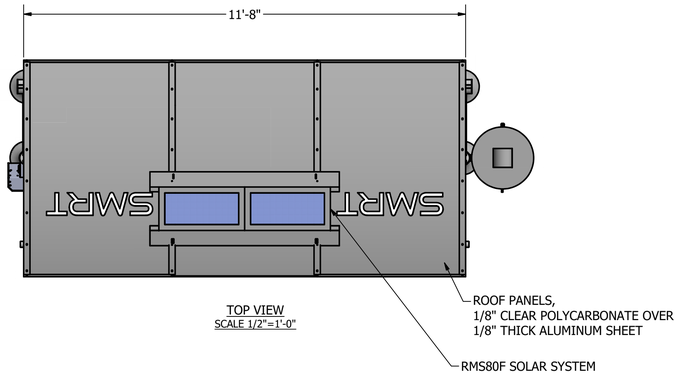
14. Governing Law, Jurisdiction and Venue: The Proposal shall be governed by and construed in accordance with the laws of the State of California without reference to the choice of law principles thereof. Each party irrevocably submits to the jurisdiction of the Courts of the State of California and the United States District Court for the Central District of California.

15. Amendment: No amendments to these Terms and Conditions can be made unless submitted in writing to us and signed and accepted by our President or his designee.

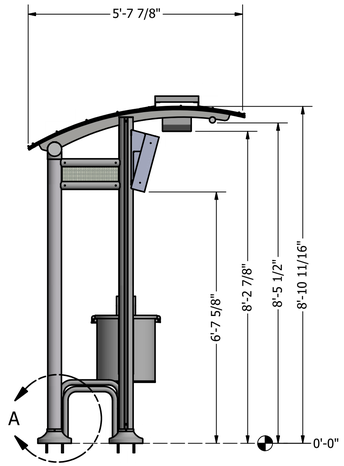
Initials: _____

GENERAL NOTES:

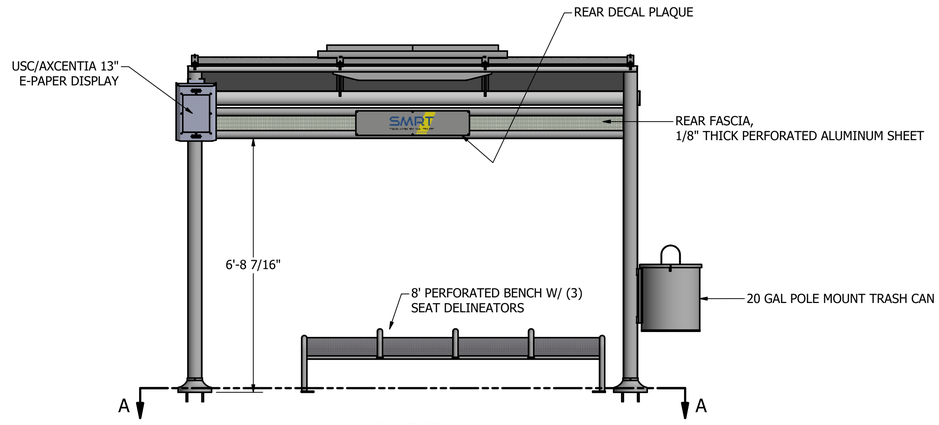
1. ALL STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL BE ASTM A-36, MINIMUM YIELD STRENGTH 36,000 PSI.
2. ALL STRUCTURAL ALUMINUM MEMBERS, UNLESS OTHERWISE NOTED, SHALL BE OF ALLOY 6063-T5 OR GREATER.
3. ALL HOLES TO BE DRILLED OR PUNCHED.
4. STEEL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 1-10. ELECTRODES SHALL CONFORM TO AWS 5.1, CLASS E70S-5.
5. ALUMINUM WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 2-08. ELECTRODES SHALL CONFORM TO AWS/SFA 5.10 CLASS ER4043.
6. ALL WELDING TO BE DONE AT TOLAR MANUFACTURING COMPANY, INC. FACILITY.
7. ALL CORPORATE PROCEDURES, INCLUDING FABRICATION, MUST BE IN COMPLIANCE WITH TOLAR MANUFACTURING CO. INC'S QUALITY CONTROL MANUAL
8. THE CONCRETE PAD SIZES SHOWN ARE STANDARD MINIMUM REQUIREMENTS FOR THE STRUCTURE AND ARE FOR REFERENCE ONLY. THE PAD MAY NEED TO BE REINFORCED OR ENLARGED DEPENDING ON LOCAL CODES AND LOADING CONDITIONS AND DOES NOT INCLUDE ADA CLEAR PATH REQUIREMENTS.



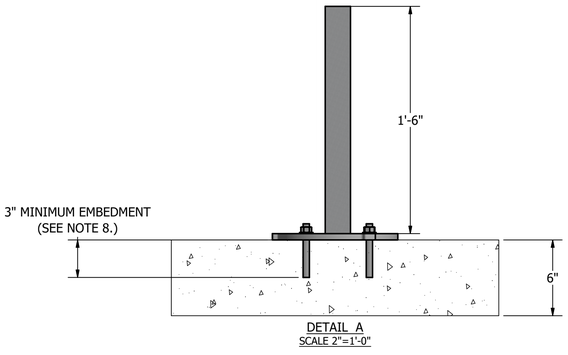
TOP VIEW
SCALE 1/2"=1'-0"



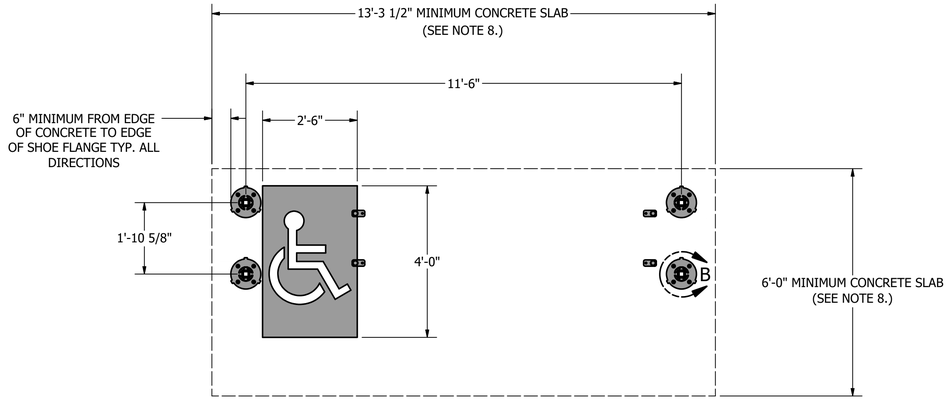
SIDE VIEW
SCALE 1/2"=1'-0"



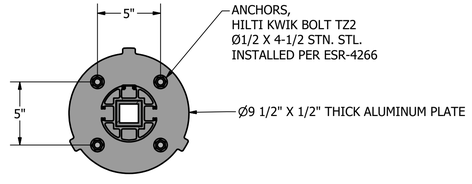
FRONT VIEW
SCALE 1/2"=1'-0"



DETAIL A
SCALE 2"=1'-0"



SECTION A-A
SCALE 1/2"=1'-0"



DETAIL B
SCALE 2"=1'-0"

THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF **TOLAR MFG.** AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED, REPRODUCED OR USED FOR FABRICATION WITHOUT EXPRESSED WRITTEN CONSENT FROM **TOLAR MFG.**. ALL DOCUMENTS TO BE RETURNED TO TOLAR **MFG.**. AT COMPLETION OF WORK. CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO **TOLAR MFG.**. BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

TOLAR MANUFACTURING COMPANY, INC
258 Mariah Circle, Corona CA. 92879

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CUSTOMER/VENDOR	SANTA MARIA, CA	PAGE:	1 OF 2
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SCALE: AS NOTED	DATE: 3/7/2023	DRAWN BY: RFarr	

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GENERAL NOTES:

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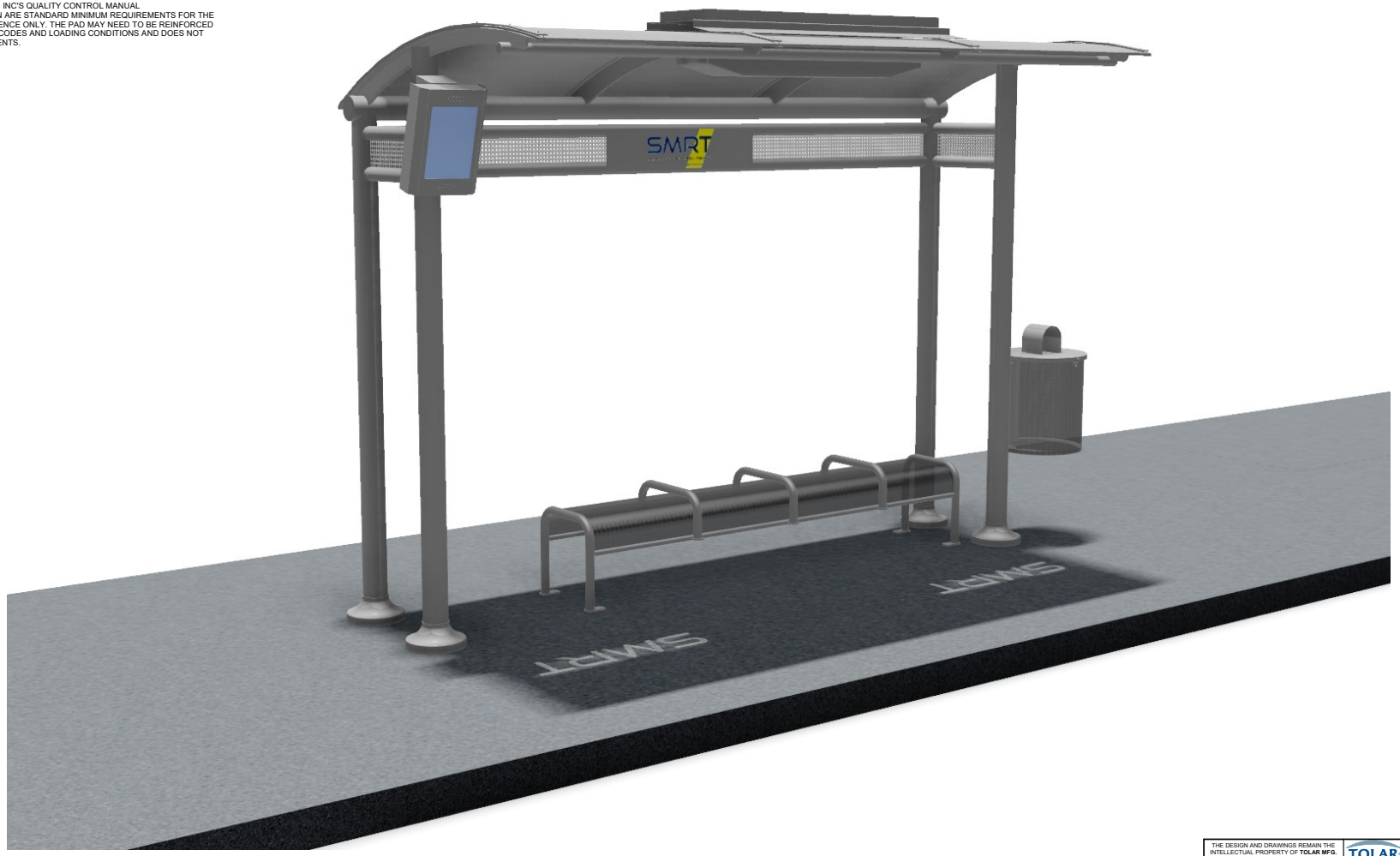

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TOLAR
TOLAR MANUFACTURING COMPANY, INC
258 Mariah Circle, Corona CA. 92879

DESCRIPTION

CUSTOMER/VENDOR

PAGE: 2 OF 3

SIZE: D | MATL. | DWG NO. | REV

SCALE | DATE: 3/7/2023 | DRAWN BY: RFarr

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Indemnification and Insurance Requirements
(For Construction Contracts)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is caused by the active negligence, sole negligence, or willful misconduct of the COUNTY.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, its agents, representatives, employees or subcontractors.

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

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than $2,000,000 per occurrence and $4,000,000 in the aggregate.
2. **Automobile Liability**: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than $2,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation**: Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.
4. **Contractor's Pollution Legal Liability and/or Asbestos Legal Liability:** (if project involves environmental hazards) with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, the COUNTY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR'S insurance at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).
2. **Primary Coverage** – For any claims related to this Agreement, the CONTRACTOR'S insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, agents or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – **CONTRACTOR hereby agrees to waive rights of subrogation which any insurer of CONTRACTOR may acquire** from CONTRACTOR by virtue of the payment of any loss. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the COUNTY for all work performed by the CONTRACTOR, its employees, agents and subcontractors. This provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. At the option of the COUNTY, either: the CONTRACTOR shall cause the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the COUNTY, its officers, officials, employees, agents and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to the COUNTY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR'S obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required

insurance policies, including endorsements required by these specifications, at any time.

8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
    i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
    ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
    iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase “extended reporting” coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.

SB County Selected Bus Amenity Installation Inventory

Route	Stop Location	Direction	Proposed Improvement
5	Santa Maria Way / College	NB	Shelter
5	Santa Maria Way / Del Cielo Mobile Home Park	NB	Boarding pad
5	Santa Maria Way / Holly Oak Lane	SB	Bench and Boarding pad
5	Winter / Hillview	WB	Concrete pad
5	Lakeview / Orcutt Rd	EB	Shelter
5	Lakeview @ Lakeview Ct	EB	Bench and bench footings
5	Lakeview / Hillview	EB	Bench and bench footings
6	Bradley / Larch	NB	Bench
6	Bradley / Country Hill	SB	Shelter
6	Bradley / Village	SB	Bench and bench footings
6	Bradley / Basque	SB	Concrete pad
6	Rice Ranch Road / Domino	WB	New pad and new bench (relocated east)
6	Rice Ranch Road / Princeton	WB	Boarding Pad
6	Blosser / Terrazzo	NB	Bench
6	Blosser / Old Mill	NB	Bench and bench footings
6	Foster / Michelle	EB	Bench and bench footings
8	Sandalwood Dr. / Black Rd.	EB	Shelter
8	Tanglewood Dr. / Black Rd.	WB	Boarding pad
12X	Orcutt Rd / Clark Ave	SB	Bench and footings
12X	Rice Ranch Rd. / Morning Glory	EB	Bench and footings
12X	Rice Ranch Rd. / Sage Crest Dr.	EB	Boarding pad
12X	Rice Ranch Rd. at Bradley	EB	Boarding pad
12X	Bradley / Village	NB	Bench and footings
12X	Bradley / Parkland	NB	Shelter
12X	Foster / Silver Leaf Dr.	WB	Bench
12X	Foster / Dartmouth	WB	Boarding pad
30	Orcutt Rd / Foster	NB	Boarding pad and Bench

ORCUTT AND TANGLEWOOD
TRANSIT STOP FURNITURE IMPROVEMENTS
MEMORANDUM OF UNDERSTANDING

Effective Date: April 30, 2026

This Memorandum of Understanding ("MOU") is hereby entered into between the County of Santa Barbara, hereinafter referred to as ("the **County**") and the City of Santa Maria ("**Santa Maria**"), a municipal corporation, collectively referred to as the ("Parties").

1. **Purpose and Intent:**

The purpose of this MOU is to define the roles, responsibilities, and commitments for the transfer of Transit Development Act- Local Transportation Funds (TDA-LTF) from the **County** to **Santa Maria** and associated site improvements to transit stops within the unincorporated community of Orcutt and Tanglewood**.** The TDA-LTF funds provided to Santa Maria will enable the purchase and installation of new public benches and shelters.

The improvements addressed in this MOU include:

- Modifications to existing landscaping
- Installation of concrete boarding pads and bench footings
- Installation of bus furniture (i.e., benches, shelters)
- All improvements will occur within existing **County** right-of-way including on sidewalks and in parkways, medians and planting strips adjacent to **County** roadways. These improvements are intended for public use by riders of the Santa Maria Regional Transit (SMRT) which is operated by **Santa Maria**.

2. **Background:**

The **County** receives TDA-LTF from the State of California to support public transit planning, facilities, and operations. TDA-LTF was established by the passage of the 1971 Transportation Development Act which is a program housed under California's general statewide sales tax.

The **County** does not operate transit service directly. SMRT currently operates four fixed-routes which serve the Orcutt and Tanglewood communities - routes 5, 6, 11, and 12X.

Bus stops function as the designated point of contact between passengers and transit services. They provide a designated boarding and alighting location for riders. At a minimum, bus stops feature signs to alert riders and bus drivers. Where feasible, a bus stop should feature a hardscape boarding pad on site. This boarding pad provides both

stability and access space for pedestrians, wheelchair users and mobility aid users. Bus stops may also benefit from the presence of user amenities such as seating and shelters which help offer riders more comfort and better protection from weather.

3. **Scope of Work**

The **Parties** agree to collaborate on implementing improvements to selected SMRT Bus Stops within the unincorporated communities of Orcutt and Tanglewood. Improvement types will vary by location based on available right-of-way and existing site conditions which were determined through a comprehensive site inventory and review process.

The scope tasks covered by this MOU include:

- Site preparation, including landscaping modifications
- Construction of ADA-compliant concrete boarding pads
- Procurement and installation of benches and shelters

For a complete inventory of site locations, proposed furniture installations and associated site modifications (including hardscape and landscaping), refer to Exhibit A: Installation Site Inventory.

4. **Funding and Cost Allocation:**

The **County** shall transfer $100,230.00 to Santa Maria for the purposes described in this MOU. This funding shall be used for eligible project costs, including procurement of transit furniture, installation hardware, r and associated installation costs. For additional details, refer to Exhibit B: Furniture Quotes and Exhibit C: Furniture Specifications.

5. **Project Budget:**

The following tables details the project budget, furniture costs, and total amount of furnishings to be purchased. This budget reflects only Santa Maria-incurred costs and does not include the County's hardscape and landscaping improvements.

Transit Furnishings Budget			
Item	**Unit Cost**	**Total Units**	**Subtotal**
8' Bench	$840.00	13	$10,920.00
Shelter including Bench	$15,873.00	5	$79,365.00
Total			$90,285.00

6. **Roles, Responsibilities, and Project Schedule:**

As described in this **MOU**, both Parties are entering a partnership to improve several bus stops within Orcutt and Tanglewood by providing new benches, shelters, and concrete pads that will improve the waiting and riding experience for SMRT's ridership. The table below details the tasks, responsible agency and the timeline agreed to by both **parties:**

Task	Task Scope	Responsible Agency	Completion Deadline
1	Transfer TDA-LTF funds to the City of Santa Maria	County of Santa Barbara	June 30, 2026
2	Procure transit benches and shelters	Santa Maria	December 31, 2026
3	Perform landscaping modifications within County right-of-way	County of Santa Barbara	December 31, 2026
4	Construct concrete pads and bench footings	County of Santa Barbara	October 31, 2026
5	Install benches and shelters	Santa Maria	December 31, 2027
6	Maintain and replace bus stop furniture	Santa Maria	Ongoing

7. **Installation Design Standards:**

All furniture must be installed in accordance with Americans with Disability Act (ADA) Standards, Public Right-of-Way Accessibility Guidance (PROWAG), and **County** Engineering Design Standards. These standards provide guidance to ensure proper clearance and accessibility for pedestrians and transit users, including individuals with disabilities.

The core principles of these design standards are:

Pedestrian Access Route: Furnishings must ensure that a minimum of 48 inches of continuous clearance is provided for pedestrian access. Street furniture cannot encroach into this required clear width.

Transit Stop Clear Space: A clear and unobstructed space at a minimum of 96 inches x 60 inches area shall be provided as boarding and alighting area. This designated boarding and alighting area shall be oriented parallel to the street and adjacent to the curb.

Reach and Maneuvering Clearances: Benches, shelters, and amenities must allow for wheelchair positioning and turning space. This includes providing a clear floor space of 30 inches by 48 inches to allow a forward or parallel approach to usable transit stop elements such as seating and information displays. A turning space of 60 inches in diameter, minimum, or a T-shaped turning space shall be provided to allow wheelchair users in order to change direction. Amenity-type features should be installed within accessible reach ranges, typically between 15 to 48 inches above the floor.

Surface and Grade: Transit stops should provide firm, stable, slip-resistant surfaces. The slope of the sidewalk providing the path of travel should follow the same slope as the street next to it. If the path of travel's slope exceeds a 5% grade, it is than considered a ramp and requires additional features including landings and handrails.

8. **Installation and Issue Remediation Process:**

Santa Maria shall apply for a no-cost Encroachment Permit through the **County** Construction and Encroachment Permit Office prior to the installation of furniture. This permit application will include an inventory of all site locations, furniture specifications and types of furniture to be installed at each site as well as any additional changes to the **County** right-of-way.

Additionally, **Santa Maria** will submit Dig Alerts to the Underground Service Alert of Southern California at least 2 business days, with 14 business days preferred, prior to installation of any hardscape or furnishings.

After installation of benches and shelters is complete, each site will be inspected by the **County** to ensure compliance with ADA, PROWAG and **County** Engineering Design Standards.

If furniture installation does not comply with these design standards, the **County** reserves the right to direct furnishings to be removed or relocated to comply with the guidelines cited in this MOU. **Santa Maria** agrees to remedy improperly installed furniture within 60 days of being notified by the **County.**

9. **Long-term Maintenance Responsibilities:**

Following installation, **Santa Maria** shall be responsible for the ongoing maintenance, cleaning and repair of the new transit stop benches, shelters, and associated furnishings. Maintenance responsibilities shall include, but are not limited to:

- Removal of graffiti
- Routine cleaning and debris removal

- Repair or replacement of damaged components
- Replacement of missing or vandalized parts
- Upkeep and replacement of transit signage

The **County** shall retain responsibility for underlying right-of-way elements, including sidewalks, concrete pads, and landscaped areas, unless otherwise agreed to in writing.

Should transit service to a furnished stop be cancelled or should the stop be relocated to a new location, **Santa Maria** shall notify the **County** within 30 days of the service change. **Santa Maria** will assume responsibility of relocating transit furniture from the inactive stop to the newly designated stop location or to another transit stop location of their choosing within the County's transit service area.

10. Failure to Perform:

If either of the **Parties** fails to perform its obligations under this MOU with respect to a specific task, location, or scope element, such failure shall not be deemed a breach or default by the other Party, provided that the other Party has made good faith efforts to fulfill its own obligations.

The **Parties** shall coordinate in good faith to address any nonperformance, and a Party's obligations shall be excused only to the extent performance is directly dependent on the other Party's actions.

11. Contractor Insurance Requirements:

Santa Maria shall require contractors performing work within county right-of-way meet and comply with the **County's** established minimum indemnity and insurance requirements specified in Attachment D. **Santa Maria** shall provide the **County** with copies of the Certificates on Insurance, including the endorsement(s) naming **County** as additionally insured.

12. Indemnification:

Each Party shall defend, indemnify, and hold harmless the other Party, including its governing body, officers, employees, and agents, from any claims, damages, losses, liabilities, and expenses, including reasonable attorneys' fees, arising out of or related to the acts or omissions of that Party, its employees, contractors, or agents in connection with this Agreement.

This obligation does not apply to the extent that a claim is caused by the sole negligence or willful misconduct of the Party seeking indemnification.

13. Amendments or modifications:

In the event of a dispute or the need for modification, this MOU may be amended only by a written agreement signed by authorized representatives of both **Parties**.

Exhibits

Exhibit A: Installation Site Inventory
Exhibit B: Furniture Quotes
Exhibit C: Furniture Specifications
Exhibit D: County of Santa Barbara Contractor Insurance Requirements

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed and delivered as of the last date of the Parties' signature.

City of Santa Maria	**County of Santa Barbara**
By: _____	By: _____
Brett Fulgoni	Mark Friedlander
Public Works Director	Mobility Manager

Exhibit A: SMRT Site Installation Inventory		
Route 5 - Stop Location		**Proposed Installation**
Santa Maria Way / College	NB	Shelter
Santa Maria Way / Del Cielo Mobile Home Park	NB	Boarding pad
Santa Maria Way / Holly Oak Lane	SB	Bench and Boarding pad
Winter / Hillview	WB	Concrete pad
Lakeview / Orcutt Rd	EB	Shelter
Lakeview @ Lakeview Ct	EB	Bench and bench footings
Lakeview / Hillview	EB	Bench and bench footings
Route 6 - Stop Location		**Proposed Installation**
Bradley / Larch	NB	Bench
Bradley / Country Hill	SB	Shelter
Bradley / Village	SB	Bench and bench footings
Bradley/ Basque	SB	Concrete pad
Rice Ranch Road / Domino	WB	new pad, new bench, moved east
Rice Ranch Road / Princeton	WB	Boarding Pad
Blosser / Terrazzo	NB	Bench
Blosser / Old Mill	NB	Bench and bench footings
Foster / Michelle	EB	Bench and bench footings
Route 8 - Stop Location		**Proposed Installation**
Sandalwood Dr. / Black Rd.	EB	Shelter
Tanglewood Dr. / Black Rd.	WB	Boarding pad
Route 12X - Stop Location		**Proposed Installation**
Orcutt Rd / Clark Ave	SB	Bench and footings
Rice Ranch Rd. / Morning Glory	EB	Bench and footings
Rice Ranch Rd. / Sage Crest Dr.	EB	Boarding pad
Rice Ranch Rd. at Bradley	EB	Boarding pad
Bradley / Village	NB	Bench and footings
Bradley / Parkland	NB	Shelter
Foster / Silver Leaf Dr.	WB	Bench
Foster / Dartmouth	WB	Boarding pad
Route 30 - Stop Location		**Proposed Installation**
Orcutt Rd / Foster	NB	Boarding pad and Bench

EXHIBIT B

TOLAR MANUFACTURING

258 Mariah Circle
Corona, CA 92879
(951) 808-0081
www.tolarmfg.com
info@tolarmfg.com

Quote No:	24266PM1
Date:	4/3/2026
Quote Expires:	90 Days
Sales Contact:	Patrick Merrick
Phone:	951-547-8209
Email:	pmerrick@tolarmfg.com

Customer:	Project:
Eve Sanford County of Santa Barbara PW	MBTA/CALACT Procurement 21-01 - 10/25 Pricing Santa Maria shelter

Lead Time:	24 Weeks From receipt of signed written order, and all required approvals.
Terms:	Net 30 Days From Invoice Terms subject to change. Final terms to be determined based on credit history & bonding.

Item:	Qty:	Description:	Unit Price:	Ext. Price:
1	1	12' Signature Sunset Non-Advertising Transit Shelter (47778-00) featuring: Signature series extrusion, aluminum roof panels secured with gasketed pressure ribs, perforated aluminum fascia , SMART branding plaque, four support post with multi-channel extrusion, spun escutcheon shoe covers, Tolar USC RMS80F (3390010 15902-XXX) UL listed dusk to dawn solar powered LED illumination under the shelter roof, 8' perforated metal bench, no back, three seat delineators, (12104-111), 20 gallon pole mount trash receptacle with hinged and covered lid (1578-01), durable baked powder coat finish color selected RAL 9007 Grey Aluminum, zinc anchors and all installation hardware - Base $ 16,121 Delete walls (-$1,083)and replace with aluminum tube fascia ($ 345.00 and logo plate with logo $ 330.00 logo roof panels with clear poly overlay $ 350 x 2)-unpriced options-DELETE trash recpeticle (1578-01) $540.00	$ 15,873.00	$ 15,873.00
2	1	8' perforated metal bench, no back, three seat delineators, (12104-111), powder coat finish, zinc anchors	$ 840.00	$ 840.00

APPROVED FOR PURCHASE:	
Signature:	
Print Name:	
Date:	
PO No:	

Sub-Total:		$ 16,713.00
CalACT/MBTA Freight Zone		2
CalACT/MBTA FIRM Freight:		$ 713.00
CalACT/MBTA Procurement Fee (2.5%)		$ 417.83
CA State Sales Tax	7.75%	$ 1,295.26
Total:		$ 19,139.08

Pricing Notes:

1. In a case of discrepancy between the unit price and the extension that unit price, the unit price shall govern.
2. If requested, structural engineering calculations from CA licensed engineer are provided at no additional cost.
3. Products are shipped knock down & unassembled in bulk packaging for unloading and installation by others. Hardware boxed by unit. Installation instructions are provided.
4. Freight cost is an ESTIMATE ONLY. Freight is invoiced at actual cost, without mark up, at time of shipment, unless specified above.
5. Client provides unloading at destination, including forklift and labor as necessary.
6. Processing fee of 3% of total charge amount is additional and charged on all credit card payments.

Standard Terms and Conditions

These Terms and Conditions are attached to and incorporated by reference into the Proposal for products or services ("Proposal") provided by Tolar Manufacturing Company, Inc. ("we", "our" or "us").

Initials: _____

TOLAR MANUFACTURING

258 Mariah Circle
Corona, CA 92879
(951) 808-0081
www.tolarmfg.com
info@tolarmfg.com

Quote No:	24266PM1
Date:	4/3/2026
Quote Expires:	90 Days
Sales Contact:	Patrick Merrick
Phone:	951-547-8209
Email:	pmerrick@tolarmfg.com

Customer:	Project:
Eve Sanford County of Santa Barbara PW	MBTA/CALACT Procurement 21-01 - 10/25 Pricing Santa Maria shelter

Lead Time:	24 Weeks From receipt of signed written order, and all required approvals.
Terms:	Net 30 Days From Invoice Terms subject to change. Final terms to be determined based on credit history & bonding.

Item:	Qty:	Description:	Unit Price:	Ext. Price:

1. Drawings and Specifications: All drawings and specifications submitted to our clients or potential clients are proprietary in nature and remain our property. They may be viewed, printed and distributed, without alteration, as reference for sales or for the process of specifying products for use. Detailed shop and erection drawings are provided to allow for field installation or repair. Sealed and stamped engineering calculations and drawings from an engineer licensed in the state of installation, if required, can be made available for an additional charge. Customers that provide their own drawing packages will retain ownership and be covered under a separate agreement.

2. Vendor Status: Tolar Manufacturing Company, Inc. is a vendor supplier of manufactured products; is not a subcontractor or contractor; and is not subject to retainage or liquidated damages for any reason.

3. Payment Terms: Payment terms for services rendered or products manufactured by us shall be determined by us based on our determination of the credit worthiness of buyer and may require a deposit at time of order. Products are invoiced as shipped.

4. Late Payment Penalty: Buyer agrees to pay a charge equal to the lesser of (i) the highest rate allowable by law or (ii) 1.5% per month (18% per annum) on the unpaid balance with respect to any late payments. In addition, buyer will pay all our costs and expenses, including actual attorney's fees, incurred in connection with enforcing the Proposal and/or collecting any past due payments. In the event buyer fails to make any payment when due, we have the right of setoff, the right to terminate the Proposal and/or to suspend further deliveries to buyer and the right to recover damages in addition to any other remedies available to us as a matter of law. Buyer has no right to setoff.

5. Cancellation: If an order is cancelled by buyer after receipt of order authorization, and cancellation fee of 10% of order value may be assessed to the buyer, in addition to an the cost of materials purchased for the order, which may be invoiced to the buyer at time of cancellation.

6. Delivery, Title and Receipt: Unless otherwise provided in the proposal, all shelters are prefabricated and shipped knock-down and in bulk format (not packaged individually) for ease of handling and fast on-site installation. Neither buyer nor consignee shall have the right to direct or re-consign the goods to any other destination without our consent. All sales of products are F.O.B. our plant. Risk of loss of the products shall transfer to buyer upon delivery of the products to the common carrier.

7. Delivery Charges: Unless otherwise provided in the Proposal, buyer shall bear all the costs of transportation, including without limitation loading, unloading, storage, and freight charge. All delivery quotes allow for an approximate 2-hour unload window for a full truck. If this window is exceeded, additional charges may apply. All price quotes given for delivery are based on estimates obtained at the time the quote was requested. Actual freight charges may vary.

8. Delivery Dates: Any delivery date(s) or period of delivery provided for in the Proposal is approximate and does not guarantee a particular date(s) or period of delivery. Estimated lead times are provided in the quote. Under no circumstances will we be liable for delay in delivery occasioned in whole or in part, by fire, flood, explosion, casualty, riot, strike, embargo, transportation delay, breakdown, accident, act of God or the public enemy, government authority, by our inability to secure materials, fuel, supply power or shipping space or any other circumstances beyond our reasonable control.

9. Delayed Shipment: If buyer delays shipment, we may invoice for products when ready for shipment and, at our option, we may charge reasonable daily storage fees.

10. International Freight: We require the services of freight forwarder for all international shipments. Buyer may select the freight forwarder, subject to our approval. All fees, taxes and additional charges, in addition to the actual freight costs, are the responsibility of buyer.

11. Returns: Due to the custom nature of our products, we cannot accept returns and we cannot permit cancellations once work has commenced.

12. Manufacturer's Warranty: Our manufacturer's warranty is set forth in a separate document.

13. Limitation of Liability: WE ARE NOT LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND ARISING FROM OR RELATING TO OUR OBLIGATIONS UNDER THE PROPOSAL, INCLUDING LOST PROFITS, LOSS OR USE, LOSS OF REVENUE OR COST OF CAPITAL. EXCEPT FOR PERSONAL INJURY OR DEATH DUE TO OUR MISCONDUCT, BUYER AGREES THAT THE TOTAL DAMAGES THAT CAN BE AWARDED IN ANY CLAIM BY BUYER RELATING TO OUR OBLIGATIONS UNDER THE PROPOSAL (WHETHER BASED IN CONTRACT, TORT OR OTHERWISE, SHALL NOT EXCEED THE TOTAL PAID BY BUYER TO US UNDER THE PROPOSAL. BUYER AGREES THAT THE ABOVE LIMITATIONS ON LIABILITY PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT EVEN IF IT IS FOUND THAT BUYER'S EXCLUSIVE REMEDY FAILS OF ITS ESSENTIAL PURPOSE.

14. Governing Law, Jurisdiction and Venue: The Proposal shall be governed by and construed in accordance with the laws of the State of California without reference to the choice of law principles thereof. Each party irrevocably submits to the jurisdiction of the Courts of the State of California and the United States District Court for the Central District of California.

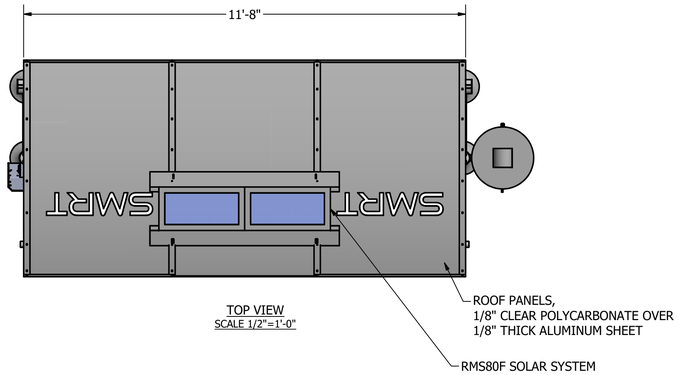
15. Amendment: No amendments to these Terms and Conditions can be made unless submitted in writing to us and signed and accepted by our President or his designee.

Initials: _____

EXHIBIT C

GENERAL NOTES:

1. ALL STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL BE ASTM A-36, MINIMUM YIELD STRENGTH 36,000 PSI.
2. ALL STRUCTURAL ALUMINUM MEMBERS, UNLESS OTHERWISE NOTED, SHALL BE OF ALLOY 6063-T5 OR GREATER.
3. ALL HOLES TO BE DRILLED OR PUNCHED.
4. STEEL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 1-10. ELECTRODES SHALL CONFORM TO AWS 5.1, CLASS E70S-5.
5. ALUMINUM WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 2-08. ELECTRODES SHALL CONFORM TO AWS/SFA 5.10 CLASS ER4043.
6. ALL WELDING TO BE DONE AT TOLAR MANUFACTURING COMPANY, INC. FACILITY.
7. ALL CORPORATE PROCEDURES, INCLUDING FABRICATION, MUST BE IN COMPLIANCE WITH TOLAR MANUFACTURING CO. INC'S QUALITY CONTROL MANUAL
8. THE CONCRETE PAD SIZES SHOWN ARE STANDARD MINIMUM REQUIREMENTS FOR THE STRUCTURE AND ARE FOR REFERENCE ONLY. THE PAD MAY NEED TO BE REINFORCED OR ENLARGED DEPENDING ON LOCAL CODES AND LOADING CONDITIONS AND DOES NOT INCLUDE ADA CLEAR PATH REQUIREMENTS.



TOP VIEW
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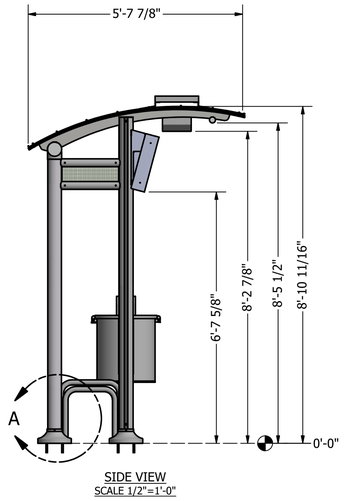
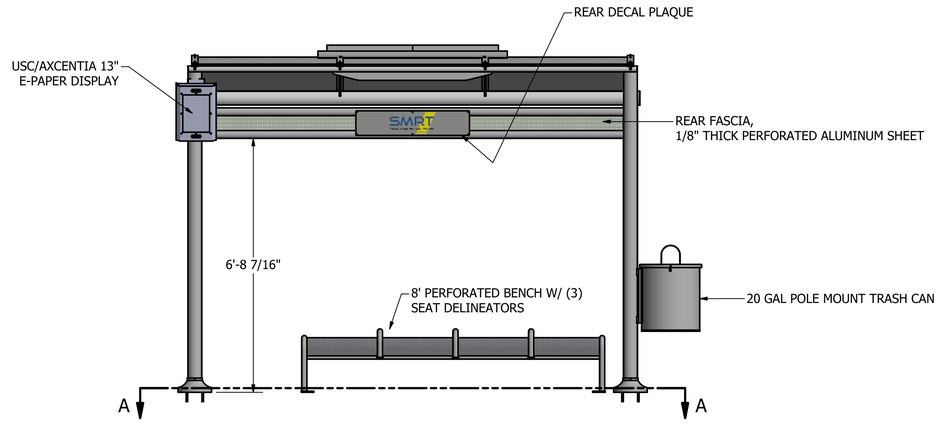
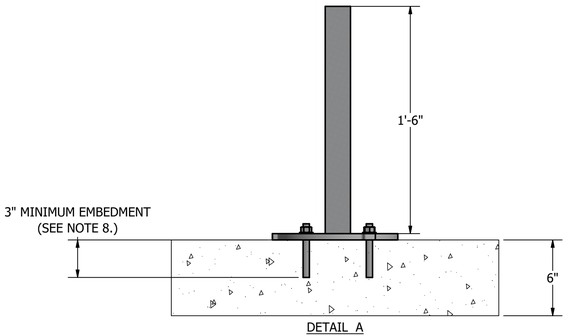


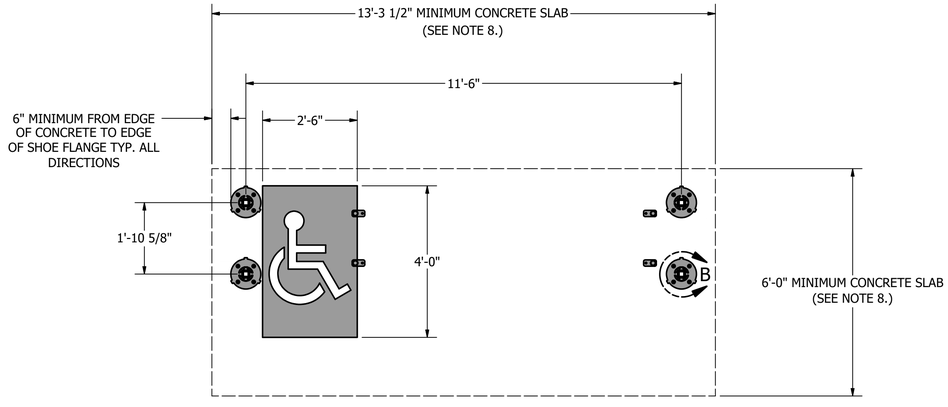
SIDE VIEW
SCALE 1/2"=1'-0"



FRONT VIEW
SCALE 1/2"=1'-0"



DETAIL A
SCALE 2"=1'-0"



SECTION A-A
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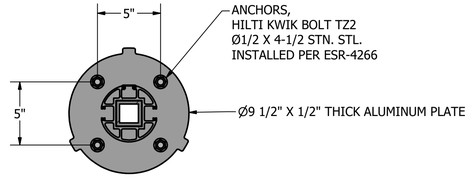

DETAIL B
SCALE 2"=1'-0"

THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF **TOLAR MFG.** AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED, REPRODUCED OR USED FOR FABRICATION WITHOUT EXPRESSED WRITTEN CONSENT FROM **TOLAR MFG.** ALL DOCUMENTS TO BE RETURNED TO TOLAR **MFG.**, AT COMPLETION OF WORK. CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO **TOLAR MFG.**. BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

TOLAR MANUFACTURING COMPANY, INC
258 Mariah Circle, Corona CA. 92879

DESCRIPTION	12NASIGPERFFASCIA		
CUSTOMER/VENDOR	SANTA MARIA, CA	PAGE:	1 OF 2
SIZE: D	MATL.: VARIES	DWG NO.: 47778-00	REV: A
SCALE: AS NOTED	DATE: 3/7/2023	DRAWN BY: RFarr	

T:\Inventor\Shelters\Non-Ad Custom Dome\47778-00.idw

GENERAL NOTES:

1. ALL STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL BE ASTM A-36, MINIMUM YIELD STRENGTH 36,000 PSI.
2. ALL STRUCTURAL ALUMINUM MEMBERS, UNLESS OTHERWISE NOTED, SHALL BE OF ALLOY 6063-T5 OR GREATER.
3. ALL HOLES TO BE DRILLED OR PUNCHED.
4. STEEL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 1-10. ELECTRODES SHALL CONFORM TO AWS 5.1, CLASS E70S-5.
5. ALUMINUM WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 2-08. ELECTRODES SHALL CONFORM TO AWS/SFA 5.10 CLASS ER4043.
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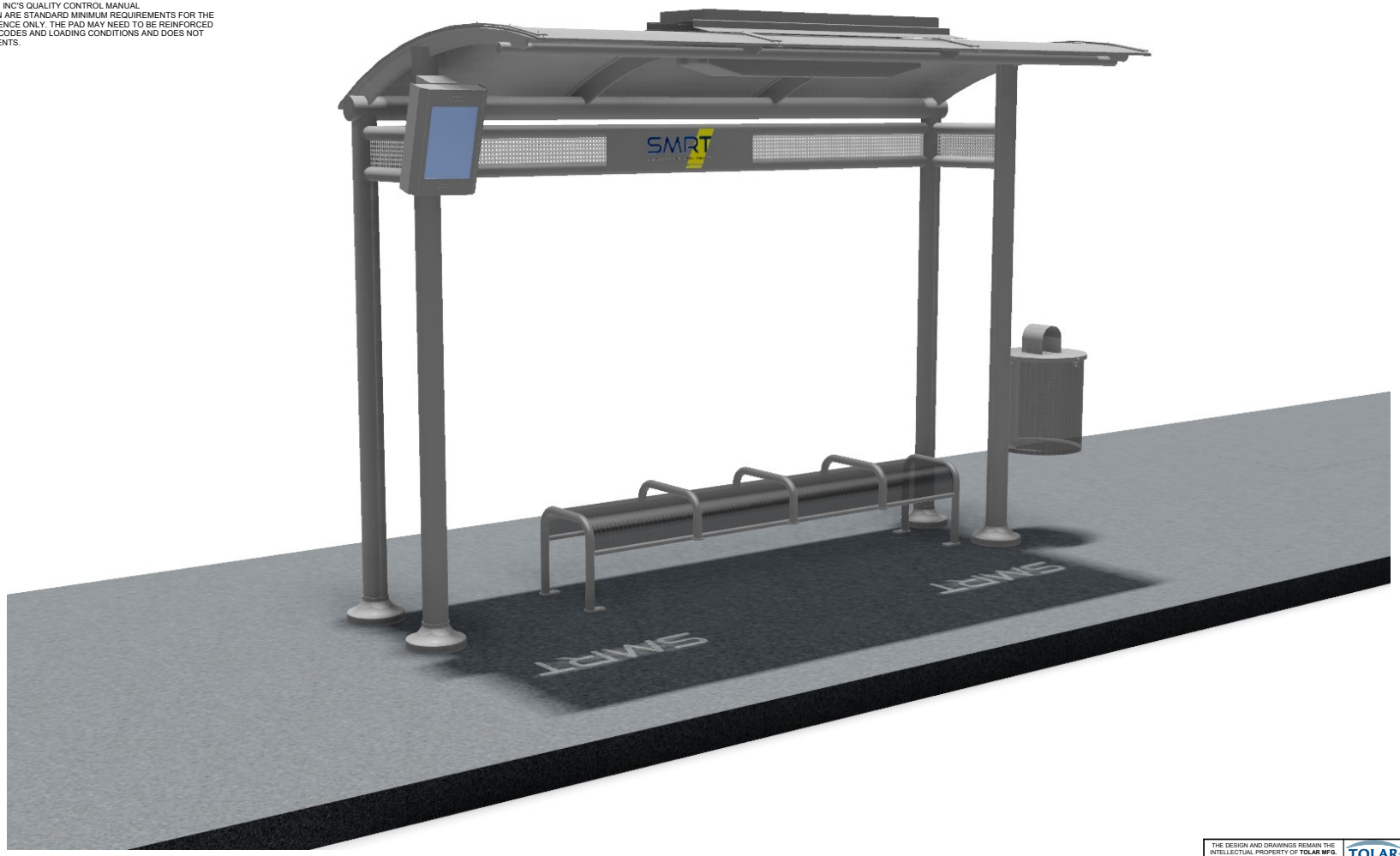

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TOLAR
TOLAR MANUFACTURING COMPANY, INC
258 Mariah Circle, Corona CA. 92879

DESCRIPTION

CUSTOMER/VENDOR

PAGE: 2 OF 3

SIZE: D | MATL. | DWG NO. | REV

SCALE | DATE: 3/7/2023 | DRAWN BY: RFarr

T:\Inventor\Shelters\Non-Ad Custom Dome\47778-00.idw

EXHIBIT D

Indemnification and Insurance Requirements
(For Construction Contracts)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is caused by the active negligence, sole negligence, or willful misconduct of the COUNTY.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, its agents, representatives, employees or subcontractors.

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

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than $2,000,000 per occurrence and $4,000,000 in the aggregate.
2. **Automobile Liability**: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than $2,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation**: Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease.
4. **Contractor's Pollution Legal Liability and/or Asbestos Legal Liability:** (if project involves environmental hazards) with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, the COUNTY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR'S insurance at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).
2. **Primary Coverage** – For any claims related to this Agreement, the CONTRACTOR'S insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, agents or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – **CONTRACTOR hereby agrees to waive rights of subrogation which any insurer of CONTRACTOR may acquire** from CONTRACTOR by virtue of the payment of any loss. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the COUNTY for all work performed by the CONTRACTOR, its employees, agents and subcontractors. This provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. At the option of the COUNTY, either: the CONTRACTOR shall cause the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the COUNTY, its officers, officials, employees, agents and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to the COUNTY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR'S obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required

insurance policies, including endorsements required by these specifications, at any time.

8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
    i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
    ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
    iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase “extended reporting” coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Authorizing and Appropriating Additional Funding for the Pine Street Sewer Upgrades Project, Formal Bid No. 2025-05**

Description:
The City Council will consider adopting a Resolution authorizing the appropriation of additional funding in the amount of $293,218.98 for the Pine Street Sewer Upgrades Project, Bid No. 2025-05.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution authorizing the appropriation of additional funding in the amount of $293,218.98 for the Pine Street Sewer Upgrades Project, Bid No. 2025-05; and
2. Approve the additional funding for Fiscal Year 2025-26 in the Wastewater Enterprise Fund (SC7445|CC0260|FD640); and
3. Authorize the City Manager, or designee, to execute the agreement and any future amendments or change orders, provided such amendments are within the scope of the project and consistent with the adopted project budget.

BACKGROUND:

On October 21, 2025, the City Council awarded the Pine Street Sewer Upgrades Project, Bid No. 2025-05, to J.F. Will Inc. for $783,720.47, for the construction of a new 460-foot-long, 12-inch diameter gravity sewer in Pine Street between Boone Street and Jones Street. Following construction, the larger sewer main will increase capacity and help to prevent backups and overflows.

DISCUSSION:

Most of the underground construction for the Pine Street Sewer Upgrades Project has been completed, and the remaining work (paving, manholes, etc.) is expected to be finished within the 120-day contract period. However, additional funding is necessary to complete the project. The need for these funds is associated with previously authorized

change orders, increased service costs, and corrections to the original project budget, as further detailed below.

Additional Funding Request No. 1 – Estimated Change Orders
Unforeseen utilities encountered during construction and discrepancies in the installed quantities deviating from the project plans have required multiple change orders to complete the work to-date. A summary of approved and estimated change orders follows:

No.	Description	Amount
1	Water Main Re-Route	$82,070.64
2	Railroad Right of Entry Permit	$18,206.64
3	New Manhole No. 5	$61,860.20
4	Manhole Backfill	$8,500.00
5	Asphalt Concrete Overrun	$50,000.00
6	Irrigation Line Exposure	$20,000.00
	Change Orders Total:	**$240,637.48**

Additional Funding Request No. 2 – Services Overruns
The project is projected to exceed the budget for materials testing, inspection services, and staff time, estimated at $150,000. This is attributed to higher costs for the services and increased Public Works staff time required to manage the project.

Additional Funding Request No. 3 – Additional Contingency
An additional $75,000 is requested in project contingency to address remaining unforeseen site conditions and potential cost impacts associated with final construction activities, ensuring the project can be completed without delay.

Additional Funding Request No. 4 – Short Pay Adjustment
Resolution 2025-X authorized a total of $956,138.97 for the project, including a new funding appropriation of $556,138.97. During reconciliation of project expenditures in April 2026, staff determined that this amount was short by $62,697.64 needed to fully fund the project at the time of award. Staff recommends including this "true-up" adjustment as part of the additional funding request.

Description	Amount	Notes
JF Will Contract Award	$783,720.47	(a)
Contingency (20%)	156,744.09	(b)
Inspection, Testing, Staff Time (10%)	78,372.05	(c)
Approved Project Budget	**$1,018,836.61**	**10/21/2025**
Available Budget FY 25/26	400,000.00	
Additional Budget Appropriation	556,138.97	
Authorized Project Funding	**$956,138.97**	**10/21/2025**

Description	Amount	Notes
Additional Funding Request No. 1	240,637.48	Est. Change Orders
Additional Funding Request No. 2	150,000.00	Services Overruns
Additional Funding Request No. 3	75,000.00	Additional Contingency
Additional Funding Request No. 4	62,697.64	Short Pay Adjustment
Less Contingency & I/T/ST Funding (b+c)	(235,116.14)	
Additional Funding Required	**$293,218.98**	**5/5/2026**
Original Appropriation	956,138.97	Awarded 10/21/2025
Additional Appropriation	293,218.98	Requested 5/5/2026
Revised Project Budget	**$1,249,357.95**	**SC7445|CC0260|FD640**

Alternative(s)

The City Council may choose not to authorize and approve the requested appropriation, in whole or in part. This is not recommended as it would limit the City's ability to fund the project and could delay timely completion of the project.

Fiscal Considerations

Staff is requesting an additional appropriation of $293,218.98 to the Wastewater Fund (SC7445|CC0260|FD640). The requested increase will bring the total available project budget to $1,249,357.95. The requested appropriation will be fully funded through existing sewer rates and there is sufficient fund balance available to cover the cost. No General Fund resources are required, and the action remains consistent with the long-term financial planning for the Sewer Fund.

Impact on the Community

The community will benefit from the installation of the new gravity sewer in Pine Street between Boone Street and Jones Street, which will increase system capacity and reduce the potential for sewer backups and overflows.

ATTACHMENT(S)

A. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA AUTHORIZING THE APPROPRIATION OF ADDITIONAL FUNDING IN THE AMOUNT OF $293,218.98 FOR THE PINE STREET SEWER UPGRADES PROJECT, FORMAL BID NO. 2025-05

WHEREAS, on October 21, 2025, the City Council awarded the Pine Street Sewer Upgrades Project, Formal Bid No. 2025-05, to J.F. Will Inc. in the amount of $783,720.47 for construction of a new 460-foot-long, 12-inch diameter gravity sewer in Pine Street between Boone Street and Jones Street; and

WHEREAS, during construction, unforeseen utilities, quantity discrepancies, increased service costs, and necessary corrections to the original project budget have resulted in additional project costs; and

WHEREAS, staff has identified the need for additional funding in the amount of $293,218.98 to complete the project, including change orders, service overruns, additional contingency, and a short pay adjustment; and

WHEREAS, the previously approved amount of $1,018,836.61 in addition to the requested additional funding of $293,218.98 will bring the total available project funding to $1,312,055.59; and

WHEREAS, the additional funding will be appropriated from the Wastewater Enterprise Fund (SC7445|CC0260|FD640) and will be fully funded through sewer rates; and

WHEREAS, the activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (CEQA) State Guidelines, and pursuant to Section 15060(c)(3), no environmental review is required.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The City Council hereby authorizes and appropriates additional funding in the amount of $293,218.98 for the Pine Street Sewer Upgrades Project, Formal Bid No. 2025-05, for Fiscal Year 2025-26 in the Wastewater Enterprise Fund (SC7445|CC0260|FD640); and

SECTION 2. Authorize City Manager, or designee, to further execute the Agreement and any future amendments or change orders necessary provided such amendments are within the scope of the project and consistent with the adopted project budget; and

SECTION 3. Authorize the City Manager, or designee, to execute necessary project amendments to the agreement not to exceed the contingency amount; and

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving Submittal of an Application for the Santa Maria Regional Transit's Fiscal Year 2025-26 Low Carbon Transit Operations Grant For $342,718**

Description:
The City Council will consider adopting a Resolution authorizing the submittal of the Transit Program's recommended Fiscal Year 2025-26 Low Carbon Transit Operations Program grant application in the amount of $342,718. This represents the second of three planned funding rounds dedicated to supporting the operational costs of Santa Maria Regional Transit Routes 40 and 41 providing service to the City of Guadalupe.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Adopt a Resolution approving the submittal of an application for the Santa Maria Regional Transits Low Carbon Transportation Operations Program grant with the Santa Barbara County Association of Governments for Fiscal Year 2025-26 to fund transit service for Routes 40 and 41 and execute the Certifications and Assurances and authorized agent forms; and
2. Authorize the City Manager, or designee, to execute all required documents.

BACKGROUND:

The Low Carbon Transit Operations Program (LCTOP) was created by the State of California to provide operating and capital assistance for transit agencies to reduce their greenhouse gas emissions and improve mobility. Approved LCTOP projects include the support of new or expanded bus or rail services, expand intermodal transit facilities, and may include equipment acquisition, fueling, maintenance and other costs to operate those services or facilities, as long as the project supports reducing greenhouse gas emissions. For service areas that include disadvantaged communities (DAC), such as the City of Guadalupe, at least 50 percent of the total funds received shall be expended on projects that will benefit DAC.

DISCUSSION:

In 2025, the City of Santa Maria and the City of Guadalupe moved forward with the consolidation of the Guadalupe Flyer into Santa Maria Regional Transit (SMRT). To ensure a sustainable transition, staff is utilizing a multi-year funding strategy. LCTOP guidelines allow the same project to be funded for up to three years using LCTOP funds. This application is for the second of three rounds of LCTOP funds intended to support the fiscal requirements of the consolidation.

The project specifically funds SMRT Routes 40 and 41, which provide critical connectivity between Santa Maria and Guadalupe. Because the City of Guadalupe is the only recognized DAC in northern Santa Barbara County, this project receives funding priority under LCTOP guidelines, which require at least 50% of funds to benefit DAC areas. The total allocation for this cycle is $342,718, comprised of both 99313 (population-based) and 99314 (farebox-based) LCTOP funds.

Alternative(s)

Council may choose to reject the grant application, however, is not recommended as LCTOP funds particularly prioritize DAC communities such as Guadalupe before any other project. Secondly, without LCTOP funds, the City would see itself compelled to fund this service with limited CA TDA and TDA 5307 funds.

Fiscal Considerations

There are no impacts to the City's General Fund for this project. The Transit Enterprise Fund's operational costs are sustained solely by transit-specific sources, including the $342,718 in LCTOP funds requested here. This request represents the second of three possible planned funding rounds designed to support SMRT operations of Routes 40 and 41. By utilizing a three-round phased approach, the Transit Division can bridge the operational costs of the Guadalupe consolidation without depleting other traditional transit funds, such as TDA or Section 5307. This strategic use of LCTOP funds ensures that the new service is fully funded through the transitional period while maintaining a fiscally constrained operating budget.

Impact on the Community

The award of these funds will have a significant positive impact by ensuring the continued reliability of enhanced transit service between Santa Maria and Guadalupe. Routes 40 and 41 are vital lifelines for transit-dependent populations, providing direct connectivity to employment, healthcare, and education. Because the City of Guadalupe is a recognized DAC, this project fulfills the State's priority funding requirements, ensuring that high-need populations receive the benefit of modern, low-carbon transit. This project ultimately improves community mobility while contributing to a reduction in local greenhouse gas emissions

ATTACHMENT(S)

A. Resolution
B. LCTOP FY 25-26 Allocation Request

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING THE SUBMITTAL OF AN APPLICATION FOR THE SANTA MARIA REGIONAL TRANSITS LOW CARBON TRANSPORTATION OPERATIONS PROGRAM GRANT WITH THE SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS FOR FISCAL YEAR 2025–26, TO FUND TRANSIT SERVICE FOR ROUTES 40 AND 41, AND TO EXECUTE ALL REQUIRED CERTIFICATIONS, ASSURANCES, AND AUTHORIZED AGENT FORMS

WHEREAS, the City of Santa Maria is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects; and

WHEREAS, the statutes related to state-funded transit projects require a local or regional implementing agency to abide by various regulations; and

WHEREAS, Senate Bill 862 (2014) named the California Department of Transportation as the administrative agency for the LCTOP; and

WHEREAS, the City of Santa Maria wishes to implement the LCTOP project(s) listed above to support transit service to the City of Guadalupe, a recognized Disadvantaged Community; and

WHEREAS, the City of Santa Maria wishes to delegate authorization to execute these documents and any amendments thereto to the City Manager, or designee.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The City Manager, or designee, be authorized to execute all required documents of the LCTOP program and any amendments thereto with the California Department of Transportation; and

SECTION 2. The fund recipient agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations, and guidelines for all LCTOP funded transit projects; and

SECTION 3. the City of Santa Maria that it hereby authorizes the submittal of the following project nomination(s) and allocation request(s) to the Department for FY 2025-26 LCTOP funds:

1. Project Name: SMRT Routes 40 and 41 Guadalupe Service (Round 2 of 3).
2. Amount: Authorizes the submittal of the project nomination and allocation request to the Department in FY 2025-26 LCTOP funds for the amount of $342,718.
3. Appropriation: The Director of Finance or designee is hereby authorized to appropriate LCTOP funds and identify expenditure accounts within the current budget.
4. Administrative Adjustments: The City Manager, or designee, is hereby authorized to make administrative changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

LCTOP FY 2025-2026 Allocation Request Cycle A

FY 2025-2026 LCTOP:	Cycle A	Is your Cycle A and Cycle B project the same?	Yes

Lead Agency Information

Lead Agency Name:	City of Santa Maria
Address:	110 S Pine St, Suite 226
City, State, Zip Code:	Santa Maria
County:	Santa Barbara County
Agency Website:	https://www.cityofsantamaria.org/
Regional Planning Agency:	Santa Barbara County of Associated Governments (SBCAG)
Caltrans District:	05

Does your agency have an approved Title VI Plan?	Yes	Approved Date:	05/21/24	Title VI Attached:	Yes

Allocation Request Prepared by	
Name:	Kailey Pringle
Title:	Transit Grant Manager
Phone #:	(805)925-0951 x 2401
E-mail:	kpringle@cityofsantamaria.org

Contact *(if different than "Prepared by")*	
Name:	
Title:	
Phone #:	
E-mail:	

Authorized Agent	
Name:	Gamaliel Anguiano
Title:	Deputy Director
Phone #:	(805)925-0951 x 2480
E-mail	ganguiano@cityofsantamaria.org

Legislative District Numbers									
Assembly*:	35								
Senate*:	19								
Congressional*:	24								

*if you have additional Districts, please provide a separate attachment

Project Summary

Name: *No more than 2 lines*	Guadelupe Routes
Description (Short): *No more than 375 characters.*	SMRT has consolidated the Guadelupe service, previously provided by SMOOTH. SMRT has two routes, 40 and 41. These routes provide service to Guadelupe and connect Santa Maria and Guadelupe.
Type:	Operations
Sub-Type:	Provision of a new expanded/enhanced transit service

Start date *(anticipated)* :	7/1/2026	**End date** *(anticipated)* :	06/30/2027

Funding:	**99313:**	$332,355	**99314:**	$10,363	**Total:**	$342,718

Rollover Projects: Please provide the total number of years your agency plans to accumulate funds and how many years remaining, include this year.	**Rollover Project:**	No
	Total Years of Rollover:	
	Remaining Years of Rollover:	

Project Life: For capital projects, state the project useful life in **years**. For operation projects, state the number of **months** a service will be funded.	**Capital:**		**Years**
	Operations:	12	**Months**

Request LONP: Your agency has selected a start date prior to estimated Award Date of October 1 2026, please provide an explaination of your need to start your project before the Award Date.

Our prior year of LCTOP funding only covered until 6/30/2026, we would request a start date of 7/1/2026 as to not have a lapse in funding for this route.

LCTOP FY 2025-2026 Allocation Request Cycle A

Funding Information

Allocation Yr	Prior	FY 25-26 (A)	FY 25-26 (B)	FY 26-27	FY 27-28	FY 28-29	Total
PUC 99313:		$332,355					$332,355
PUC 99314:		$10,363					$10,363
Total LCTOP:	$0	$342,718	$0	$0	$0	$0	$342,718
LCTOP Interest:							$0
Other GGRF:							$0
Total CCI:	$0	$342,718	$0	$0	$0	$0	$342,718
Other Funds:							$0
Total:	$0	$342,718	$0	$0	$0	$0	$342,718

Lead Agency:	City of Santa Maria	Amount:	PUC Funds Type:
Contact Person:	Kailey Pringle		99313
Contact Phone #:	(805)925-0951 x 2401	$10,363	99314
Contact E-mail:	kpringle@cityofsantamaria.org		

Contributing Sponsor:	Santa Barbara County Association of Govts	Amount:	PUC Funds Type:
Contact Person:	Maya Kulkarni	$332,355	99313
Contact Phone #:	(805)961-8915		99314
Contact E-mails:	mkulkarni@sbcag.org		

Contributing Sponsor:		Amount:	PUC Funds Type:
Contact Person:			99313
Contact Phone #:			99314
Contact E-mails:			

Contributing Sponsor:		Amount:	PUC Funds Type:
Contact Person:			99313
Contact Phone #:			99314
Contact E-mails:			

Contributing Sponsor:		Amount:	PUC Funds Type:
Contact Person:			99313
Contact Phone #:			99314
Contact E-mails:			

Total FY 24-25 LCTOP Funding	$342,718

Fully Funded Project: Provide a description of all the funds that will be used to complete this project and how LCTOP funds will not supplant other funding sources. Include the project ID and awarded funding amount from prior rollover years.

SMRT has consolidated the City of Guadelupe's service, which up until July 1, 2025, was provided by their contractor, SMOOTH. For this project we will provide service to and within Guadelupe for the 2026/27 fiscal year, from July 1 2026 to June 30, 2027. We estimate 9060 hours of revenue service and estimate a total cost of $579,749.40

Detailed Funding Information: This section should be completed to detail any CAP funds included in the "Prior" column, include the Project ID, amount of funds transferred, and CAP approval date(if available).

LCTOP FY 2025-2026 Allocation Request Cycle A

Funding Plan

Total Project Funding							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED	$0	$0	$0	$0	$0	$0	$0
PS&E	$0	$0	$0	$0	$0	$0	$0
R/W	$0	$0	$0	$0	$0	$0	$0
CON	$0	$0	$0	$0	$0	$0	$0
Veh/Equip Purchase	$0	$0	$0	$0	$0	$0	$0
Operations/Other	$0	$342,718	$0	$0	$0	$0	$342,718
TOTAL	**$0**	**$342,718**	**$0**	**$0**	**$0**	**$0**	**$342,718**
Funding Source:	Low Carbon Transit Operations Program (LCTOP)						
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							**$0**
PS&E							**$0**
R/W							**$0**
CON							**$0**
Equipment Purchase							**$0**
Operations/Other		$342,718					**$342,718**
TOTAL	**$0**	**$342,718**	**$0**	**$0**	**$0**	**$0**	**$342,718**
Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							**$0**
PS&E							**$0**
R/W							**$0**
CON							**$0**
Equipment Purchase							**$0**
Operations/Other							**$0**
TOTAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							**$0**
PS&E							**$0**
R/W							**$0**
CON							**$0**
Equipment Purchase							**$0**
Operations/Other							**$0**
TOTAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							**$0**
PS&E							**$0**
R/W							**$0**
CON							**$0**
Equipment Purchase							**$0**
Operations/Other							**$0**
TOTAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

LCTOP FY 2025-2026 Allocation Request Cycle A

Funding Plan

Funding Source:	

Component	Prior	FY 25-26 (A)	FY 25-26 (B)	FY 26-27	FY 27-28	FY 28-29	Total
PA&ED							$0
PS&E							$0
R/W							$0
CON							$0
Equipment Purchase							$0
Operations/Other							$0
TOTAL	$0	$0	$0	$0	$0	$0	$0

Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							$0
PS&E							$0
R/W							$0
CON							$0
Equipment Purchase							$0
Operations/Other							$0
TOTAL	$0	$0	$0	$0	$0	$0	$0

Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							$0
PS&E							$0
R/W							$0
CON							$0
Veh/Equip Purchase							$0
Operations/Other							$0
TOTAL	$0	$0	$0	$0	$0	$0	$0

Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							$0
PS&E							$0
R/W							$0
CON							$0
Veh/Equip Purchase							$0
Operations/Other							$0
TOTAL	$0	$0	$0	$0	$0	$0	$0

Funding Source:							
Component	**Prior**	**FY 25-26 (A)**	**FY 25-26 (B)**	**FY 26-27**	**FY 27-28**	**FY 28-29**	**Total**
PA&ED							$0
PS&E							$0
R/W							$0
CON							$0
Equipment Purchase							$0
Operations/Other							$0
TOTAL	$0	$0	$0	$0	$0	$0	$0

LCTOP FY 2025-2026 Allocation Request Cycle A

Project Information

1) Project Description - Provide a comprehensive project description. For operations projects, include: **#of trips, span, frequency improvements, days of operation and marketing component (if applicable).** For capital projects, include: **product specifications** and identify all **LCTOP funded components**. ***No more than 14 lines.***

On July 1st 2025, SMRT began operating a route to and within Guadelupe. Between the two routes we anticipate providing 9,060 Revenue Hours between those two routes. The route connecting Guadelupe and Santa Maria will be called the route 40. This route will run from 6am to 7pm, Monday through Saturday, with thirteen trips. Sunday service will be 8am to 6pm. Notably this route connects the Amtrak station in Guadelupe with the transit center in Satna Maria. The route within Guadelupe is the route 41 and will run from 6:30am to 7:30 pm Monday through Saturday, making twenty-six loops per day. Sunday service will be 8:30am to 6:30pm.

2) Project Planning - Provide a detailed explanation of the project planning process and how it was designed to avoid substantial burden on any low- income, disadvantaged, and vulnerable populations. **Include any public outreach, events, workshops or community input.** ***No more than 14 lines.***

Prior to our July 1st, 2025, launch, we conducted four community meetings, two in Santa Maria and two in Guadalupe. Our goal with these public meetings was to receive feedback from both communities regarding SMRT taking over this service, and to address any public concerns. After the launch of service, we have continued to monitor routes 40 and 41 closely to look for any adjustments and consider how those will affect riders. Additionally, we held our Unmet Transit Needs meeting in December and included routes 40 and 41 in our presentation to the public. We welcome any comments and discussion regarding the Guadelupe routes.

3) Project Costs - Provide an **itemized breakdown** of project components **and** describe **how the cost estimations were developed.** Please include marketing and bus wraps cost in this section. Total costs must correspond to the Funding Information section above. ***No more than 14 lines.***

We have estimated 9060 hours for one year of operating route 40 and 41. This is based off the current level of service provided, and accounts for holidays and weekend service during this period. The hourly rate we used in our calculations is $63.99 per hour, based on our operational contract. With 9060 revenue hours, we estimate a total cost of $579,749.40. The difference between the total cost and the amount of LCTOP funds will be made up with our TDA funds.

LCTOP FY 2025-2026 Allocation Request Cycle A

Agency Information

4) Agency Fare - Describe your agency's fare structure including any discounts or special fares and **how the project will affect that structure, if at all. No more than 16 Lines.**

SMRT Regular Single Ride $1.50, SMRT Student Single Ride with ID $1.25, Senior (60+) Single Ride $.75, Persons with Disability Single Ride $.75, Medicare Card Holders Single Ride $.75, Children under 8 years with fare paying adult on SMRT(Maximum 3 children) free. SMRT 31-Day pass $31, SMRT 31-Day Student $31, SMRT Senior/Disabled 31-Day Pass $15, Store Value Pass $10, Store Value Pass $20. Regional Routes Regular Single Ride $2.00, Regional Student Single Ride $2.00, Regional Senior (60+)/Medicare Card Holder/Persons with Diabilities $1.00, Regional 31-Day Regular $31.00, Regional 31-Day Seniors/Disabled/Medicare Holder $15. This project will have no effect on the fare structure.

5) Agency Service - Describe the transit service provided and how the project plays into the overall operations. . ***No more than 2450 characters.***

The City of Santa Maria is located along US-101 and Highway 1 in the central coast of California and in the northwest corner of Santa Barbara County. With a population of over 100,000, it is now the county's largest city. SMRT operates local and regional fixed route service and complementary paratransit. Local fixed-route and ADA service area includes the City of Santa Maria, Orcutt, and Tanglewood, this comprises of twelve total local routes. Our regional routes include service to New Cuyama, Lompoc, Vandenberg Space Force Base, Los Alamos, Buellton, Solvang, Santa Ynez, the Chumash Reservation, and San Luis Obispo. SMRT also have a pilot Microtransit service, Monday through Friday 8:30 pm to 10:30pm, and Saturday and Sunday from 6:30 pm to 8:30pm.

6) AB 680 Workforce Standards to Support Job Quality -As part of your FY 25-26 LCTOP Allocation Request Packet please include an electronic copy of your agency's most recently approved procurement manuals.

Did you submit your approved procurement manual as part of your FY 25-26 LCTOP Allocation Request Packet?	Yes

LCTOP FY 2025-2026 Allocation Request Cycle A

Project GHG Benefits

Greenhouse Gas Reductions - Describe qualitatively how this project will reduce greenhouse gas emissions.

This project will reduce greenhouse gas emissions by removing Guadalupe Flyer and Guadalupe Local transit riders from cars and convert them into the use of the Santa Maria Regional Transit, which will be served part time, by electric buses.

Greenhouse Gas Reductions - Please provide quantitative information requested below and explanations supporting the data provided.

	Value	Explanation
Year 1 (Yr1) - *First year of service, or year that capital improvements will be completed.*	2026	Second year of route 40 and 41, operated by SMRT
Year F (YrF) - *Final year that the service is funded or the final year of useful life for capital improvements.*	2027	The end year of the funding for the Route 40 and 41
Project Yr. 1 Ridership Increase - *Estimated annual ridership contributed by the new service or capital improvement in Yr1.*	56,000	SMRT anticipates route 40 and 41 generating rougly 56,000 rides. This is based off the current levels of ridership, assuming trends continue.
Project Yr. F Ridership Increase - *Estimated annual ridership contributed by the new service or capital improvement in YrF.*	56,000	SMRT anticipates route 40 and 41 generating rougly 56,000 rides. This is based off the current levels of ridership, assuming trends continue.
Adjustment (A) - *Adjustment factor to account for Choice Riders.Use defaults values listed on*	0.705	Using the default values listed for commuter bus.
Trip Length (L) - *Length (miles) of average auto trip reduced or average passenger trip length. You may use defaults values list ed on*	1.78	Using the length for the 40 and 41.
Project Useful Life	**1**	This is calculated based on the values above.
Total Project Ridership Increased	**56,000**	This is calculated based on the values above.
Total Project VMTs Reduced	**70,274**	This number is calculated based on the values above.
Total Project GHG Emission Reductions (MTCO2e)	**29.56**	This number is calculated based on the values from above and the **QM-Tool tab**.
FY 25-26 LCTOP Project GHG Emission Reductions (MTCO2e)	**29.56**	This number is calculated based on the values from above and the **QM-Tool tab**.

LCTOP FY 2025-2026 Allocation Request Cycle A

Project Benefits

Travel Cost Savings Benefits

	Value	Explanation

Baseline Average One-Way Fare Cost ($/One-Way Trip/Rider) *(Average fare per boarding, prior to project implementation)*	$1.50	Fare for regular single ride
New Average One-Way Fare Cost ($/One-Way Trip/Rider) *(Average fare per boarding resulting from project implementation)*	$1.50	*Project will not have an effect on fare
Transit Facility Parking Cost ($/Roundtrip/Rider) *(Average cost to park to use transit associated with project)*	$0.00	Project will not provide service
Avoided Parking Cost ($/Roundtrip/Rider) *(Average avoided parking cost associated with project)*	$0.00	Project will not provide service
Avoided Toll Cost ($/Roundtrip/Rider) *(Average avoided toll cost associated with project)*	$0.00	Project will not provide service

Co-Benefits - Check all additional Benefits/Outcomes.

____ **Improved Safety**	____ **Coordination with Educational Institution**
____ **Improved Public Health**	____ **College** ____ **Grades K-12**
x **Reduced Operating/Maintenance Costs**	x **Promotes Active Transportation**
____ **Increase System Reliability**	x **Promotes Integration w/ other modes**

Co-Benefits - Describe benefits selected above and other benefits not listed.

By consolidating the Guadalupe Flyer and the local Guadalupe Fixed Route into the Santa Maria Regional Transit it will improve efficiency, optimize resource allocation, and better serve the needs of the region. Some key advantages include centralized management of routes, fares, and technology. In addition, seamless travel experience for riders between two communities. Additionally, the route 40 will connect to the Amtrak station.

LCTOP FY 2025-2026 Allocation Request Cycle A

Community Engagement Co-Benefit

To estimate the community engagement co-benefit, users will respond to the five questions below. Based on the responses to the questions, the level of community engagement will be evaluated as low, medium, or high.

1) Is the project being proposed for LCTOP funding, a neighborhood-scale, city/regional-scale, or rural-scale project?	City/Regional
2) With regard to public events held by the project proponent to discuss this project proposal with the community, what was the approximate total attendance at those events?	10
3) With regard to other opportunities provided by the project proponent for community members to comment or provide input on the project, beyond those included in question 2, what is the approximate total number of people who provided commentary or input on the project through these opportunities?	0

4) Which of the following took place as part of the events & other opportunities identified? (Check all that apply):

	a. Informed the community about various aspects of the project, including the process by which major decisions about the project would be made.
x	
	b. Solicited and recorded written or spoken input from the community about specific aspects of the project or potential project alternatives before decisions on those aspects and alternatives were finalized.
x	
	c. Incorporated proposals or ideas from the community into project alternatives or components.
	d. Reported back to the community on how the input in 4(b) and 4(c) was incorporated.
	e. Developed project features or project alternatives collaboratively with the community by having one or more workshops or other meetings in which the community developed a project alternative or specific component to address unmet community needs, which was subsequently included in the project's application for funding or final design.
	f. Developed project features or project alternatives collaboratively with the community by formal cooperation with a community-based organization (i.e., via a memorandum of understanding, community benefits agreement, steering committee, labor agreement, etc.) to acquire or distribute funding, identify project alternatives or project components, or otherwise enhance community engagement in project design, planning and implementation.
	g. Developed project features or project alternatives collaboratively with the community by delegation of authority to choose between project alternatives or components to the community through a steering committee, organized voting process, representative community-based organization, or other means.
	h. Developed project features or project alternatives collaboratively with the community by a community-based organization, community-driven steering committee, or similar entity designed, planned, and implemented the project in whole or in significant part.

5. Considering all input opportunities, which of the following statements are true (check all that apply):

	a. The participants comprised a broadly representative sample of the population potentially benefiting from, or affected by, the project.
x	
	b. Project proponents identified key community leaders and organizations and engaged them directly.
	c. The events and input opportunities were hosted at varied and accessible times and locations throughout the area potentially affected by the project and included both in person and online forms of engagement. Events and written materials were offered in languages other than English.
x	
	d. The participation process was conducted or assisted by a professional facilitator or public participation expert.
	e. The project proponents, or those acting on their behalf, prepared and followed a community engagement plan that meets the minimum criteria originally established by the Transformative Climate Communities Program
x	

Priority Population Community Engagement: Identify the specific assessment for the Community Engagement Co-benefit (High, Medium, Low):	Low

LCTOP FY 2025-2026 Allocation Request Cycle A

Priority Populations Benefits

Step 1 - Identify the Priority Population: Determine if the project is at least partially located within a Priority Population census track or will benefit Priority Population households.

Does your Agency's Service Area have a Disadvantaged Community? (as defined by SB 535)	Yes
Is the project located within the boundaries of a Disadvantaged Community census tract?	Yes
Is the project located within the boundaries of a Low-Income community census tract?	Yes
Is the project located outside of a disadvantaged community, but within 1/2 mile of a disadvantage community and within a low-income census tract?	No

Step 2 - Identify a Need: Review the options and select one that explains how the community or household need for the priority population identified in Step 1 was determined.

A. Direct Engagement: Engage local residents and community groups in meetings, workshops, or other opportunities as part of the planning process to identify community or household needs, and document how the engagement informed the design and/or selection of projects to address those needs.

Priority Populations Community Needs Description: Describe the community or household **need** and how it was **identified.** If option "B. Local Documentation" was chosen, briefly describe the documentation. If option "C. Data Tools" was chosen, include the name of the tool in the description.
The project will provide many benefits to the priority populations including improved efficiency through shared resources (fleet, staff, funding), better data collection for service planning, and a more seamless travel experience for riders going between two communities. Santa Maria Regional Transit will address the transportation needs of typical under-served, under-privileged, and financially vulnerable citizens of the local community which is made up of senior citizens , the developmentally disabled, and the economically disadvantaged.

Step 3 - Provide a Benefit: Review the options below and select one that demonstrates how the project directly benefits the priority population identified in Step 1 and addresses the need identified in Step 2.	
Priority Population Benefit: Select the benefit your project provides to the community or household.	D. Project improves mobility between key destinations and communities.

Please provide the amount of FY 25-26 LCTOP funds estimated to benefit Priority Populations.	
Amount of FY 25-26 funds to benefit a Disadvantage Community *(If you have a DAC, at least 50% must benefit a DAC)* **:**	$342,718
Amount of FY 25-26 funds to benefit Low-Income Community:	
Amount of FY 25-26 fund to benefit Low-Income Households and Residents within 1/2 mile of a DAC:	
Total Amount of FY 25-26 LCTOP funds to benefit Priority Population *(Total should not exceed total FY 25-26 LCTOP project funding):*	**$342,718**

Agency can meet the DAC requirement by meeting any of the SB 1119 Project Criteria:	
Is the project a transit fare subsidies or network and fare integration technology improvements, including, but not limited to, discounted or free student transit passes	**No**
Is the project a purchase of zero-emission transit buses and/or purchase and installation of supporting infrastructure?	**No**
Is the project a new or expanded transit service that connects with transit service serving a disadvantaged communities?	**Yes**

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Dennis Smitherman, Interim Director of Recreation and Parks

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving Amendment No. 1 to Professional Services Agreement with J.D. Humann, Inc. for Landscape Maintenance Services**

Description:
The City Council will consider adopting a Resolution to approve a $240,000 amendment to the existing Professional Services Agreement for Landscape Maintenance Services.

RECOMMENDATION:

1. Adopt a Resolution approving Amendment No. 1 to Professional Services Agreement with J.D. Humann, Inc. for Citywide Landscape Maintenance Services (RP-2025-01); and
2. Approve an additional $240,000 for Citywide landscaping needs; and
3. Authorize City Manager, or designee, to execute agreement.

BACKGROUND:

The City of Santa Maria maintains landscaped areas within various districts and special benefit zones through a Landscape Maintenance Services Agreement with J.D. Humann, Inc. The contract provides routine landscape maintenance, as well as additional services to address special projects and emerging needs throughout the fiscal year.

The original contract amount was based on anticipated routine services and a defined scope of special projects. However, during the fiscal year, additional maintenance and rehabilitation needs have arisen, including special projects directed by the City Council and other time-sensitive improvements. These efforts required the use of existing contract funds, which has reduced the available capacity to complete previously planned work.

Additionally, landscape maintenance work associated with Transit Division facilities, including the Transit Center, Trail Center Trail, and Bus Yard, has further utilized available contract funding.

As a result, staff is requesting an amendment to increase the contract amount to complete deferred projects and to ensure sufficient funding is available to address ongoing maintenance needs and unforeseen conditions throughout the remainder of the fiscal year.

DISCUSSION:

The City of Santa Maria entered into a Landscape Maintenance Services Agreement with J.D. Humann, Inc. in the amount of $1,083,148.29, with authorization for additional services up to $350,000. This funding was established based on the original bid for routine landscape maintenance services, as well as identified special projects within designated districts and special benefit zones.

Since the contract was executed, additional landscape maintenance needs have been identified, including work performed by Public Works in support of the Transit Division at facilities such as the Transit Center, Trail Center Trail, and Bus Yard. These efforts have utilized available contract capacity and contributed to the need for additional funding.

The proposed amendment includes an increase of $120,000 to allow staff to complete previously identified landscape maintenance projects that were deferred due to higher-priority work, and to restore capacity within the contract for the remainder of the fiscal year. In addition, the amendment includes an additional $120,000 designated for anticipated future landscape maintenance needs associated with Transit Division facilities and operations.

The amendment also provides contingency funding to address unanticipated maintenance needs as they arise. These may include irrigation system repairs, plant replacement, storm-related damage, and landscape impacts associated with high-traffic areas, including locations where vehicles may encroach into landscaped areas or improperly navigate features such as roundabouts. The contingency further allows the City to respond efficiently to Council-directed improvements or similar maintenance needs without delay.

Fiscal Considerations

Funds are available within the Landscape Maintenance District budget and Measure A – Gas Tax to cover $120,000 of the contract amendment. An additional $120,000 is allocated for Transit-related landscape maintenance and will be funded through the Transit Division budget.

Impact on the Community

Approval of this amendment will support the continued maintenance and enhancement of landscaped areas throughout the City, contributing to a clean, safe, and visually appealing environment for residents, businesses, and visitors. Well-maintained landscaping in public spaces and along transportation corridors improves community aesthetics, supports public safety by maintaining clear sightlines, and enhances the overall quality of life.

The additional funding will also allow the City to address maintenance needs at key facilities, including transit-related sites, ensuring these areas remain accessible, functional, and welcoming to the public. Furthermore, the inclusion of contingency funding enables the City to respond promptly to unforeseen conditions, minimizing service disruptions and maintaining consistent landscape standards across the community.

ATTACHMENT(S)

A. Resolution
B. Amendment No.1 to Agreement
C. RFP – RP-2025-01

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPPROVING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH J.D. HUMANN, INC. FOR CITYWIDE LANDSCAPE MAINTENANCE SERVICES (RP-2025-01)

WHEREAS, the City of Santa Maria entered into a Landscape Maintenance Services Agreement with J.D. Humann, Inc. in the amount of $1,083,148.29, with authorization for additional services up to $350,000 for routine and special project landscape maintenance within designated districts and special benefit zones; and

WHEREAS, the contract amount was established based on anticipated routine maintenance services and a defined scope of special projects; and

WHEREAS, during the fiscal year, additional maintenance, rehabilitation, and special projects, including City Council-directed improvements and time-sensitive work, have arisen, requiring the use of existing contract funds; and

WHEREAS, landscape maintenance services performed in support of Transit Division facilities, including the Transit Center, Trail Center Trail, and Bus Yard, have further utilized available contract capacity; and

WHEREAS, the use of existing funds for these purposes has reduced the remaining capacity needed to complete previously identified landscape maintenance projects; and

WHEREAS, an amendment in the amount of $240,000 is necessary, $120,000 to complete deferred projects and provide contingency for ongoing maintenance needs, and $120,000 to support anticipated landscape maintenance services associated with Transit Division facilities; and

WHEREAS, the amendment will ensure the City can continue to maintain landscaped areas, respond to unanticipated conditions such as irrigation repairs, plant replacement, storm-related damage, and traffic-related impacts, and implement special projects in a timely and efficient manner.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria California, as follows:

SECTION 1. Approve the additional $240,000 to complete necessary work during the remainder of the fiscal year.

SECTION 2. Approve Amendment No. 1 to Professional Services Agreement with J.D. Hummann, Inc. Contract No. RP-2025-01, and the not-to-exceed amount of $350,000 is increased by the additional $240,000 to $590,000.

SECTION 3. Authorize the City Manager, or designee, to take all necessary steps to complete these proceedings.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

AMENDMENT NO. 1 TO AGREEMENT FOR PROFESSIONAL SERVICES

This Amendment No. 1 to Agreement for Professional Services between J.D. Humann Landscaping, Inc., a California Corporation ("Contractor") and the City of Santa Maria, a California Municipal Corporation and charter city ("City"), in Santa Maria, California, based on the following recitals:

1. J.D. Humann submitted a proposal (RP-2025-01) that the City deemed acceptable and has extensive knowledge and is qualified to provide the services needed and is willing to provide those services on mutually agreeable terms; and

2. The parties entered into an Agreement for Professional Services on July 1, 2025; and

3. J.D. Humann was authorized to provide Extra Services of up to $350,000.00 per year under Exhibit "C" of the agreement. Staff directed J.D. Humann to perform approved landscape renovations throughout the City Landscape Maintenance Districts. This work has been performed and accepted by City staff; and

4. Unplanned for renovation work to renovate the median island of Miller Street between Santa Maria Way and Highway 135 was requested after City Council votes to designate this area James "Jim" Glines Way and the total Extra Services budget had been utilized for Fiscal Year 2025-2026; and

5. Additional Extra Services authorized in Exhibit C are necessary during the remainder of Fiscal Year 2025-2026; and

6. Appropriate funds are available from the Landscape Districts and Measure A – Gas Tax accounts. No further work will be done for the current fiscal cycle un the Extra Services provision; and

7. The not-to-exceed amount for Extra Services needs to be raised by $240,000 to complete necessary work during the remainder of the fiscal year.

NOW, THEREFORE, IT IS AGREED:

1. The not-to-exceed amount of $350,000 for Exhibit C Extra Work Services for Contract RP-2025-01 is increased by the additional $240,000 to $590,000 for Fiscal Year 2025-2026.

2. The City Manager or their designee is authorized to execute this agreement.

3. All other terms of the Agreement remain unchanged.

IN WITNESS WHEREOF, this agreement is executed by the parties on the date first written above.

CONTRACTOR
J.D. Humann Landscaping, Inc.
Attn: John Humann
201 W. Broadway, Suite 122
Santa Maria, CA 93457

_____
By:

CITY OF SANTA MARIA
Recreation and Parks Department
Attn: Dennis Smitherman
615 S. McClelland
Santa Maria, CA 93454

_____
By:

APPROVED AS TO FORM:

_____
City Attorney

_____
Risk Manager

CITY OF SANTA MARIA



REQUEST FOR PROPOSALS FOR CITYWIDE LANDSCAPE MAINTENANCE SERVICES

(RP-2025-01)

Date Issued: April 22, 2025

Due Date: May 16, 2025 at 1:30 pm

Proposals received after the time and date stated above shall be returned unopened to the sender.

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I. INTRODUCTION

The City of Santa Maria invites Requests for Proposals (RFP) for landscape maintenance services in accordance with the specifications, conditions, and proposal instructions set forth in this RFP from qualified landscape contractors for the maintenance of the City's four **Landscape Maintenance Districts**, **22 Special Benefit Zones, and other City landscaped areas**.

Landscape maintenance preserves and sustains the quality of the landscape. Landscapes are generally designed with a given style, formal or informal. Proper maintenance maintains the intended design concept.

This RFP does not commit the City to pay any costs incurred by the bidder in the submission of a bid or in making any necessary studies for the preparation thereof.

A. Description

The Landscape Maintenance contract is an outcome-based contract where the City has established specific landscape standards and frequency schedules as deliverables of the contract. The Contractor is responsible to develop a base bid necessary to maintain the expected outcome standards. The bid is to be presented as what the total cost would be for each site for a 12-month period on a month-to-month basis, or in public space on a per occurrence basis. The City will inspect the work of the Contractor against the stated standards to determine compliance and payment.

The work to be performed under the contract consists of the furnishing of all labor, insurance, materials and equipment needed to perform Landscape Maintenance Services in City-wide public spaces, street medians and rights-of-way, as further described in Scope of Services.

Included in this RFP are maps of the City's four landscape maintenance districts and special benefit zones (See Attachments A-D). These attachments detail the locations and square footage of the areas to be maintained with columns to quote the "cost per sq. ft." and "total cost" for landscape maintenance services. Upon execution of an agreement, the successful respondent(s) will be provided originals of these maps.

B. City Contact

No oral representation or interpretations will be made to any Contractor as to the meaning of the contract documents. Requests for interpretation shall be made in writing and delivered to the Recreation and Parks Department by May 9, 2025. Interpretation, where necessary, will be made by the City in the form of an addendum to the Contract documents and when issued, will be sent as promptly as is practical to all parties to whom the proposal documents have been issued. All such addenda shall become part of the contract documents. All questions regarding this RFP are to be submitted in writing via U.S. Mail or email to:

City of Santa Maria
Recreation and Parks Department
Attn: Neville Smeda, Business Manager
615 South McClelland Street
Santa Maria, CA 93454
Email Address: NSmeda@CityofSantaMaria.org

All contacts during the proposal process shall be through the City of Santa Maria Recreation and Parks Department. Attempts by the Respondent to contact other department representatives may result in disqualification of the Respondent from the proposal process.

C. Eligibility

The Contractor(s) shall operate and maintain a working office serving the City's account, and where City representatives can meet with contract staff as needed to coordinate with the Contractor or review documents related to the contract, within 30 miles of the City of Santa Maria City Hall building.

D. Calendar of Events

The tentative schedule of key milestones related to the City of Santa Maria Landscape Maintenance Services is as follows:

EVENT	DATE
RFP Issued	April 22, 2025
Mandatory Pre-Proposal Conference	May 7, 2025
Written Questions Due	May 9, 2025
Addendum Issued (if required)	May 12, 2025
Proposal Due	May 16, 2025
Evaluation Period	May 19-23, 2025
Interview(s)	May 28, 2025
Award Date	June 17, 2025
Contract Start Date	July 1, 2025

Evaluation, award and start dates are approximate. It is the responsibility of each respondent to be familiar with all of the specifications, terms and conditions, and site conditions. The Contractor agrees and acknowledges all RFP specifications, terms and conditions and affirms the ability to perform by submission of a proposal. By the submission of a proposal, the Contractor certifies that if awarded a contract it will make no claim against the City based upon ignorance of conditions or misunderstanding of the specifications. The mandatory pre-proposal conference will be held at 615 S. McClelland Street, Santa Maria, California, 93454 at 9:00 AM.

E. Definitions

Agreement: Standard form of agreement contained in RFP.

Authorized Representative: Person designated by the City as having the authority and responsibility for administering the Project.

Business Days Monday through Friday

City: City of Santa Maria, State of California

Contract Documents: An agreement, together with the terms and content of the RFP.

Contractor: Successful Respondent of the RFP to whom the contract is awarded.

Legally Approved Herbicide:	Herbicide substance approved by California Department of Pesticide Regulation, P.O. Box 4015, Sacramento, California 95812-4015. Telephone: 916-445-3838.
Licensed Pest Control Applicator:	Licensed by the California Department of Pesticide Regulation. Address: P.O. Box 4015, Sacramento, California 95812-4015. Telephone: 916-445-3838.
Maintenance Specifications:	Specifications, maintenance schedule and checklist set forth in this RFP.
Project:	Statement of Work described in the RFP.
Respondent:	Party or parties who submit a proposal in response to the RFP.
RFP:	Request for Proposals for the project.
Site:	Physical location of the Project and includes each and every area listed and described in Attachments A - D of the RFP.
Work:	Provision of management, tools, supplies, equipment and labor necessary to undertake the Project.

F. Terms of Contract

It is the intent of the City to contract for landscape maintenance services presented herein for a term of three (3) years, with possible extension for up to three (3) one-year (1) terms subject to the satisfactory negotiation of terms and successful annual performance of the Contractor. This shall include a price acceptable to the City and the successful Contractor(s) and the annual availability of an appropriation. The performance of the Contractor(s) will be evaluated at the end of each year.

Upon conclusion of the RFP process, an agreement, similar to included 'Sample Agreement', shall be executed and awarded for landscape maintenance services. The terms and conditions of the agreement are subject to change.

G. Guidelines

The City of Santa Maria reserves the right to:

- Reject any and all bids
- Waive any irregularities in any bid
- Sit and act as sole judge of the merit and qualifications of services offered
- Award an agreement to multiple contractors based on the bids that are most advantageous to the City in price, quality, and suitability of services outlined in this RFP
- Remove sections of the RFP from contract as conditions warrant

H. Contractor Obligations

Contractor(s) is required to inspect the site of work in order to satisfy themselves, by personal examination or by such other means as they may prefer, of the location of the proposed work and as to the actual conditions of and at each site. If, during the course of their examination, a Contractor finds facts or conditions which appear to conflict with the letter or spirit of the contract documents, or with any other data furnished in the RFP, it may apply to the City for additional information and explanation before submitting a proposal.

I. Examination of Contract Documents
Each Contractor shall thoroughly examine and be familiar with legal and procedural documents, general conditions, specifications and any addenda. Submission of a proposal shall constitute acknowledgment, upon which the City of Santa Maria may rely that the Contractor has thoroughly examined and is familiar with the contract documents. Failure or neglect of Contractor to receive or examine any of the contract documents shall in no way relieve them of any obligation with respect to their proposal or to the contract. No claim for additional compensation which is based upon a lack of knowledge of any contract documents will be allowed.

J. Contract Assignment and Use of Sub-Contractors
The Contractor shall not assign, transfer, convey, or otherwise dispose of the contract or its right, title or interest, or its power to execute such a contract to any individual or business entity of any kind without the previous written consent of the City of Santa Maria. The Contractor shall not employ the services of and sub-contractor in the performance of the contract without the prior consent from the City's contract coordinator.

II. PROPOSAL SUBMISSION

Proposals shall be in written form and must include, as a minimum, the information requested by the City. Additional pages may be attached to the Proposal, as supplemental, but not as replacement pages. All proposals shall give all information requested therein and shall be signed by Contractor or an authorized representative, with their address and contact information. The Contractor must prepare and submit all required documents. Unauthorized conditions, omissions, limitations or provisos attached to a proposal will render the proposal non-responsive and may cause its rejection.

Each proposal shall be enclosed in a sealed envelope, labeled and delivered to City of Santa Maria, Recreation and Parks Department, Attention: Neville Smeda, Business Manager, 615 S. McClelland St., Santa Maria, California, 93454, by May 16, 2025 by 1:30 pm. Proposal forms received after the deadline date will not be accepted. Postmarks will not be accepted. Telephone, electronic or facsimile bids will not be accepted. Please do not submit bids in three ring binders. The City of Santa Maria reserves the right to reject any or all proposals; to make any awards or any rejections in what it alone considers to be in the best interest of the City of Santa Maria and waive any informalities or irregularities in the proposals. Additionally, the City may, for any reason, decide not to award an Agreement as a result of this RFP.

Proposals must include, at a minimum, the following information:

A. Cover Letter
A one-page cover letter and introduction including a statement of Contractor's approach for providing landscape maintenance services to the City of Santa Maria. The letter must provide the company name and address of the respondent and the name, address, and telephone number of the person(s) to be used for contact, and who will be authorized to make representations for the respondent. Whether the respondent is an individual, partner, or corporation shall be also stated.

B. Company Profile
Bids shall include a profile of the company, including a brief description of the company's main office location, years in business, background on the owner's experience and education related to landscape maintenance services, other municipalities where services are performed and other related information that is pertinent to this RFP. Detail any involvement, past or current, relative to litigation or other disputes, if any, concerning your performance with any clients to whom your company has provided services.

C. Qualifications

Bids shall include a statement demonstrating that the minimum qualifications listed in this RFP have been met in order to have their bid considered. Minimum qualifications include, but are not limited to:
Within the last five (5) years, Contractor(s) must have at least three (3) years of continuous experience in the ownership and direct management of a landscape maintenance business similar to that which is proposed. Ownership is defined as a minimum ownership of 25% and active involvement in the day-to-day management of the business.

For field supervisor of crews doing the contract work must identify the head pesticide technician and the head irrigation technician. Include industry licenses, certifications or other credentials of expertise as they will be used as part of the judging qualifications. Include the resume and credentials of: the person who will be the Principal Manager of the City's contract, and the on-site superintendent.

D. Fee/Site Sheets

Bids shall include a fee sheet for each landscape maintenance district and special benefit zone. All fees shall be quoted on the Fee/Site Sheets. All fees quoted shall be firm and fixed for 45 days after bid filing date.

E. Staffing Sheets

Bids shall include a staffing sheet listing both field and clerical personnel that will be assigned to service each landscape maintenance district. Include a description of full-time and part-time employees and their qualifications, including certifications (see attachment F), and how each landscape maintenance district and special benefit zone will be staffed. Describe account/clerical employees, their qualifications and skills. Describe how your firm utilizes these skills to perform the scope of services as outlined in this request for proposal. Include in the bid submittal the appropriate documentation you require from your employees that verifies their legal right to work in the United States.

F. Quality Control Plan

On a separate attachment labeled "Quality Control Plan," include as part of the staffing plan, an outline how you will staff the contract and implement quality control procedures including but not limited to inspection and modification of procedures, furnish any equipment necessary for implementation, and a matrix for ensuring the scope of work is completed to APPA (Association of Physical Plan Administrators) Level 3 quality standards. Include an organizational chart to include the contract/service manager, safety officer, billing point of contact, and any other additional information necessary to execute the Quality Control Plan. Contractor is required to provide all safety equipment and MSDS sheets for the above scope of work.

The Contractor shall maintain the most recent and updated version of the contract, contract documents, and records pertaining to the City's account at their location (within 30 miles of the City of Santa Maria City Hall) and make them available to the City upon request. The Contract/Principal Manager directly responsible for the contract shall be available at the Contractor's working office for any in-person meetings or coordination efforts with the City representative.

G. Invoice Instructions Acknowledgement Sheet

All bids shall include a signed Invoice Instruction Acknowledgement sheet agreeing that Contractor(s) understands the invoicing instructions of the RFP and will be able to meet the needs without exceptions. If exceptions are required, the bidder must list in detail. (Attachment E).

H. Licenses/Certifications

All bids shall include a copy of a State of California C-27 Landscape Contractor License, a copy of the Pesticide Applicator's License, a copy of a current City of Santa Maria Business License, and a

Certificate of Liability Insurance.

I. References
All bids shall include a list of at least three (3) references of governmental and/or commercial accounts that your firm has contracted within the last three years for landscape maintenance services. For each reference include a company name, mailing address, contact person, contact person's title, telephone number and e-mail address. (Attachment F)

J. Signature Page
The signature page is considered an integral part of the bid and shall be signed by an individual(s) who is/are authorized to contractually bind offer(s). The signature(s) must indicate the title or position the individual(s) holds in the firm. An unsigned bid will be rejected.

K. Additional Work
The City has the authority to direct additional work including work for vandalism repair, City initiated improvement, and the addition of new sites. Additional work outside the Scope of Services will require written approval from the City prior to commencement of work. Cost for additional work completed by the Contractor prior to receiving written approval from the City shall be the responsibility of the Contractor. Additional work will follow the price schedule (Attachment C)

L. Bid Submittal Checklist
The Bid Submittal Checklist (Attachment G) governs the order in which the bid shall be submitted. All responses shall be complete and easy to understand, and items submitted shall be noted (example: Item "A") in order of the checklist.

Please take the time to carefully read the RFP package and understand the process. The format, organization, and content are all important in conducting an accurate and complete evaluation of the bid.

III. SCOPE OF WORK

A. Working Knowledge
The Contractor(s) shall have a demonstrable working knowledge of the maintenance of turf areas, mowing, plant identification, pruning, irrigation systems and repair, drainage systems, debris removal, post and pre-emergent and fertilizer application, traffic delineation, and other related work.

B. Site Conditions
The successful Contractor(s) shall be required to inspect entire sites and be familiar with the requirements and growth habits of all existing plant materials in each site.

C. Scheduling
Maintenance services shall be provided Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. Work on City of Santa Maria holidays may only be performed with the permission of the City's Authorized Representative. Contract obligations must be met regardless of holidays, but the Contractor is not obligated to staff the City contract on City holidays.

D. Staffing
It shall be demonstrated in the bid submittal, that the successful Contractor(s) has sufficient, qualified and experienced staff to adequately perform all landscape maintenance as outlined in the proposal submission section. This is a vital scope of service in this RFP.

E. Reporting

The Contractor's projected schedule shall be submitted to the City's Authorized Representative monthly, indicating all the work to be performed within the contracted area such as litter pick-up, mowing, edging, irrigation inspections, pesticide and herbicide applications, disease and pest control and **pruning**. Schedules are required for each of the four master Landscape Districts and each Special Benefit Zone.

F. Invoicing

Invoices shall be submitted to the attention of the City's Authorized Representative. Separate invoices shall be submitted for **each** landscape maintenance district site and special benefit zone (22 total). Without exception, no invoice will be accepted if "payment due" is for a combined landscape maintenance district and special benefit zone.

Invoices shall include a description of the areas worked for the billing period by amount of square footage completed, and have attached all invoices for irrigation repair/replacement materials in any and all landscape maintenance districts and special benefit zones. The markup for irrigation materials shall be limited to the cost of the materials plus a maximum of 15%. Please note under "Irrigation Systems" on page 9, the information about irrigation system lateral lines 1" or less in size and lateral lines 1 ¼" or larger in size.

Invoices shall include "Attention To" the name and title of the City's Authorized Representative, the City's billing address, the invoice number, the Purchase Order number, the actual date the invoice is sent to the City as the "billing date," and the period of billing (example: billing period from July 1, 2025 to July 31, 2025). Invoices shall also include the Contractor's name, their Contract/Principal Manager's name, office/mailing address, and office telephone number. Include page number of number at the top right corner of each invoice sheet. Include itemization of work by description, unit of measurement, quantity, total amount previously billed, amount remaining on contract, and total amount billed for the current invoice/billing period.

Payment is due by the City net 30 days from the acceptance of an invoice, which is typically one week after the first working day of the month following the service month.

Bidder shall indicate, by signature, on the Invoice Instructions Acknowledgement Sheet (Attachment E) the ability to invoice for services as outlined in the RFP or note any exceptions.

G. Warranty

All supervision, labor, materials, and equipment necessary for the complete maintenance of all landscaped areas shall be furnished by the successful bidder(s). Equipment shall be safe, proper, efficient, and suited to and for the job. All cutting blades shall be kept properly sharpened and all equipment must have all required safety devices in place and be fully operational.

All plant material shall be maintained in a healthy and vigorous condition. Plant material shall be allowed to grow and develop natural growth habits without being clipped into balled or boxed forms. Please note that there may be some exceptions to this requirement.

Irrigation and drainage systems shall be maintained in good working order and general sites kept clean and free of litter, debris, and graffiti. This includes all drainage swales, inlets and outlets.

Trees, shrubs, ground covers, lawn, perennials, annuals, or irrigation components damaged by successful bidder(s)'s or successful bidder(s)'s employees' actions or lack of actions shall be restored or replaced at the Contractor(s) cost.

The City's Authorized Representative shall be notified of any dead or dying plant material including vines, shrubs, groundcover, and trees.

The responsibility for replacing dead or dying plant material that was previously well-established with appropriate plant size (5 gallon plants/24" box trees) shall be the responsibility of the Contractor(s).

Delineation shall be set up at all work sites per Caltrans specifications as outlined in the Work Area Traffic Control Handbook. The Contractor(s) shall notify the City's Authorized Representative no less than ten business days prior to starting work on Highway 166 and/or 135. There is an annual cost for this permit that must be obtained by the Contractor(s). A blanket encroachment permit with standard roadway delineation details will be obtained from Public Works at no fee. Median work will be scheduled with the City's Authorized Representative no less than ten business days prior to starting work.

H. Pesticides
Whenever possible, integrated pest management (IPM) should be used with the intent of minimizing the use of pesticides. All pesticides MUST be registered in the State of California and conform to all requirements of the California Food and Agriculture Code. The successful bidder(s) must be properly licensed and registered to perform pest control work. Personal protection equipment shall be used at all times when applying pesticides. All pesticides must be approved by the City's Authorized Representative prior to use.

I. Herbicides
The least toxic products shall be considered for application in the City's landscape districts and special benefit zones. All herbicides MUST be registered in the State of California and conform to all requirements of the California Food and Agriculture Code. All herbicides must be approved by the City's Authorized Representative prior to use.

J. Trees
All tree maintenance/trimming shall be provided by the City of Santa Maria unless otherwise directed by the City's Authorized Representative.

No string trimmers or mowers are allowed closer than two feet from the trunk of trees. Herbicides, hand pulling and mulching are to be used to suppress weeds and grass as needed within the two foot radius.

K. Shrubs and Vines
General pruning shall be done in the winter. Minor pruning may be done at any time. Plants shall be pruned to conform to their natural growth characteristics whenever possible. Shrubs may overhang sidewalks and curbs between prunings up to six inches, providing they don't impede right of ways and ADA compliance. Hedge shears are only to be used to shape portions of plants along walkways, curbs and roadways. Hand clippers are to be used for other shrub shaping and dead heading.

Shrubs shall be pruned to conform to the design concept of the landscape and allowed to exhibit their natural growth habits unless otherwise directed by the City's Authorized Representative. Shrubs shall not be clipped into balled, boxed or mushroom forms. No walkways or channels are to be cut into dense foliage areas. To prevent leggedness (sparse lower branches), shrubs shall be maintained with the lower foliage wider than upper foliage. Shrubs shall not be topped at the same height as adjacent walls and fences. Shrubs should be pruned back to prevent them hanging over walls and fences into private property. Shrubs should be pruned back when they are conflicting with the desired growth of adjacent trees. Strapped foliage plants should only have dead flower heads and foliage removed, never cut back healthy foliage. Shrubs shall be topped as needed to 36 inches in the 50 foot site view

triangles at all roadway intersections, this is the only exception to the natural growth habit dictate. Cutting back of 50% or more of a shrub should only be done with approval of the City's Authorized Representative.

Vines shall be pruned to control growth and direction, kept "in-bounds". Vines shall be trimmed to within two concrete blocks of the top of walls and not allowed to grow over walls, doors, gates, or other structural facilities unless otherwise noted and approved by the City's Authorized Representative. Ground vines shall not be allowed to cover the crowns of shrubs or grow up tree trunks.

L. Ground Covers
Ground covers shall be edged up to four times a year, maximum growth will be six inches over adjacent concrete and maximum prune back will be two inches behind the edge of concrete. Ground cover edging is to be accomplished with a slope or roll back cut, never a blunt wall cut at the edges of hard surfaces.

M. Lawns
Mowing shall be performed biweekly, in season, at two inches in the Spring and adjusted to two and one-half inches by late Summer and early Fall. Mowers shall be equipped with mulching blades.

All lawn edges shall be edged every three weeks throughout the year. Obstacles within the lawn areas shall be edged to maintain a grass-free clear space of two inches in width. Herbicides are not to be used as an edging tool. Lawn sprinkler heads shall only be edged to allow for proper distribution of water. All leaf and lawn material must be picked up and removed from the work site. Leaf and lawn material shall never be left in the street.

Aerate lawns four times each year and aerate one time each year in lieu of mowing as turf growth rate allows. Abandoned turf is to be mowed and edged as needed to keep a neat appearance.

N. Weed Abatement
Weedy basins, drainages, and six foot trail shoulders are to be mowed twice a year and have debris cleaned up per section S below.

O. Irrigation Systems
Total irrigation wellness is a part of this contract with the exception of the irrigation controllers. Testing of the irrigation controllers is part of the wellness plan, but programing and repair are outside the contract scope. This contract expects proactive testing and repair of the irrigation system and the City will hold the Contractor responsible for damage and expense to the landscape caused by unrepaired irrigation issues. Twice a year irrigation checks will be performed with Special Districts staff in attendance to judge the effectiveness of the irrigation maintenance. (Attachment D)

1. Irrigation System Lateral Lines – <u>1" or less in size:</u>

The Contractor shall be responsible for all repairs and maintenance on all irrigation system lateral lines 1" or less in size. All costs for repairs on irrigation system lateral lines, 1" or less in size, shall be included in this bid (Fee/Site Sheets - Attachments A-D). This includes all pop up heads, bubblers, nozzles, lids, swing joints, fittings and pipes. All replacement heads or parts must be the same manufacturer and type as approved by the City's Authorized Representative.

2. Irrigation System Lateral Lines – Over 1¼" or larger in size:

Repairs and maintenance on irrigation system lateral lines, over 1¼" in size, shall be invoiced at the cost of material plus 15% (material invoice must accompany all billing invoices). This includes valves, rotor heads, fittings, pipes and wiring. All replacement heads or parts must be the same manufacturer and type as approved by the City's Authorized Representative. Responsibility shall include, but not be limited to, all required repairs and maintenance due to vandalism, accidents, and force majeure. Bills will only be honored for work approved in writing with the Special Districts Coordinator.

P. Drainage Systems

To avoid ponding, flooding, and excessive saturation of soils and plant roots, drainage systems shall be routinely checked for blockage.

Surface drainage swales and/or gutters shall be kept free of leaves, debris, and sediment accumulation.

Q. Disease, Pest, Rodent Control

All chemicals must be applied under the strict supervision of a California Department of Pesticide Regulation licensed and qualified pest control applicator, per the manufacturers' recommended label application procedures, and the laws regulating pesticide application. Whenever possible, integrated pest management and the least toxic materials shall be used.

Plants and lawns shall be maintained in a healthy condition such that the plants and lawns are able to withstand minor disease and insect damage without control measures. Routine applications of pesticides shall not be permitted, as this practice destroys natural, predator-prey relationships in the environment. When unusually high infections or infestations occur, an accurate identification of the disease or insect shall be made and the control product selected with care, prior to application.

Insecticidal soaps shall be utilized wherever possible.

All rodents such as gophers, mice, ground squirrels and rabbits shall be trapped or controlled with bait, bait stations, or any other approved method.

The City's Authorized Representative shall be immediately advised of disease, pest, and rodent problems and any conditions, which may be detrimental to the condition of the landscape or fixtures therein.

R. Weed Control

Herbicides may be used to control and inhibit weed growth but must be selected with extreme care. Herbicides must be applied in strict accordance with manufacturers' label application procedures. A list of the name, quantities, and location of all herbicides applied shall be provided to the City's Authorized Representative.

Shrub and ground cover areas shall be maintained free of weeds and grasses. Herbicides may be used to control weed growth. Careful consideration shall be given to the choice of materials used as certain herbicides can cause damage to turf grass and some ground covers.

Weed infestation in lawn areas shall be discouraged by proper maintenance, including but not limited to proper mowing and watering. Fertilization is handled by the City.

Weed control in turf areas is to be done up to two times a year with prior consultation with the City's Authorized Representative.

Weeds shall not be allowed to grow in paved areas such as driveways, curbs, walks, and paths. Weeds can be removed manually, or herbicides may be used for control. The use of weed oil, diesel fuel, or other staining or damaging materials is not allowed.

S. Debris Removal
Litter and trash including, but not limited to leaves, rubbish, papers, bottles, cans, and other debris, shall be removed from all areas of the site one time per week on Monday or Tuesday. This shall include emptying of all trash cans and waste cans at Doggie bag stations. Doggie bags shall be replaced as needed in the appropriate containers. The bags shall be supplied by the City's Authorized Representative.

All graffiti shall be removed from play equipment, irrigation controllers, and doggy bag dispensers. Specification for removal of graffiti shall be provided by the City's Authorized Representative. Graffiti other than on play equipment, along with shopping carts, shall be immediately reported via phone to (805) 925-0951, extension 2667.

All refuse from maintenance operations shall be disposed of properly. All leaf and lawn material must be picked up and removed from the work site. Leaf and lawn material shall never be blown into the street.

T. Paved medians and pathways
Medians that are paved with concrete, asphalt, gravel or DG are to be kept clear of weeds and debris as needed.

U. Additional
Upon execution of the contract, the Contractor shall identify an Authorized Representative(s) with authority to administer the scope of services on the Contractor's behalf, as outlined in an executed agreement as a result of this RFP. The Contractor's Authorized Representative shall be available, by phone, to the City's Authorized Representative Monday through Saturday between the hours of 7:00 a.m. and 6:30 p.m.

A 24-hour emergency phone number and the names of two (2) contact individuals shall be provided to the City's Authorized Representative. In the event of an emergency, the City's Authorized Representative must be able to contact at least one of these individuals seven days per week, 24 hours per day.

The Contractor shall provide staffing to perform landscape maintenance services in the event of unforeseen changes, special events, or emergencies. This will be considered an alteration of routine services, not an addition of new services or scope.

A valid and current State of California C-27 Landscape Contractor License shall be required to perform these services. Appropriate licenses and/or certifications for any and all maintenance performed in all City landscape maintenance districts or special benefit zones shall be required by all bidders. The contractor(s) shall have a City business license on file. Upon request, the successful bidder(s) shall furnish to the City's Authorized Representative any and all licenses and certificates required to perform the scope of services outlined in the executed agreement.

IV. SAMPLE AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES

AGREEMENT FOR PROFESSIONAL SERVICES
(Citywide Landscape maintenance Services)
(RP-2025-01)

THIS AGREEMENT is made on _XXXXXXX_, 2025, by and between, XXXXXXX and the City of Santa Maria, a California Municipal Corporation and charter City ("City"), in the Santa Maria, California, based on the following recitals:

1. The City is involved in the maintenance of certain public right-of-way areas in connection with the **Landscape Maintenance Districts**, **Special Benefit Zones, retention basins, plazas and parks** throughout the City of Santa Maria; and

2. The City requires a duly qualified landscape contractor with experience in providing professional landscape maintenance services throughout the City of Santa Maria; and

3. XXXXXXX is a firm having the necessary experience and qualifications to provide the landscape maintenance; and

4. The City has for the provisions and services of landscape maintenance; and

5. On April 22, 2025, the City issued a Notice Inviting Sealed Request for Proposals for provision and service of landscape maintenance (RP-2025-01); and

6. XXXXXXXX has submitted a Proposal that the City has deemed acceptable and has extensive knowledge and is qualified to provide the needed services, and is willing to provide those services on mutually agreeable terms; and

NOW, THEREFORE, IT IS AGREED:

1. **Recitals True.** The above recitals are true.

2. **General.**

2.01 Term and Termination. The term of this contract is three years, beginning on the date first written above. This contract may be extended by mutual consent of the parties for up to three consecutive one-year periods. This contract may be terminated for breach of its terms and conditions, or because of discovery of any act which violates local, state or federal law. Termination is effective 14 days after deposit of notice, as specified in this Agreement.

2.02 Services to be Performed. RP-2025-01 is hereby attached as Exhibit "A". XXXXXXX Proposal, dated __XXXXXXX, 2025 and consisting of a price quote, references and an insurance certification, is attached hereto as Exhibit "B". XXXXXXX shall determine the method, details and means of providing service and delivery of landscape maintenance in the Landscape Maintenance Districts, Special Benefit Zones, and other City landscaped areas. More specifically, XXXXXXX agrees to perform the specific services set forth in Exhibits "A", "B", "C" and "D". Attachments "A" through "J" are attached hereto and incorporated herein. In its sole discretion, City may reduce or increase the scope of work upon 30 days written

notice to Contractor. Price shall be reduced or increased in proportion to the reduced or increased scope of work on a time and materials or unit basis and shall be documented in a change order to this Agreement.

2.03 City's Duties. City's duties under this Agreement are to cooperate with XXXXXXX in the performance of the Agreement and timely payment of invoices.

2.04 Payment and Liquidated Damages. City shall pay XXXXXXX for the services provided under this Agreement in accordance with the prices quoted in Exhibit "B". Payment terms under this Agreement are listed in Exhibit "C". Repairs to correct irrigation problems shall be performed within 24 hours of being notified either in writing or verbally of an irrigation problem. Special Requests for Weed Abatement, Trash Removal, Trimming, Mowing, and any other service contemplated in this agreement shall be performed within the timeline allocated to the Contractor by the City's Authorized Representative. *If repairs are not made within the time period specified by the City's Authorized Representative, the City's Authorized Representative may, i) self- perform all or part of the work to resolve the issue and any restoration resulting from delays with City of Santa Maria Employees, and/or ii) outsource the repair, service, and restoration, etc. to another Licensed Contractor, and deduct the amount paid for labor and materials, plus penalties, and a 15% Administrative Expense from the monthly billing.*

2.05 Insurance. XXXXXXX shall provide insurance as set forth in Exhibit "D".

3. Contractor's Obligations.

3.01 Minimum Amount of Service. XXXXXXX shall devote sufficient time to perform services under this Agreement efficiently and effectively. XXXXXXX may represent, perform services for, and be employed by additional individuals or entities at XXXXXXX sole discretion, as long as the performance of these extra-contractual services does not interfere or present a conflict with City's business.

3.02 Schedules. XXXXXXX shall provide a work schedule specifically outlining the days of the week specific tasks listed in the scope of services will be performed. For example: litter pick-up, mowing, pruning, general maintenance, irrigation check, etc. This schedule must be approved by the City's Authorized Representative. All work performed shall be completed on the days indicated on the approved work schedule and can be changed only with the approval of the City's Authorized Representative.

3.03 Tools and Equipment. Except as otherwise stated in this Agreement, XXXXXXX will supply all tools and equipment necessary to perform this Agreement. All XXXXXXX vehicles shall be easily identified by the public with a magnetic sign attached to each vehicle with the name of the company, phone number and a statement to the effect that the crew is under contract with the City of Santa Maria Landscape Maintenance Districts.

3.04 Status. XXXXXXX (including its employees) is an independent contractor. No employer/employee relationship exists between XXXXXXX and the City. XXXXXXX assigned personnel shall not be entitled to any benefits payable to employees of the City. The City is not required to make any deductions or withholdings from the compensation payable to XXXXXXX under this agreement.

3.05 License. XXXXXXX must have a State of California C-27 Landscape Contractor License.

3.06 Indemnification. To the fullest extent allowed by law, XXXXXXX shall indemnify, defend (with independent counsel approved by the City) and hold harmless the City, and its directors, officers, and employees from and against all liabilities (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative costs of alternative dispute resolution) regardless of nature or type that arises out of, pertain to, or relate to the negligence, reckless, or willful misconduct of XXXXXXX or the acts or omissions of an employee, agent or subcontractor of XXXXXXX. The provisions of this paragraph survive completion of the services or the termination of this contract. The provisions of this Section are not limited by the provisions of the Section relating to insurance.

4. Miscellaneous

4.01. Notices. All communication relating to the day-to-day activities of this Agreement shall be exchanged between a designated representative of the CITY and a representative of CONTRACTOR, listed below. All notices shall be addressed as follows unless a written change is filed with the City:

To City:	To Contractor:
Attn. Alex Posada	Attn. XXXXXXX
615 S. McClelland	XXXXXXX
Santa Maria, CA 93454	XXXXXXX

If the designated Representative or address of either party changes during the term of this Agreement, a written notice shall be given to the other party prior to the effective date of change. Any written notices required under this Agreement shall be effective five (5) days after deposit into United States mail, postage prepaid, addressed to the designated Representative, or upon confirmation of receipt of delivery if another notification process is used.

4.02. Compliance With Laws, etc. Contractor shall comply with all laws, including but not limited to the rules and policies of the City, in performing this Agreement.

4.03. Integration. This Agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the parties.

4.04. Interpretation. This Agreement shall be interpreted in accordance with the laws of the State of California.

4.05. Jurisdiction. Jurisdiction and venue of all disputes over the terms of this Agreement shall be in the County of Northern Santa Barbara, State of California.

4.06. Warranty of Authority. Each person signing this Agreement on behalf of a party warrants that he or she has authority to do so.

4.07. No Waiver. Failure to enforce with respect to a default shall not be construed as a waiver.

4.08. Severability. The provisions of this Agreement are severable. If any part of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

4.09. Submittals. In addition to any other submittals required by this Agreement, Contractor shall submit copies of its current business license and current certificate of workers compensation coverage to the City before beginning work on this project.

4.10 Prevailing Wage. Prevailing Wage. If applicable, Contractor and all subcontractors are required to pay the State prevailing wage rates with certified payroll Pursuant to CA Labor Code Section 1771 et seq., http:www.dir.ca.gov/PWD/index.htm The Director's determination is on file and open to inspection at www.dir.ca.gov and is referred to and made a part hereof; the wage rates therein ascertained, determined and specified are referred to and made a part hereof as though fully set forth herein. Obtain the project D.I.R. number from the Recreation and Parks Special District Supervisor.

IN WITNESS WHEREOF, this Agreement is executed by the parties on the date first written above.

CONTRACTOR

XXXXXXX

By: _____

President

By: _____

Vice-President/Secretary

CITY

CITY OF SANTA MARIA, a political subdivision of the State of California

By: _____
Alex Posada
Director of Recreation and Parks

ATTEST:

By: _____
Donna G. Schwartz
Chief Deputy City Clerk

EXHIBIT "A"
SCOPE OF WORK

Description
The landscape maintenance preserves and sustains the quality of the landscape. Landscapes are generally designed with a given style, formal or informal. Proper maintenance maintains the intended design concept.

Work Included
XXXXXXX must have a working knowledge of the maintenance of turf areas, mowing requirements and operations, plant identification and pruning requirements, irrigation systems and repair, drainage systems and debris removal, post and pre-emergent application, fertilizer application, and other related work. XXXXXXX ***shall keep City representative informed of areas needing any renovation including replenishing bark, dead or dying plant material or missing plant material.***

Severability of Tasks
The City reserves the right of severability; any clause or task within these specifications may be deleted at the discretion of the Recreation and Parks Department. Adjustments to the contract costs will be made accordingly.

Quality Assurance
XXXXXXX and/or employees must be properly licensed and registered to perform pest control work described below.

Site Conditions
Existing Conditions. XXXXXXX shall inspect the entire site and be familiar with the requirements and growth habits of all existing plant material. _____ ***INITIAL***

Environmental Conditions. XXXXXXX shall immediately advise the Recreation and Parks Department of disease or pest problems and any other conditions, which may be detrimental to the condition of the landscape or fixtures therein. ***INITIAL***

Scheduling
Maintenance services shall be provided on a weekly basis, Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. XXXXXXX shall provide to the City's Authorized Representative for approval, a work schedule specifically outlining on which days of the week specific tasks of the Agreement will be performed, for example: litter pick-up, mowing, pruning, general maintenance, irrigation check, etc. All work performed within the Agreement area shall be completed on the days indicated and can only be changed with the acknowledgement and approval of the Recreation and Parks Department representative.

XXXXXXX ***shall submit a monthly report that indicates all the work that was performed within the contracted area, such as litter pick-up, mowing and edging, irrigation inspections, pesticide and herbicide applications, disease and pest control (as referenced in this Attachment A), to the City's Authorized Representative***

Warranty
XXXXXXX shall furnish all supervision, labor, materials, and equipment necessary for the complete maintenance of all landscaped areas.

Plant materials shall be maintained in a healthy and vigorous condition and allowed to grow and develop natural growth habits without being clipped into balled or boxed forms.

Irrigation and drainage systems shall be kept in good working order, and the general site kept clean, and free of litter, debris, or graffiti. This includes all drainage swales, inlets and outlets.

XXXXXXX shall restore or replace any trees, shrubs, ground covers, lawn, perennials, annuals, or irrigation components damaged by XXXXXXX action or lack of action. This includes lack of water or over-watering. Please note that these conditions should be noted when irrigation checks are performed.

XXXXXXX is obligated to notify the City's Authorized Representative of any dead or dying plant material including vines, shrubs, groundcover or trees. XXXXXXX shall be responsible for replacing any dead or dying plant material that was previously well-established with appropriate plant size (5 gallon plants/24" box trees).

XXXXXXX **shall not** be responsible for the following, unless specifically agreed upon:

Replacement of plant material damaged or destroyed by storms, or other causes beyond XXXXXXX control.

Equipment
XXXXXXX shall provide and maintain all equipment necessary to properly complete the maintenance work. Equipment shall be safe, proper, efficient, and suited to and for, the job. All cutting blades shall be kept properly sharpened. All equipment must have all required safety devices in place and fully operational.

PRODUCTS

Pesticides
Whenever possible, integrated pest management (IPM) should be used with the intent of minimizing the use of pesticides. All pesticides MUST be registered in the State of California and conform to all requirements of the California Food and Agriculture Code.

Herbicides
Least toxic products shall be considered. All herbicides MUST be registered in the State of California and conform to all requirements of the California Food and Agriculture Code.

EXECUTION

Trees
All tree maintenance/trimming shall be provided by the City of Santa Maria. No string trimmers or mowers are to be allowed closer than two feet from the trunk of trees. Herbicides, hand pulling and mulching are to be used to suppress weeds and grass as needed within the two foot radius.

Shrubs and Vines
Pruning
The general objectives for pruning of shrubs and vines are to maintain growth within space limitations, to maintain a natural appearance, to eliminate diseased or damaged growth, and to select and develop permanent branches.

General pruning may be done at any time but major pruning should be done no more than once a year.

Shrubs shall be pruned to conform to the design concept of the landscape.

Individual shrubs shall not be clipped into balled or boxed forms but allowed to exhibit their natural growth habits. Plants shall be pruned to conform to their natural growth characteristics whenever possible, except with the 50 foot site view triangles at road intersections where a 36 in height must be maintained.

Vines shall be pruned to control growth and direction, and shall be kept “in-bounds” and not allowed to grow over walls, doors, gates, or other structural facilities. Vines shall be trimmed to within two blocks of the top of walls. Ground vines shall not be allowed to cover the crowns of shrubs or grow up tree trunks.

To prevent leggedness (sparse lower branches), shrubs shall be maintained with the lower foliage wider than upper foliage.

Ground Covers
Edging
Ground covers shall be edged up to four times a year, maximum growth will be 6 inches over adjacent concrete and maximum prune back will be to the edge of concrete.

Lawns
Mowing
Lawns shall be mowed weekly in season, to provide a neat appearance. Abandoned lawn shall be kept trimmed and edged as needed with out a specific schedule.

As a general rule, warm season grasses are mowed shorter than cool season grasses. Begin mowing at two and one-half inches in the spring, and adjust to three inches by late summer and early fall. Avoid scalping during the growing season.

Edging/Weed-eating
All lawn edges shall be edged every two weeks throughout the year.

Obstacles within the lawn areas shall be edged to maintain a grass-free clear space of two inches in width.

Lawn sprinkler heads shall only be edged to allow for proper distribution of water.

Aerate lawns four times and dethatch one time each year in lieu of mowing as turf growth rate allows.

Irrigation Systems
General
The frequency and duration of irrigation shall be determined and monitored by the City’s Authorized Representative. It is XXXXXXX responsibility to inform the City’s Authorized Representative of any dry areas or wet areas in a timely fashion.

All irrigation controllers shall be programmed to run between the hours of 10:00 p.m. and 6:00 a.m. by the City’s Authorized Representative.

XXXXXXX shall perform inspections and notify the City's Authorized Representative of any irrigation problems.

System Maintenance
All replacement heads or parts shall be of the same manufacturer, type, and application rates as approved by the Recreation and Parks Department.

XXXXXXX shall be required to make repairs to correct irrigation problems within 24 hours of being notified of an irrigation problem. If repairs are not made within the specified time period, the City's Authorized Representative shall outsource the repair and deduct the amount paid for labor and materials, plus penalties, from XXXXXXXXXX monthly billing.

XXXXXXX shall be responsible to make repairs on all irrigation system lateral lines one inch or less in size. Any additional repairs larger than just stated shall be at the agreed upon irrigation rate which includes the cost of material plus 15%. A copy of the material invoice must accompany all billing invoices. This includes vandalism, accidents and acts of God.

The irrigation system shall be flushed as needed if the irrigation checks demonstrate that a problem exists. The flushing shall be coordinated with the City's Authorized Representative. Irrigation checks must be noted on the monthly inspection sheets that are turned in to the Recreation and Parks Department. Random quality checks will be done throughout the year per Attachment (D).

Drainage Systems
Drainage systems must be routinely checked for blockage which could cause ponding, flooding, and excessive saturation of the soil and plant root zones.

Surface drainage swales and/or gutters shall be kept free of leaves, debris, and sediment accumulations.

Disease and Pest Control
All chemicals **MUST** be applied under the strict supervision of a California Department of Pesticide Regulation licensed and qualified pest control applicator, per the manufacturers' recommended label application procedures, and the laws regulating pesticide application. Integrated pest management (IPM) shall be used whenever possible and least toxic materials used.

Plants and lawns shall be maintained in healthy condition such that they are able to withstand minor disease and insect damage without controls. Routine applications of pesticides are not permitted, as this practice destroys natural, predator-prey relationships in the environment.

In general, incidence of serious disease and insect problems shall be minimized by proper fertilization and irrigation practices. Where unusually high infections or infestations occur, an accurate identification of the disease or insect shall be made and the control product selected with care, prior to application.

Insecticidal soaps shall be utilized wherever possible.

Rodents such as gophers, mice, ground squirrels and rabbits shall be trapped or controlled with approved baits.

XXXXXXX shall use PPE (Personal Protection Equipment) at all times when applying pesticides.

Weed Control
Use of Herbicides – Herbicides may be used to control and inhibit weed growth, but must be selected with extreme care. Pre-emergent, contact, and translocation herbicides are available. Some herbicides can cause damage to plant material. Herbicides must be applied in strict accordance with manufacturers' label application procedures. The name, quantities and location of all herbicides applied, shall be given to the City's Authorized Representative.

Shrub and Ground Cover Areas – Shrub and ground cover areas shall be maintained free of weeds and grasses. Herbicides may be used to control weed growth. Careful consideration shall be given to the choice of materials used, since certain herbicides can cause damage to turf grass and some ground covers.

Lawns
Weed infestations shall be discouraged by proper maintenance, including but not limited to proper mowing, proper watering, and proper fertilization.

Any and all deficient practices shall be corrected.

Before selecting and applying herbicides to lawns, the type of weed shall be carefully identified.

Herbicides shall be used as little as possible. Only when necessary shall herbicides be used as a means of swinging the weed-grass competition in favor of the turf grass.

Other Weed Control – Weeds shall not be allowed to grow in paved areas such as driveways, curbs, walks, and paths. Weeds can be removed manually, or herbicides may be used for control. The use of weed oil, diesel fuel, or other staining or damaging materials is not allowed. Dead weeds shall be removed from all pavements.

XXXXXXX shall use PPE (Personal Protection Equipment) at all times when applying herbicides.

Debris Removal
Litter and trash including but not limited to leaves, rubbish, papers, bottles, cans, and other debris shall be removed from all areas of the site one time per week on Monday or Tuesday. This shall include emptying of all trash cans and waste cans at doggie bag stations.

Doggie bags shall be replaced in their appropriate containers. The bags shall be supplied by the City's Authorized Representative.

XXXXXXX shall remove all unapproved signage, such as "For Sale", "For Rent" and "Garage Sale" signs, etc. when observed within all public easement areas. **Do not remove any political signage.**

Graffiti removal from play equipment. Specification for removal shall be provided by the City's Authorized Representative. Graffiti other than on play equipment along with shopping carts shall be immediately reported via phone to (805) 925-0951, extension 2667.

Homeless encampments shall be immediately reported to the City's Authorized Representative.

All refuse from the maintenance operation shall be disposed of properly.

Additional

XXXXXXX shall provide to the City's Authorized Representative the name and phone number of the individual responsible for this Agreement between the hours of 7:00 a.m. and 6:30 p.m.

All work that is considered to be an extra and/or addition to the original Agreement including the replacement of any dead or dying plant material must be clearly described in writing and approved by the City's Authorized Representative, prior to performing the work in order to receive payment. At no time shall XXXXXXX engage in any work that is considered beyond the scope of the original Agreement without written approval. All additional work shall include the cost of materials, hourly rate, time required to perform the repair and total, charges will follow rates provided on attachment (B).

XXXXXXX shall provide a 24-hour emergency phone number and name of two (2) contact individuals. These individuals shall be able to be reached in the event of an emergency between 6:30 p.m. and 7:00 a.m. Should the phone number or contact persons change during the course of the Agreement, those changes must be provided to the City's Authorized Representative.

EMERGENCY CONTACTS:

Name:

Phone Number:

Name:

Phone Number:

EXHIBIT “B”
Contractors Documents

1. Contractor’s Price Quote
2. Contractor’s proofs of insurance

EXHIBIT "C"
PAYMENT TERMS

XXXXXXX fees and compensation: amount, how, and when payable. XXXXXXX agrees that for all work and services, including supplies and equipment, pertaining to the Landscape Maintenance Services and required to be furnished by XXXXXXX to the City, that City agrees to pay to XXXXXXX, and XXXXXXX agrees to accept and receive as payment in full the fees as set forth below for each District area as follows:

Such payments shall not exceed monthly amounts listed above per each month and shall be paid per month.

Monthly Progress Billing. XXXXXXX shall furnish City with an itemized monthly progress billing for all services rendered. Such progress payments shall be due and payable by the City to XXXXXXX within thirty (30) days after presentation of the approved invoices, expect one week for approval.

Separate billing sheets shall be submitted for each individual Landscape Maintenance District and Special Benefit Zone. Do not combine any special Benefit Zone even if they are within the same Landscape Maintenance District. **Payment of any individual billing sheet may be delayed until completion of any unmet scheduling commitments.**

XXXXXXX agrees to pay penalties automatically deducted from monthly billing as detailed in Section 2.04

XXXXXXX has the right to dispute penalties imposed by the Special District Supervisor or his/her representative, ***by written response to the notification of said penalties within five (5) working days from the date of notification.***

EXHIBIT "D"
INSURANCE REQUIREMENTS

XXXXXXX shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by XXXXXXX, his/her agents, representatives, or employees. If XXXXXXX maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the Consultant.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001), including products and completed operations, property damage, bodily injury and personal &advertising injury.

2. Insurance Services Office Business Auto Coverage Form Number CA 00 01 covering any (Code 1), or if Consultant has no owned autos, covering hired (Code 8) and non-owned autos (Code 9).

3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

4. Errors and Omissions liability insurance appropriate to the Consultant's profession. Architects' and engineers' coverage is to be endorsed to include contractual liability.

Minimum Limits of Insurance

XXXXXXX shall maintain limits no less than:

1. General Liability: **$2,000,000** per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) 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.

3. Worker's Compensation: Statutory limits.

4. Employer's Liability: **$1,000,000** per accident for bodily injury or disease.

5. Errors and Omissions Liability-$1,000,000 per occurrence or claim, $2,000,000 aggregate

Self-insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the XXXXXXX to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration and defense expenses within the retention.

Other Insurance Provisions

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of XXXXXXX including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form or an endorsement to XXXXXXX insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38 **and** CG 20 37 forms if later revisions are used).

2. For any claims related to this project, XXXXXXX insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled or reduced, except with notice **stating the title of this contract** to the City. **All notices provided pursuant to this Agreement shall be given to the City representative listed for notice in this agreement and shall specify the title of this Agreement.** Notice may be given by overnight mail, facsimile with confirmation of receipt, or certified mail with return-receipt requested.

4. XXXXXXX hereby grants to City a waiver of any right to subrogation which any insurer of said XXXXXXX may acquire against the City by virtue of the payment of any loss under such insurance. XXXXXX agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

5. If any of the required policies provide claims-made coverage:

a. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, XXXXXXX must purchase “extended reporting” coverage for a minimum of five (5) years after completion of work.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Verification of Coverage

XXXXXXX shall furnish the City with original certificates and amendatory endorsements of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive XXXXXXX obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

Special Risks or Circumstances

The city reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

V. BID EVALUATIONS

A. Evaluation Methodology

A Review Committee, selected by City staff, shall use a point formula to evaluate each bid. Each member of the Review Committee will first score each bid by the criteria described in the Evaluation Criteria of this section. The Review Committee will then convene to review and discuss the evaluations and to combine the individual scores to arrive at a composite score for each bid. At the City's discretion, the top candidates may be invited to an interview to discuss their proposals with the Review Committee.

B. Evaluation Criteria

The Review Committee shall evaluate and rate the bids received on the following criteria:

Overall cost associated with the contract	30 points
Landscape maintenance knowledge and experience	25 points
Reference checks	15 points
Staffing levels to perform the scope of services	20 points
Compliance with the bid instructions	10 points

C. Bid Award

The bid award will be given to the bidder deemed most responsive, responsible, and experienced; and that displays the experience and qualifications best corresponding with the City's interests; and possesses the means to fully and faithfully execute the terms herein.

The above factors will be determined by the bidder's response to the RFP. The Review Committee will make a recommendation of the award to the Director of Recreation and Parks. The Director of Recreation and Parks shall make the award. The City shall be the sole judge of whether a bidder meets these requirements.

SAMPLE - FEE/SITE SHEET

		COST PER SQ. FT.	*TOTAL SQ. FT.*	*ANNUAL COST*
1	Ocean View Lane – easement frontage 1500-1700 Ocean View Lane	*$0.12*	7,518	*$902.16*
2	Pierce Street Medians	*$0.12*	27,251	*$3,270.12*
3	Sandy Hill Road Easement	*$0.12*	15,824	*$1,898.88*
	TOTAL		**50,593**	*$6,071.16*

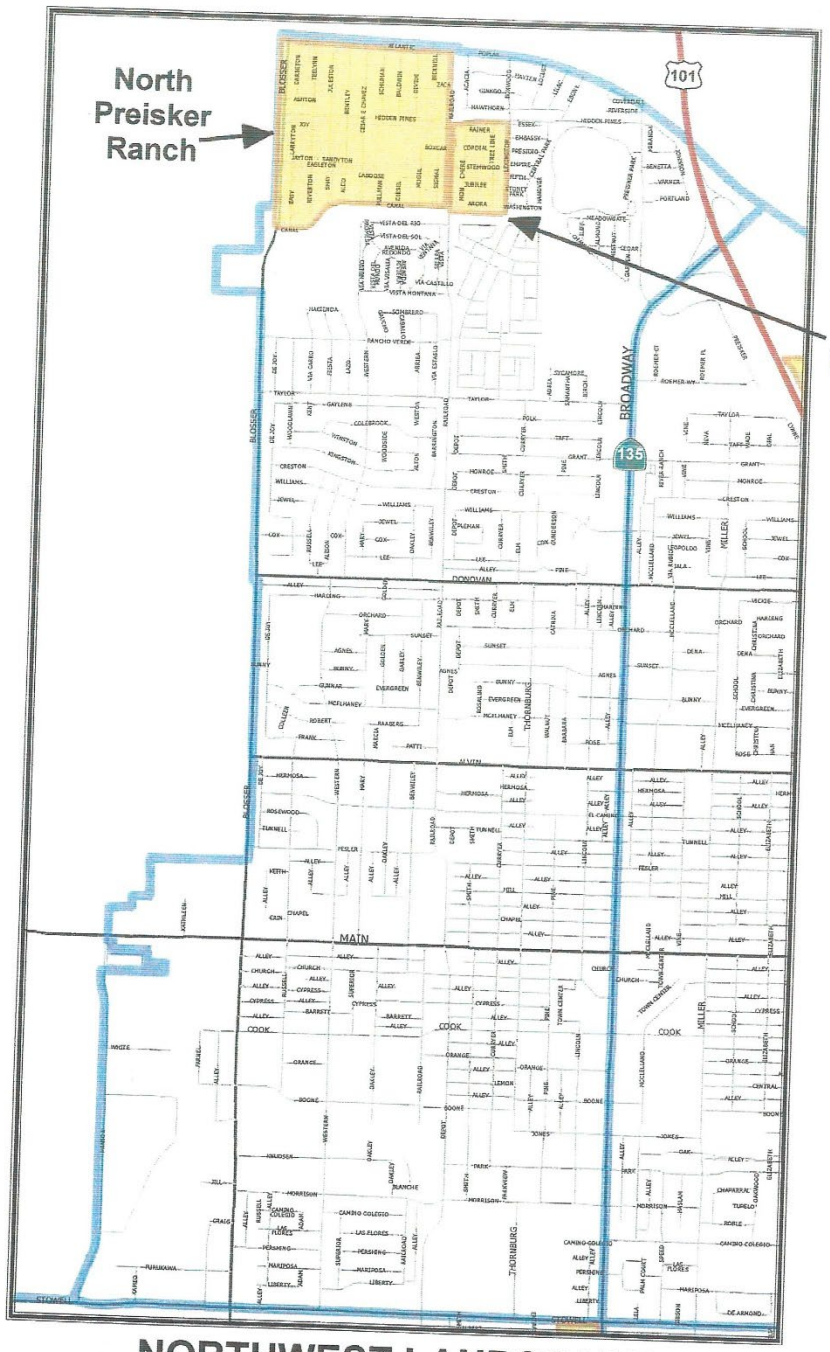
ATTACHMENT A - FEE/SITE SHEET

	NORTHWEST LANDSCAPE MAINTENANCE DISTRICT	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
1	Hidden Pines – easement frontage 400-600 Hidden Pines Way		21,011	
2	Oak Valley – Taylor frontage (does not include school); Rancho Verde, Via Establo to Blosser, North Railroad at the 1900 block between Rancho Verde and Taylor		97,275	
3	Blosser Medians – 100 North Blosser Road and 1100 West Main Street		2,392	
4	Villas de la Sara – West Morrison and Oakley Avenue		6,340	
5	Riverside Estates – frontage on Preisker Lane and Hidden Pines Way		8,412	
6	Parkside – frontage on Preisker, parking lot, and playground		9,912	
7	Parkside Basin— grassy basin at Portland Drive and Preisker		20,776	
8	100 West Main Street – median		1,944	
9	Railroad Median-Paved median		600	
10	Cook Street Annex & Fire Station 1		9,945	
11	Bradley Channel Multi-Purpose Trail – from Railroad to Preisker Park-all paved		14,000	
12	Sanchez School – area from black rod iron fence to 3 feet east of the sidewalk on Depot		12,120	
13	Blosser/Donovan Median – on Blosser south -paved median		1,610	
14	Southeast corner of Depot and Morrison		1,500	
15	Downtown medians – Broadway Medians from Fesler Street going south to the front of the Library; East and West Cook Street Medians; South Pine Street from Main Street to Cook Street; East Main Street Medians; 100 North McClelland Median; South Miller Medians from Main Street to Cook Street		21,022	
16	TCW - mall perimeter, some interior, and Ruffoni parking lot including Heritage Walk		88,352	
17	TCW- Interior planters		30,500	
18	Fire Station #3 - Preisker Lane		38,504	
19	Machado Plaza		21,336	
20	Preisker Parking Lot		28,000	
	TOTAL NORTHWEST		**435,551**	

	NORTHWEST SPECIAL BENEFIT ZONES (SBZ)	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
a.	**Cherry Blossom SBZ** – frontages on Railroad and Hidden Pines including the medians and the pedestrian access on Railroad		51,900	
	TOTAL CHERRY BLOSSOM		**51,900**	

b.	**North Preisker Ranch SBZ** – frontages on Atlantic, Blosser (both sides), Canal (both sides), Railroad (up to wall), Boxcar and Caboose, path on Eagleton, both roundabouts and all entry medians.		243,867	
	TOTAL NORTH PREISKER RANCH		**243,867**	

NORTHWEST TOTAL COST		**731,318**	



NORTHWEST LANDSCAPE MAINTENANCE DISTRICT

District Boundaries

Special Benefit Zone

The dimensions of this District can also be found at the County Assessor's Office.

ATTACHMENT A

3/22/2010


Boxwood
Hidden Pines
ATTACHMENT A
HIDDEN PINES
21,011 SQ FT



ATTACHMENT A

OAK VALLEY
97,275 SQ FT


Main St
Blosser
ATTACHMENT A
BLOSSER AND MAIN
MEDIANS
2,392 SQ FT



ATTACHMENT A
VILLA DE LA SARA
6,340 SQ FT

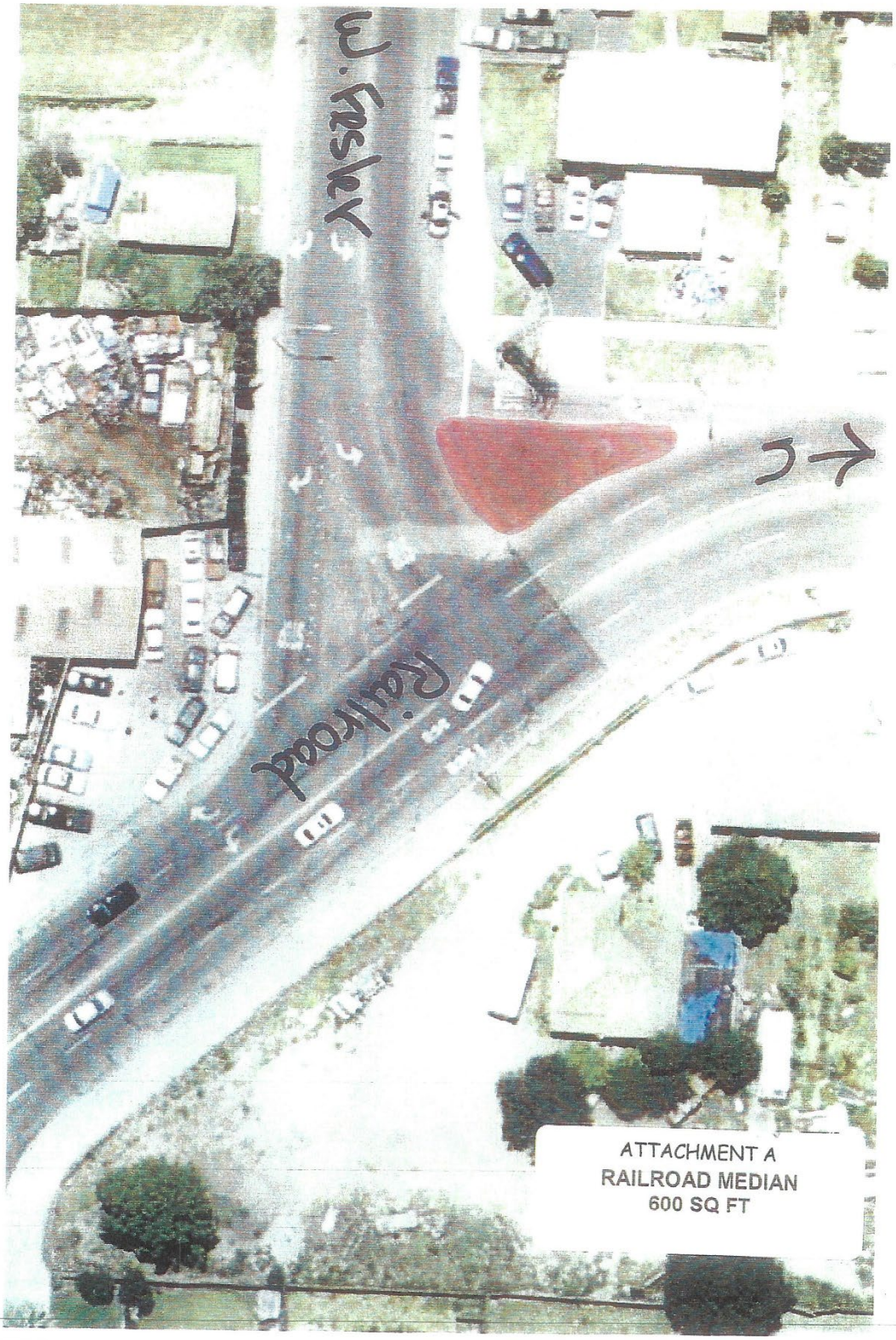

Hidden Pines Way
Preisker Lane
ATTACHMENT A
RIVERSIDE ESTATES
8,412 SQ FT

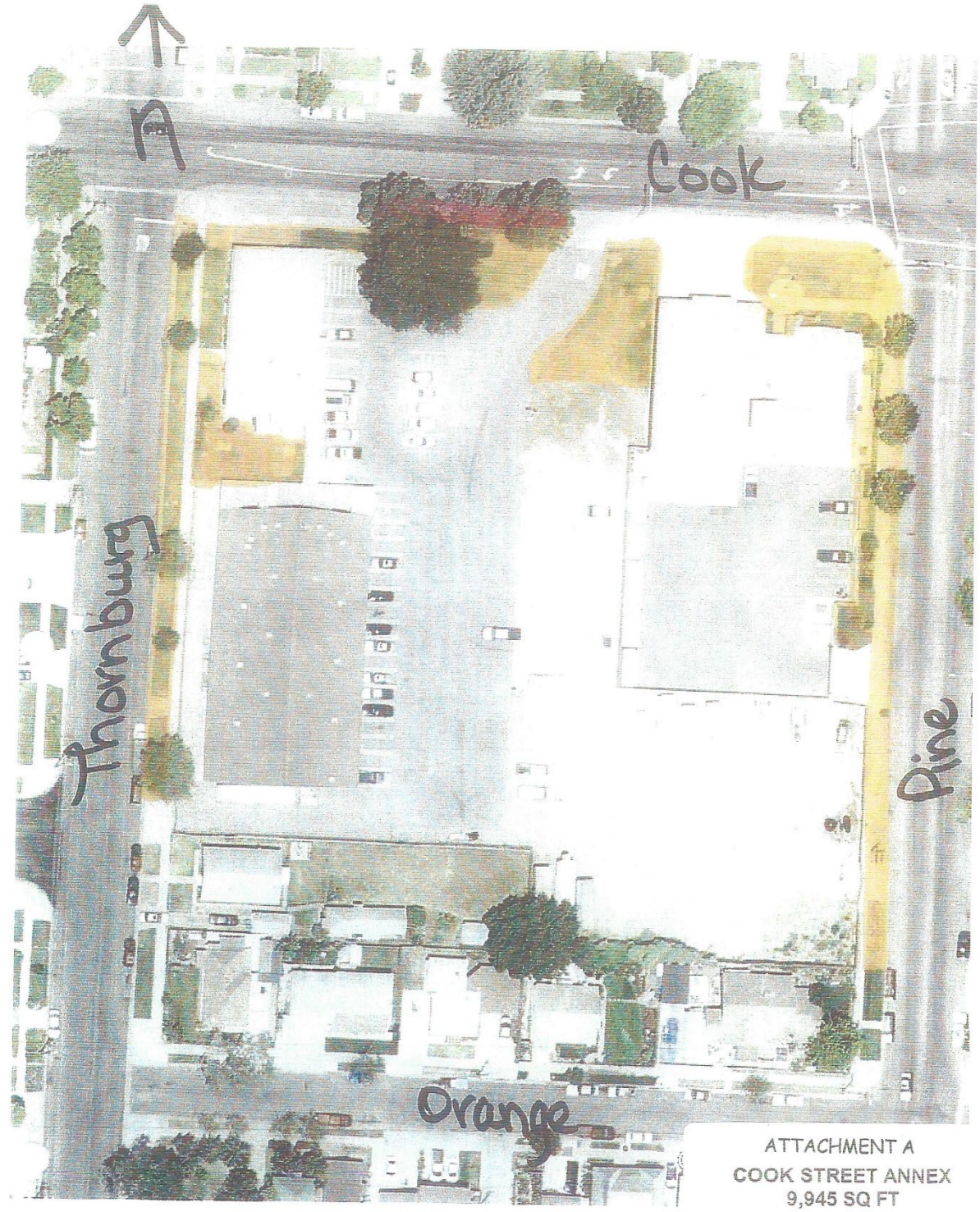

PRITSKER
MIRANDA
JOHNSON
BENNETTA
VARNER
PORTLAND
Parkside
Landscape
9,912 SQ. FT.
Basin
20,776 SQ. FT



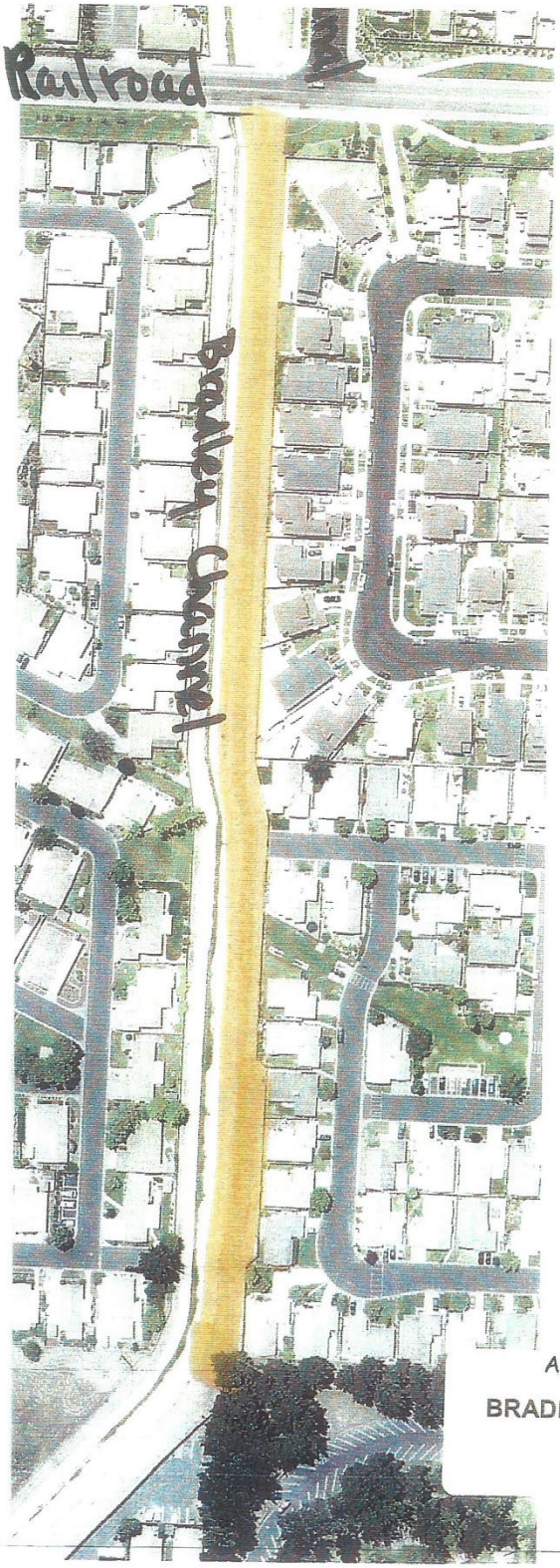
ATTACHMENT A

WEST MAIN STREET
1,944 SQ FT


E. Fisher
Railroad
ATTACHMENT A
RAILROAD MEDIAN
600 SQ FT



ATTACHMENT A
COOK STREET ANNEX
9,945 SQ FT



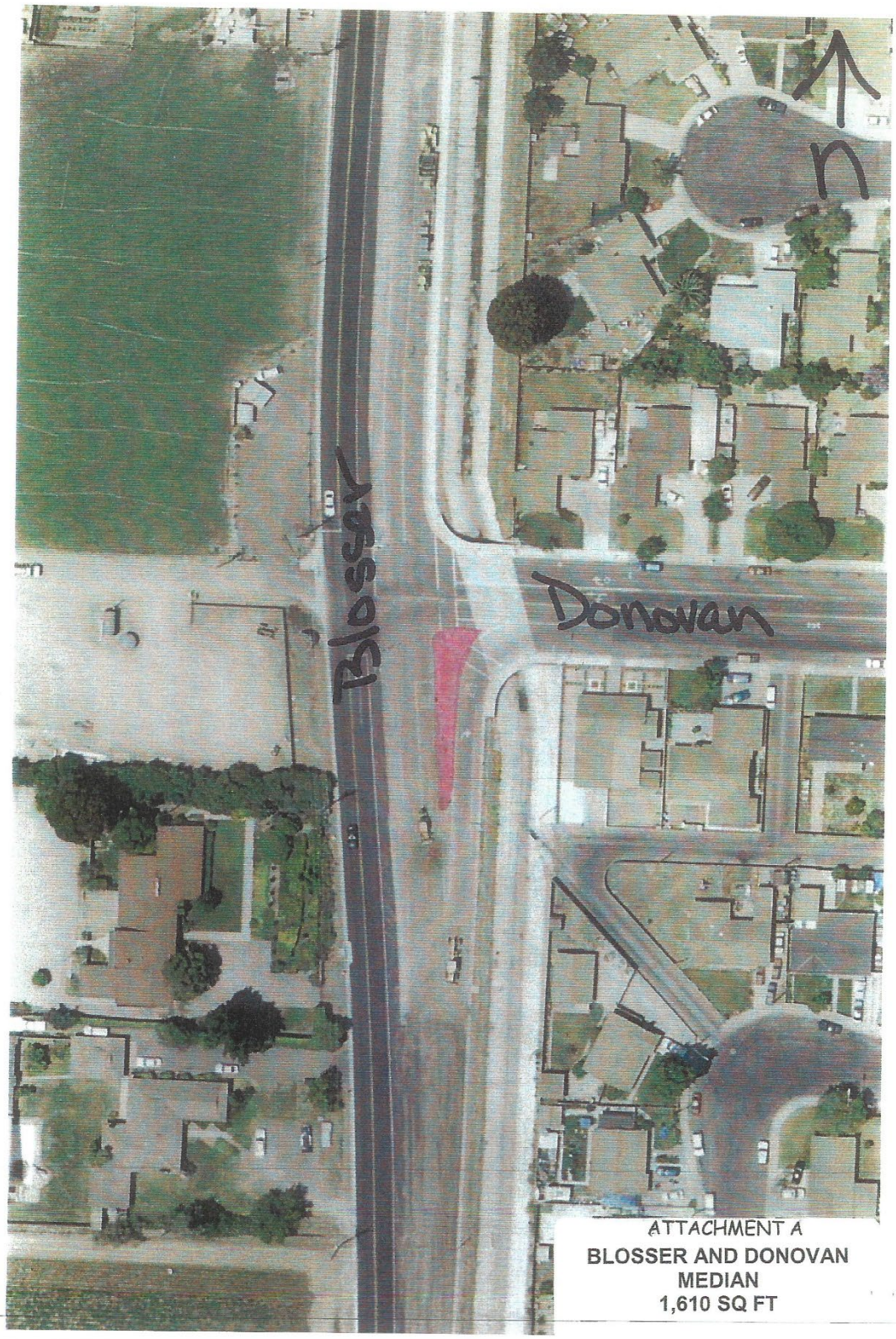
ATTACHMENT A

BRADLEY CHANNEL MPT
14,000 SQ FT



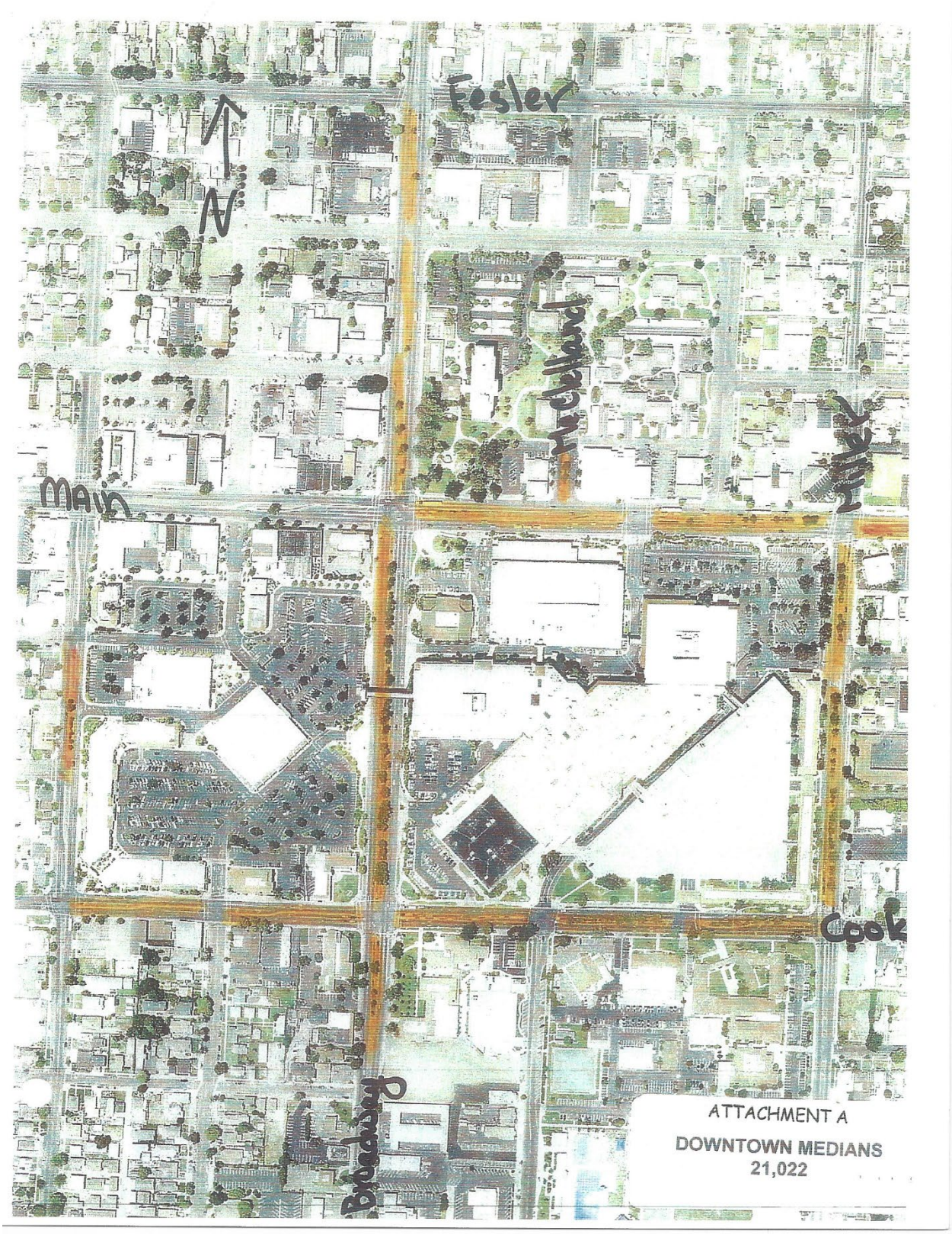
ATTACHMENT A

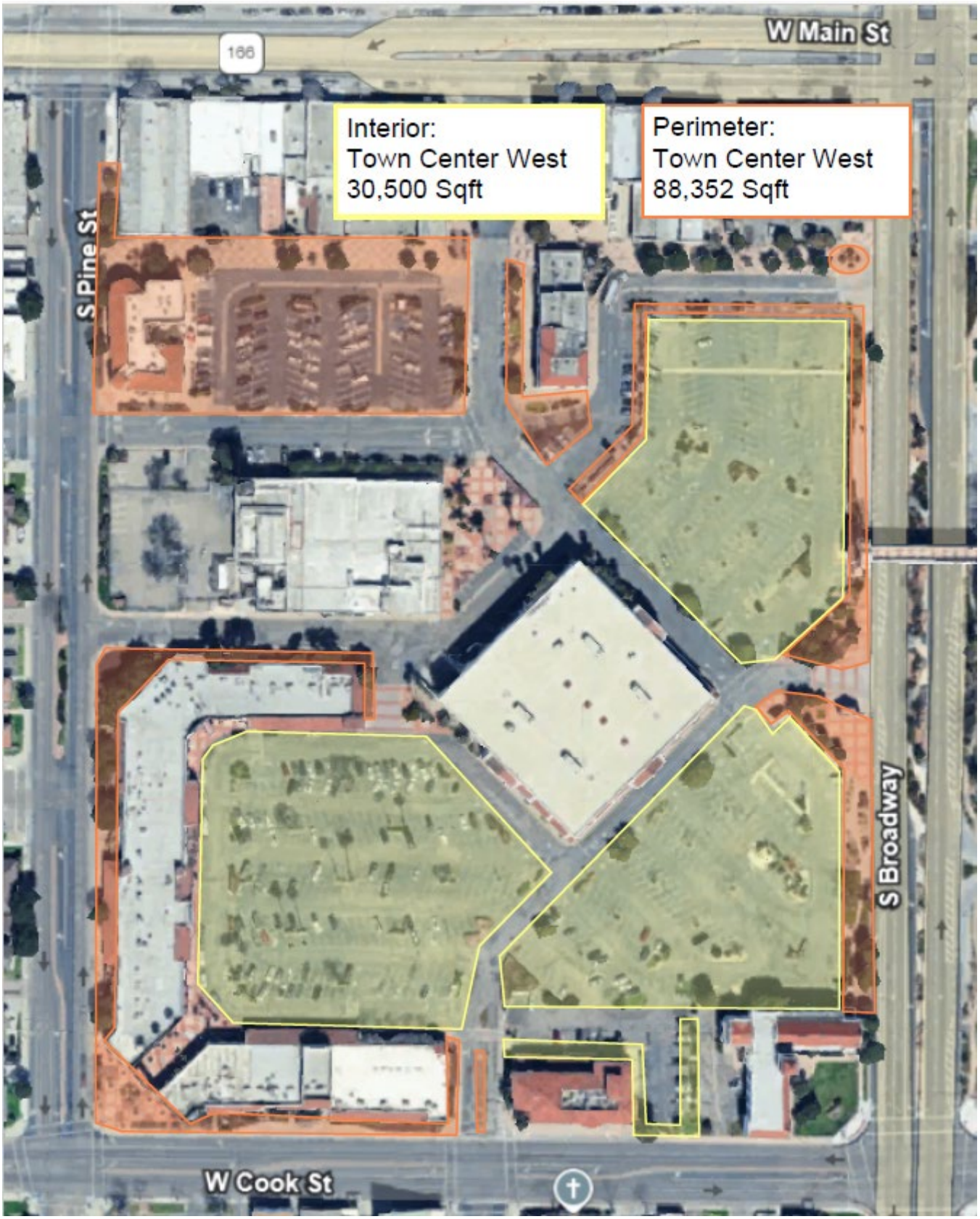
SANCHEZ SCHOOL
12,120 SQ FT

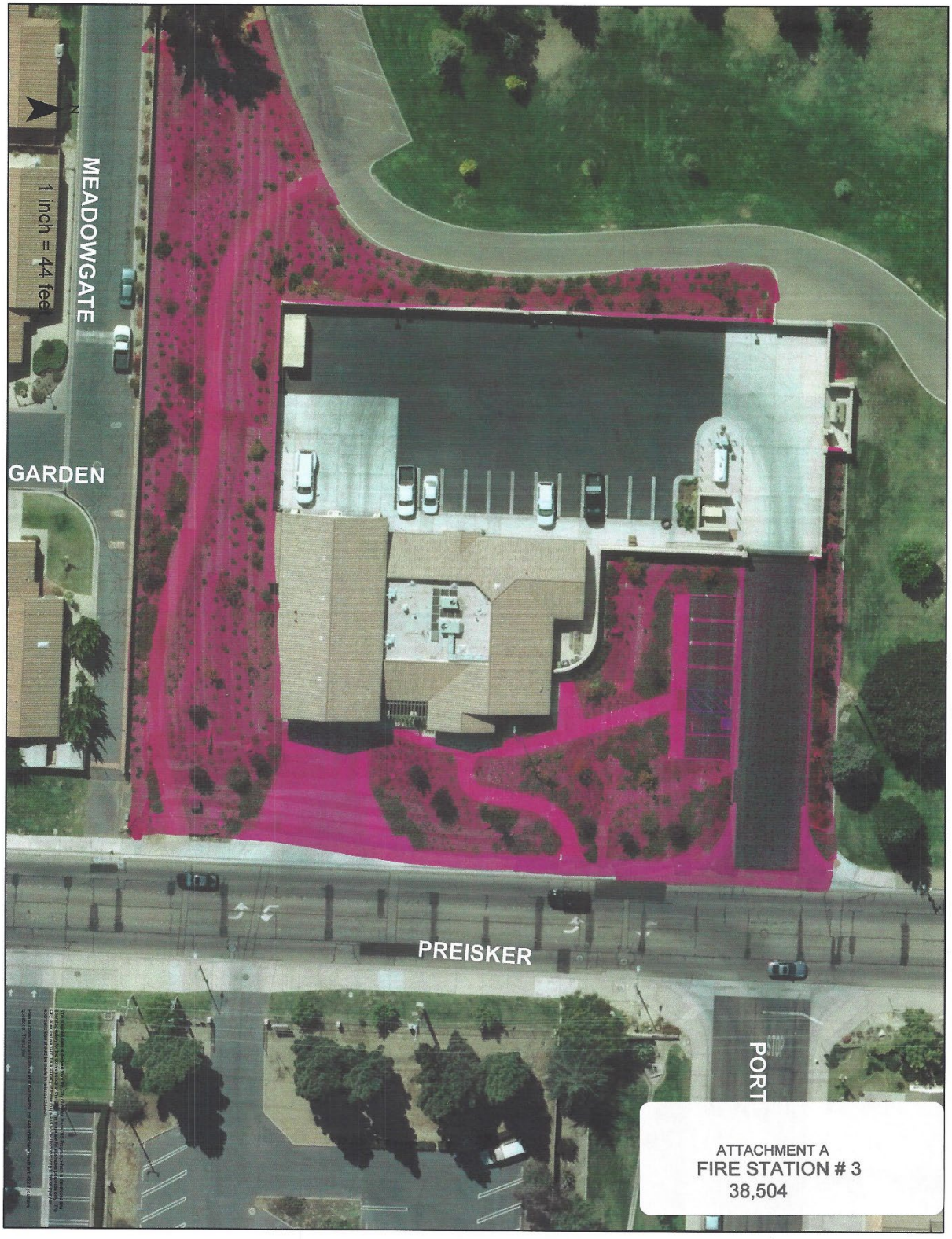


ATTACHMENT A
BLOSSER AND DONOVAN MEDIAN
1,610 SQ FT


Depot
Morrison
ATTACHMENT A
SOUTHEAST CORNER OF
DEPOT AND MORRISON
1,500 SQ FT


Fesler
Main
Cook
Broadway
ATTACHMENT A
DOWNTOWN MEDIANS
21,022


W Main St
166
Interior:
Town Center West
30,500 Sqft
Perimeter:
Town Center West
88,352 Sqft
S Pine St
S Broadway
W Cook St


N
1 inch = 44 feet
MEADOWGATE
GARDEN
PREISKER
PORT
ATTACHMENT A
FIRE STATION # 3
38,504


W Chapel St
W Chapel St
Machado Plaza
21,336 Sqft
224
216
210
208
N Lincoln St


Railroad
Hidden Pines
ATTACHMENT A
CHERRY BLOSSOM
51,900 SQ FT



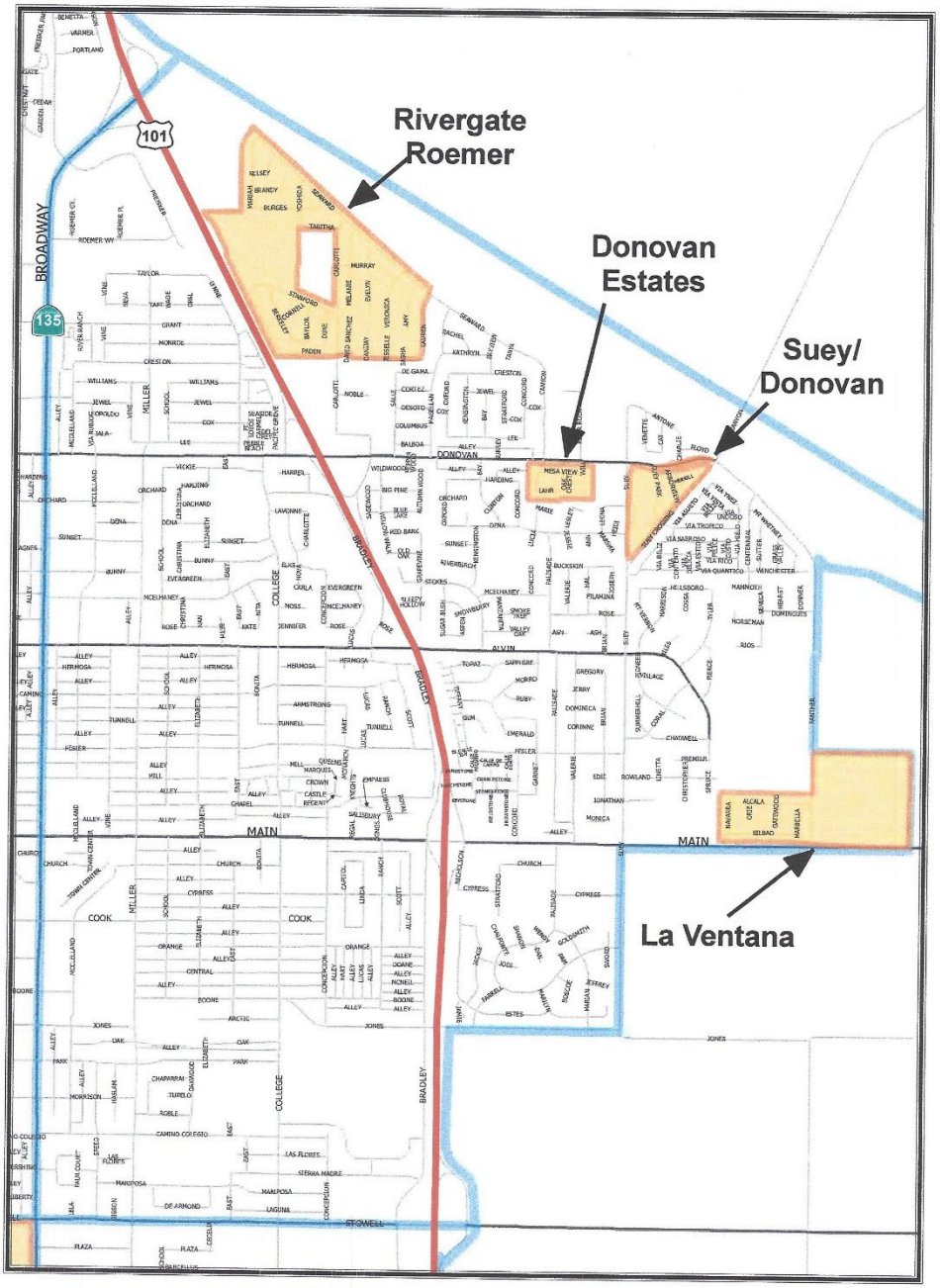
ATTACHMENT A

NORTH PREISKER RANCH
243,867 SQ FT

ATTACHMENT B - FEE/SITE SHEET

	NORTHEAST LANDSCAPE MAINTENANCE DISTRICT	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
1	Emerald Park – Shrubs on College near Donovan		8,893	
2	Emerald Basin – Grassy basin on College near Donovan		11,547	
3	Donovan Medians		9,504	
4	Riverside Terrace – 1800 block of Bayview Drive, open space on Seaward and around Basin on Kathryn		134,777	
5	Riverside Basin – Grassy basin on Kathryn		24,686	
6	Shields/Cochiolo – 1600 block Suey Road - frontage on Suey and Donovan, frontage on Antone and Floyd Court		61,476	
7	Suey Basin – Grassy basin on Suey near Antone		14,774	
8	Sierra Vista – frontage on Panther and Centennial, basin at the corner of Panther and Centennial and the breezeway off Mammoth		40,000	
9	Rowland Estates – Shrubs and playground.		12,332	
10	Rowland Basin – includes weedy basin		4,656	
11	Canyon Homes – 1400 East Donovan Road entrance		3,764	
12	Olive Garden – 1200 South Bradley median		2,900	
13	Hancock College – 800 South Bradley median		3,064	
14	Bradley Easement – south of Main Street to Jones Street		14,718	
15	Transit Center		70,993	
16	Hancock Terrace Bike Path-Miller to College		30,000	
17	800 E Jones median-Paved island		462	
18	Pepper Tree Medians – north of Donovan Road on Broadway		3,456	
19	Stowell Road Easement – east of Miller Street		13,492	
20	Alvin Overpass		59,513	
21	North Bradley Ivy – Fesler Junior High easement area		15,493	
22	Donovan/Miller Median		10,310	
23	Via Rubio – Jewel Street only		4,836	
24	Donovan Overpass		67,751	
25	Pepperwood Median		1,819	
26	East Main Street & 101-weedy shoulders		7,301	
27	Bradley at Elks		22,310	
28	Downtown medians – Broadway Medians from Fesler Street going south to the front of the Library; East and West Cook Street Medians; South Pine Street from Main Street to Cook Street; East Main Street Medians; 100 North McClelland Median; South Miller Medians from Main Street to Cook Street		21,022	
29	TCE - mall perimeter includes bus turnout, theater, Macy's parking lot and pocket park at Main & Broadway		186,393	
30	TCE-Sears parking lot		35,290	
31	Fire Station # 5		32,997	
	TOTAL NORTHEAST		**915,811**	

	NORTHEAST SPECIAL BENEFIT ZONES (SBZ)	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
a.	**Donovan Estates SBZ** – includes frontage, tot lot and emptying trash cans		25,586	
	Donovan Estates Basin -- includes grassy basin		11,652	
	DONOVAN ESTATES TOTAL		**37,238**	
b.	**Rivergate Roemer SBZ** – includes all of River Oaks North, College Estates, and Princess Estates easements and medians (Seaward, Paden, Carlotti, Borges, the Bradley Channel and the walled area behind the homes on Mariah)		163,936	
	RIVERGATE ROEMER TOTAL		**163,936**	
c.	**Suey/Donovan Median SBZ** – on Donovan between Suey and Suey Crossing		33,725	
	DONOVAN/SUEY MEDIAN TOTAL		**33,725**	
d.	**La Ventana SBZ** – includes frontage on Main Street both sides of Panther, both sides of Panther Drive to Willingham, Dressler and shrub portion of basin		106,042	
	La Ventana Basin – includes weedy basin		45,112	
	LA VENTANA TOTAL		**151,154**	
	NORTHEAST TOTAL COST		**1,301,864**	



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NORTHEAST LANDSCAPE MAINTENANCE DISTRICT

ATTACHMENT B

District Boundaries

Special Benefit Zone

The dimensions of this District can also be found at the County Assessor's Office.

3/22/2010

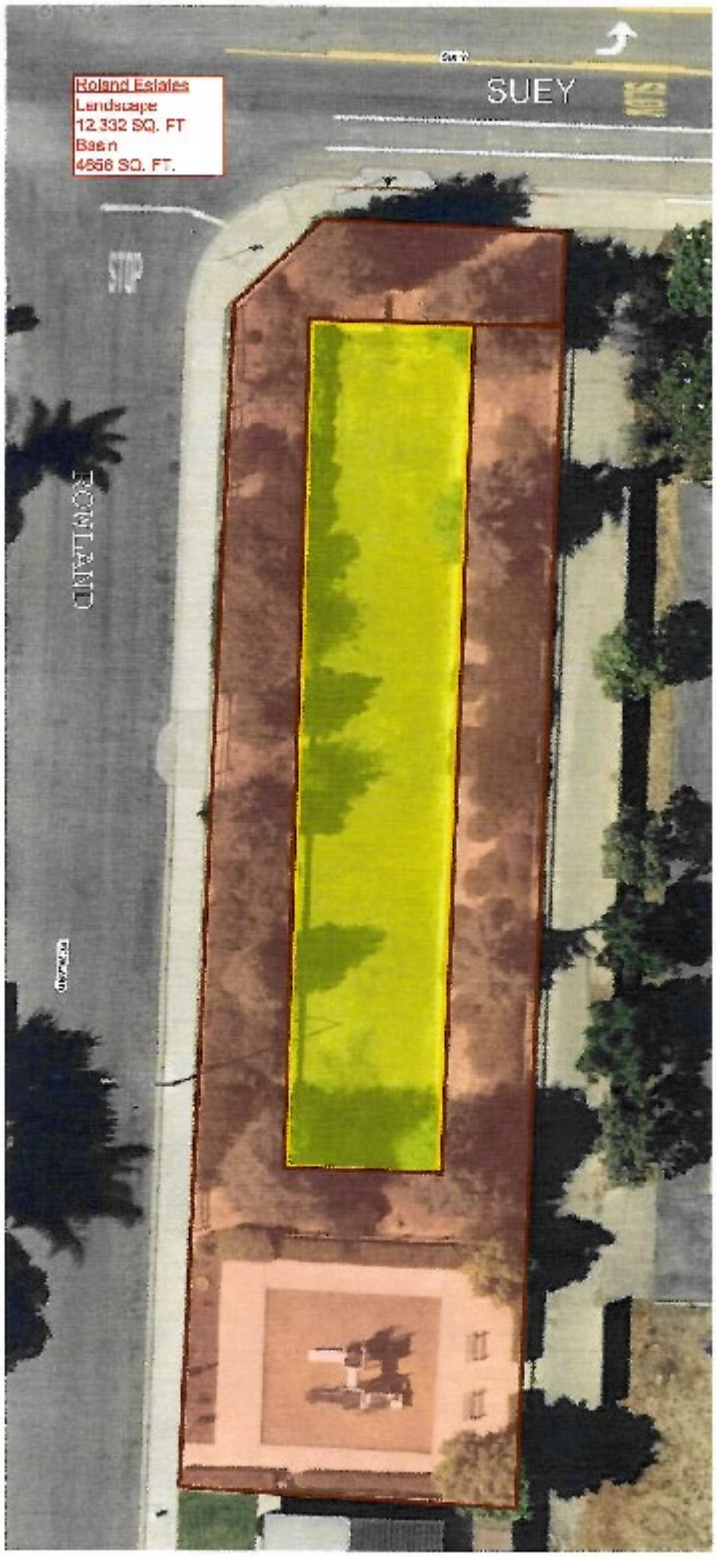

EMERALD PARK
Landscape
8,893 SQ. FT.
Basin
11,547 SQ. FT.


N
N MILLER
E ORCHARD
N SCHOOL
N SCHOOL
N CHRISTINA
E VICKIE AV
E DONOVAN RD
E HARDING AV
E LEE DR
N ELIZABETH
N EAST AV
ATTACHMENT B
DONOVAN MEDIANS
9,504 SQ FT


RIVERSIDE TERRACE
Landscape
134,777 SQ. FT.
Basin
24,686 SQ. FT.


SHIELDS/COCHIOLO
Landscape
61,476 SQ. FT.
Basin
14,774 SQ. FT.
CHARLIE
KENETTE
SUEY


Panther Dr.
Centennial
Monmouth Way
Stevenson Way
Domingues
ATTACHMENT B
SIERRA VISTA
40,000 SQ FT


Roland Estates
Landscape
12,332 SQ. FT
Basin
4656 SQ. FT.
SUEY
STOP
ROWLAND



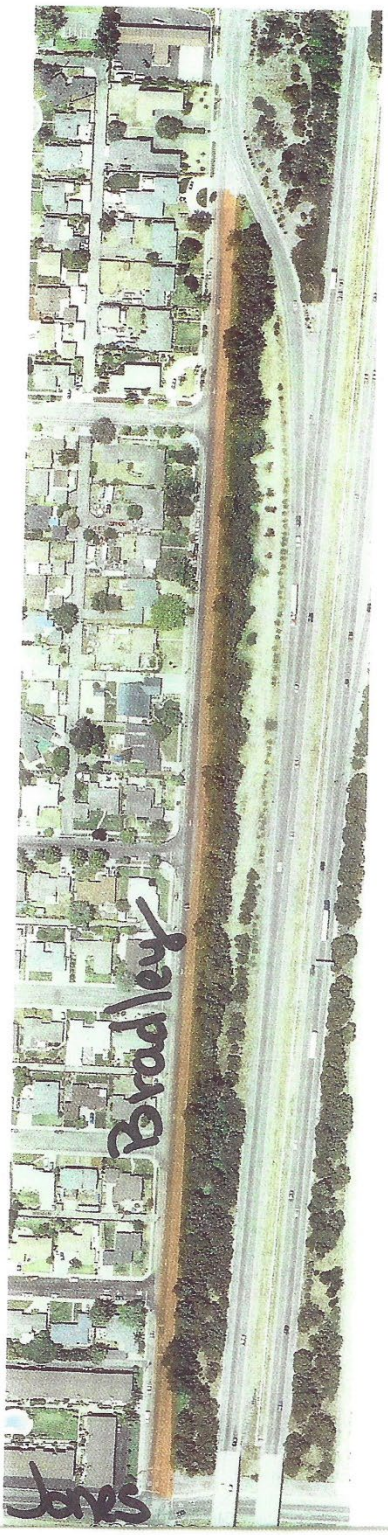
ATTACHMENT B
CANYON HOMES
3,764 SQ FT


N
Bradley
Stowell
ATTACHMENT B
OLIVE GARDEN
2,900 SQ FT



ATTACHMENT B

HANCOCK COLLEGE
3,064 SQ FT



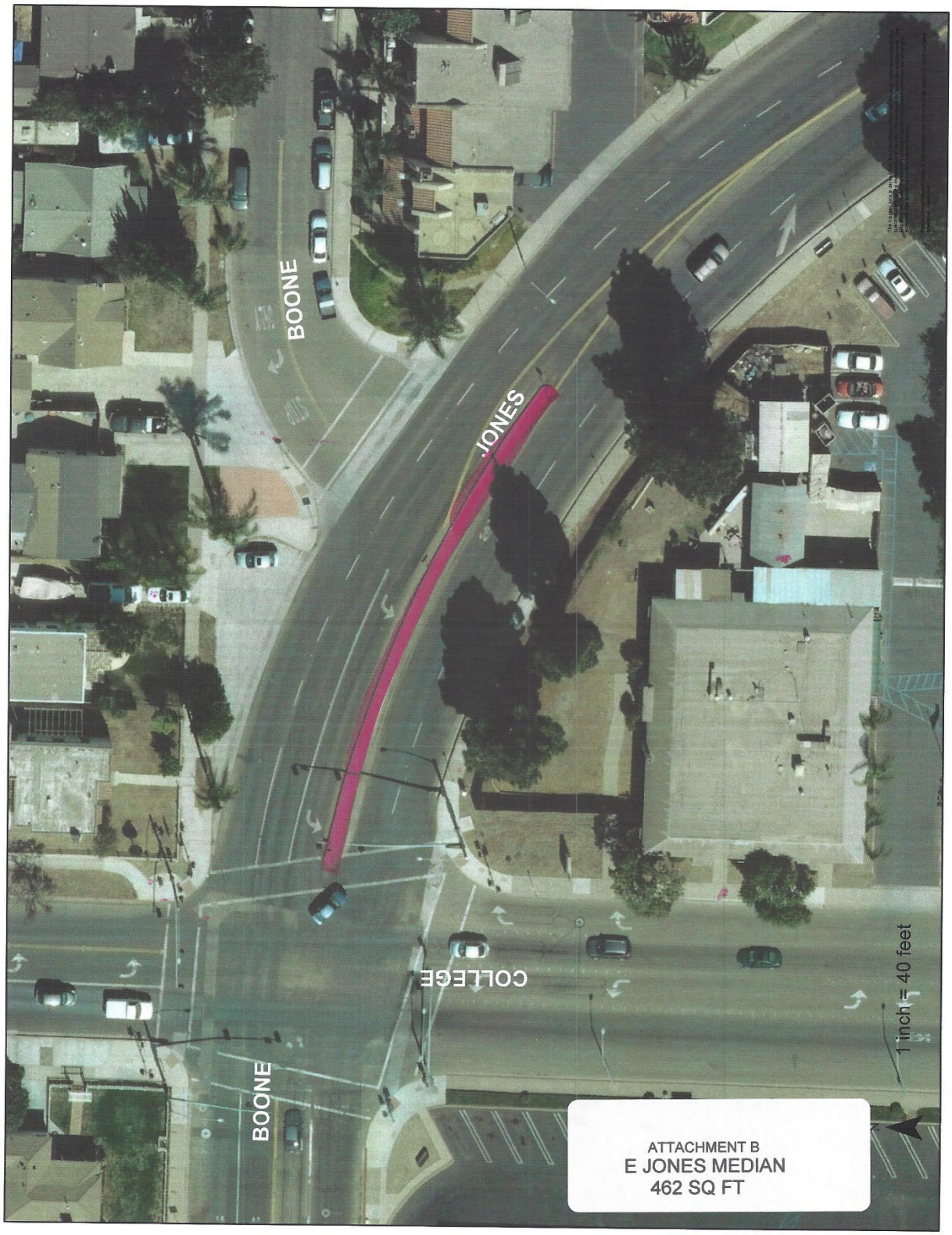
N

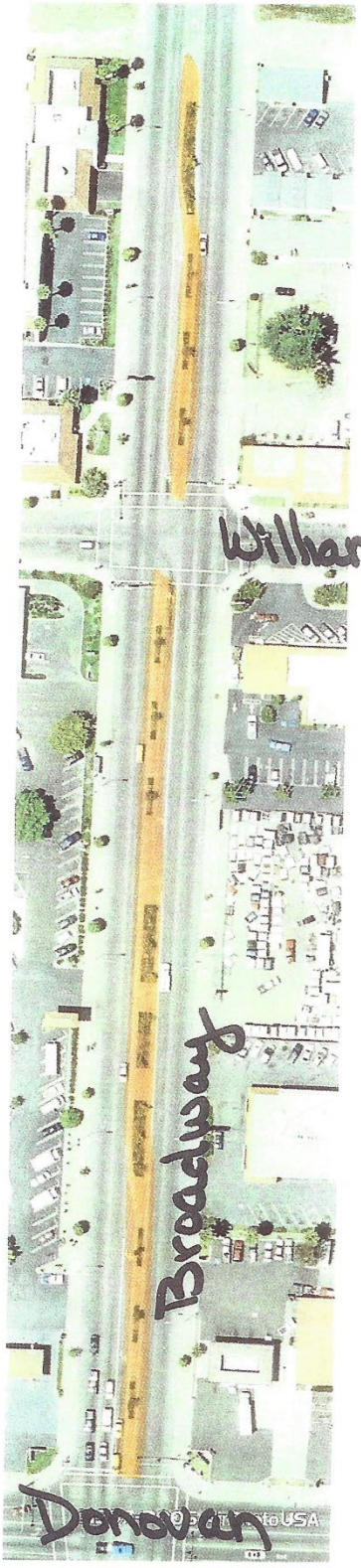
ATTACHMENT B

BRADLEY EASEMENT
14,718 SQ FT


TRANSIT CENTER
Landscape
70,993 SQ. FT.


HANCOCK TERRACE
BIKE PATH
Landscape
30,000 SQ. FT.
COLLEGE DR.


BOONE
JONES
COLLEGE
BOONE
1 inch = 40 feet
ATTACHMENT B
E JONES MEDIAN
462 SQ FT



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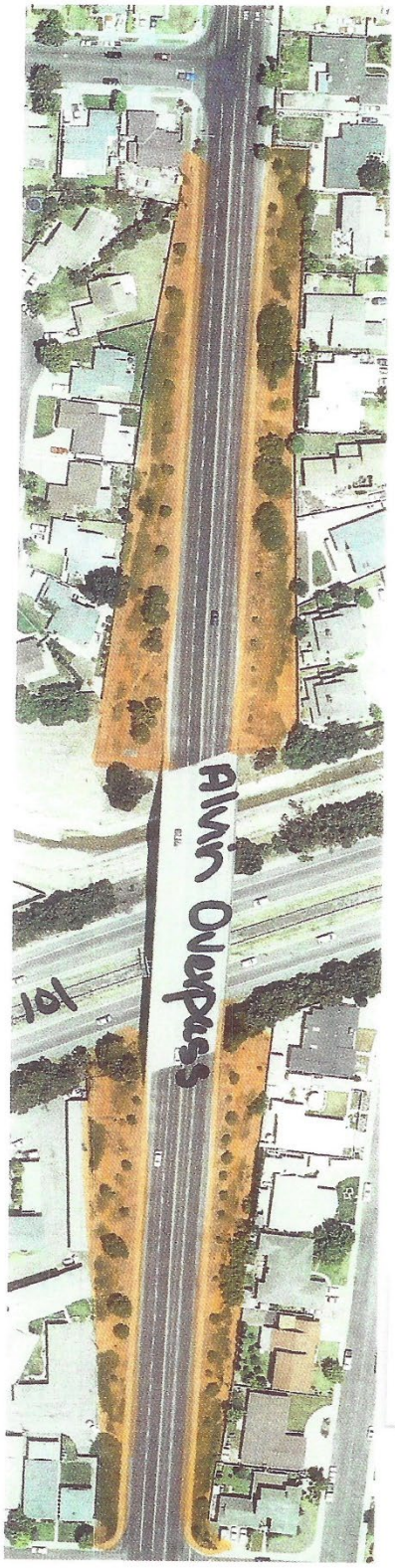
ATTACHMENT B

PEPPER TREE MEDIAN
3,456 SQ FT



ATTACHMENT B

STOWELL ROAD EASEMENT
13,492 SQ FT

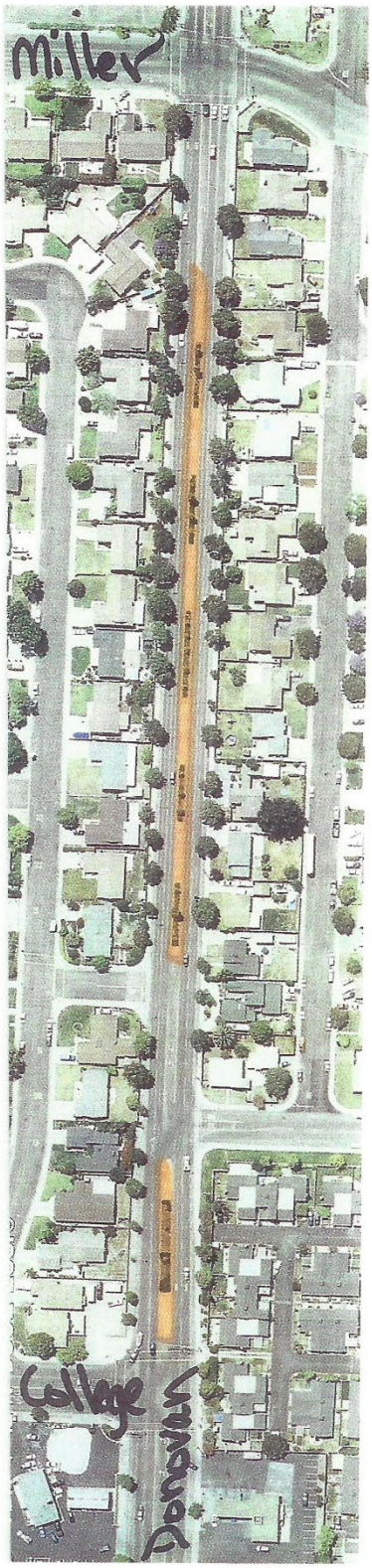


ATTACHMENT B

ALVIN OVERPASS
59,513 SQ FT



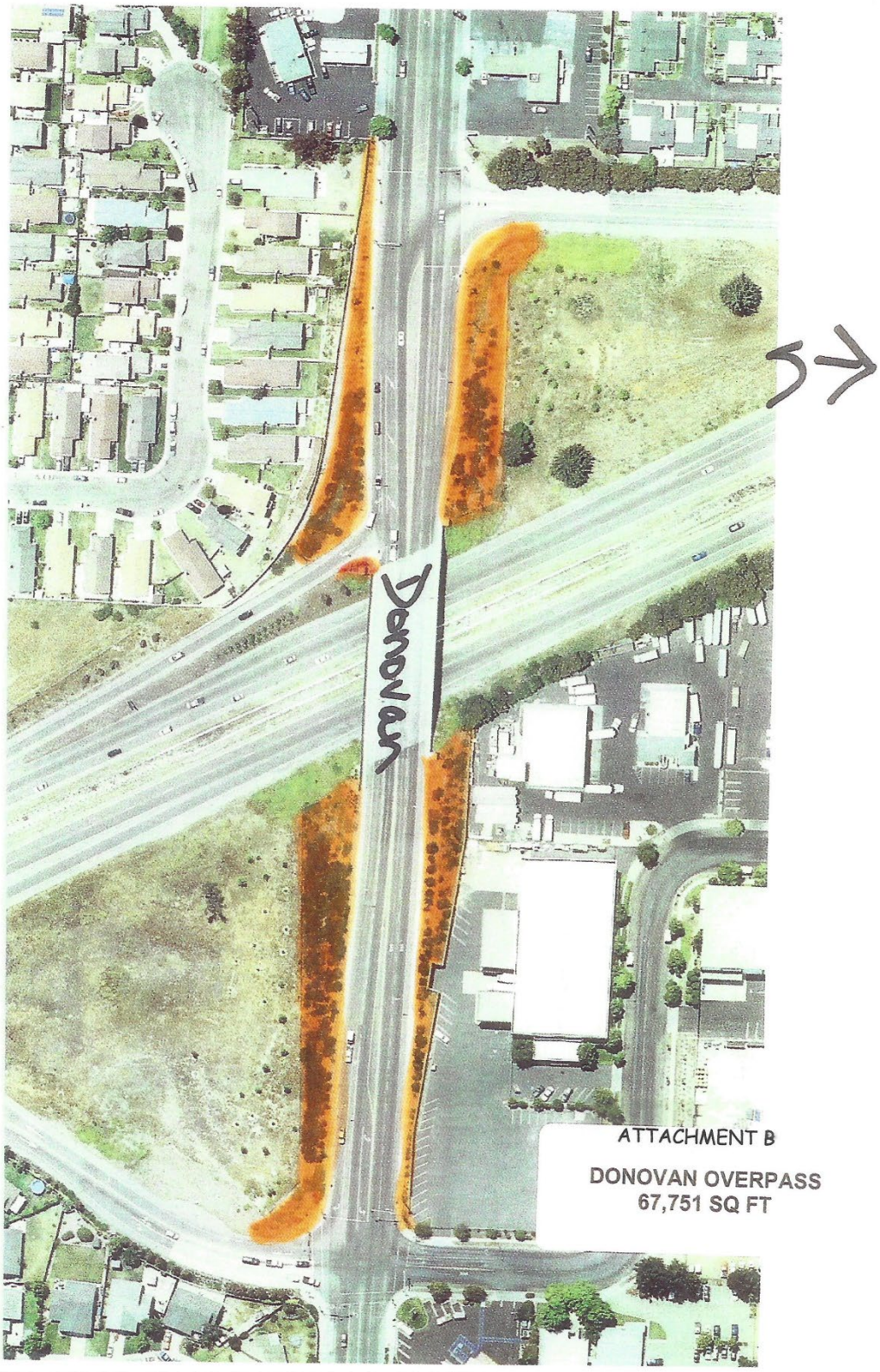
ATTACHMENT B
NORTH BRADLEY IVY
15,493 SQ FT

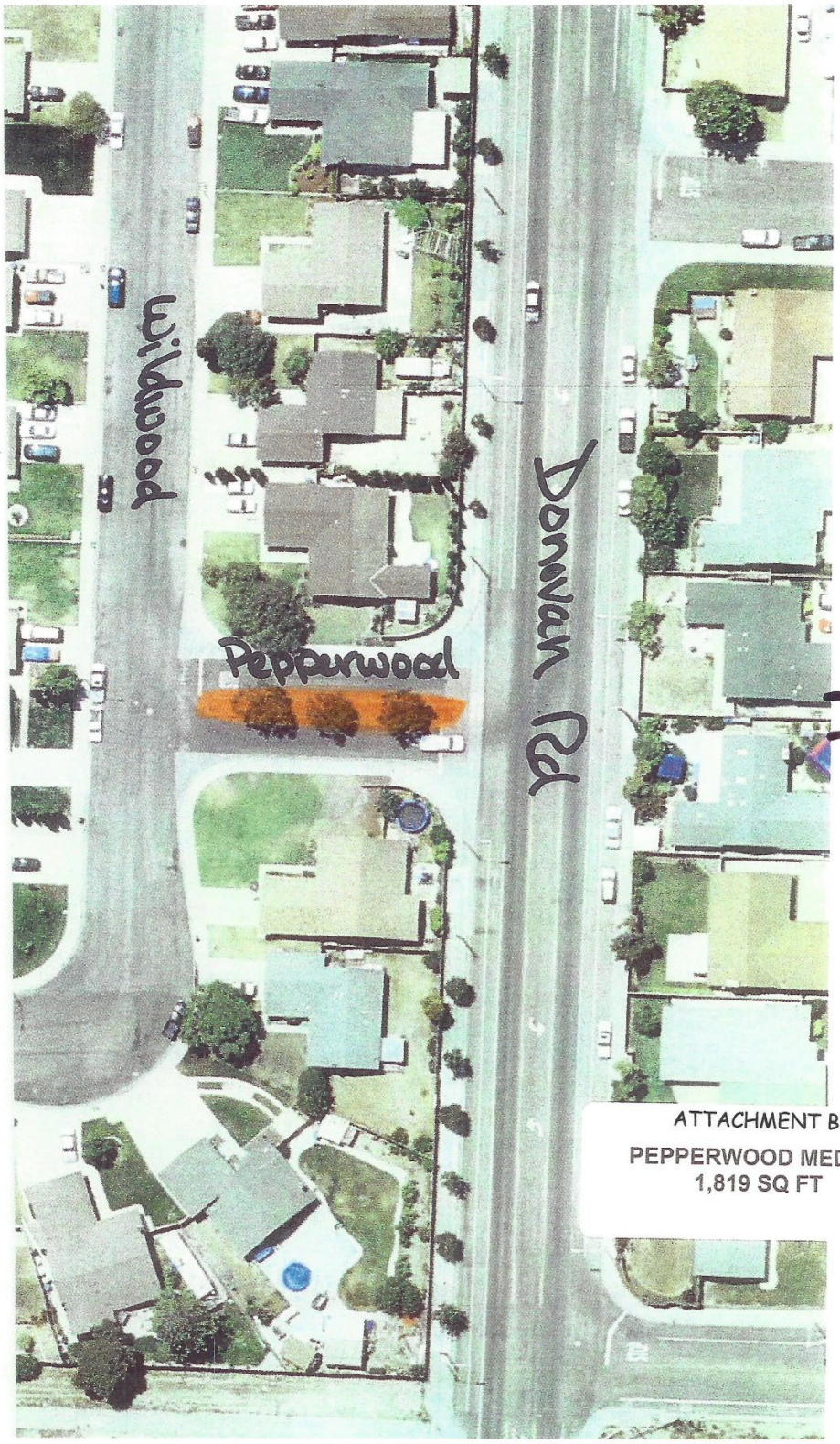


ATTACHMENT B

DONOVAN/MILLER MEDIAN
10,310 SQ FT


Via Rubio
Jewel
ATTACHMENT B
VIA RUBIO
4,836 SQ FT


DONOVAN
ATTACHMENT B
DONOVAN OVERPASS
67,751 SQ FT

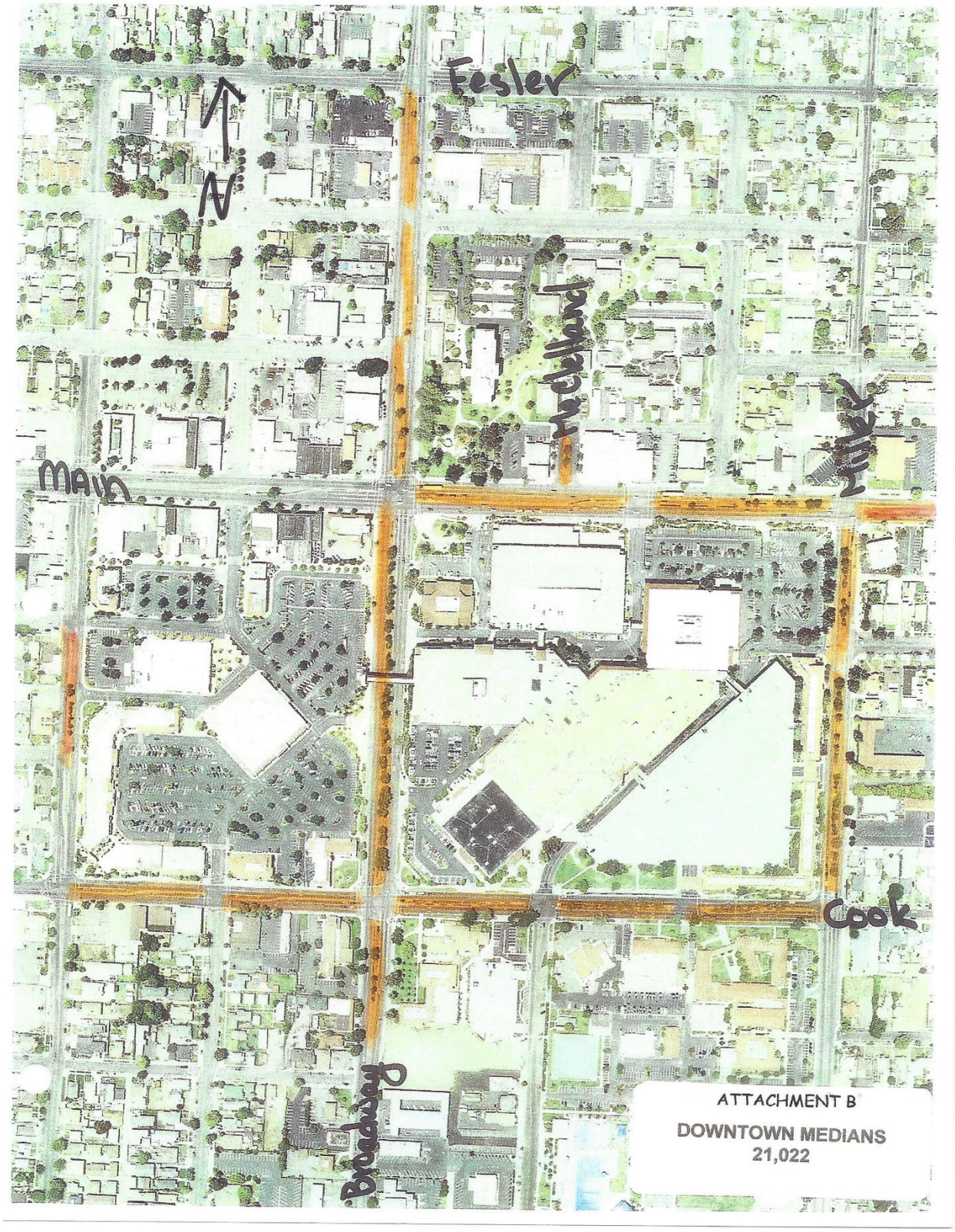


ATTACHMENT B

PEPPERWOOD MEDIAN
1,819 SQ FT


N
ATTACHMENT B
MAIN STREET & HWY 101
7,301 SQ. FT.


N
Bradley
ATTACHMENT B
BRADLEY AT ELKS
22,310 SQ FT


N
Fesler
Main
Cook
Broadway
ATTACHMENT B
DOWNTOWN MEDIANS
21,022


St
E Main St
E Main St
166
S Miller St
S Broadway
E Cook St

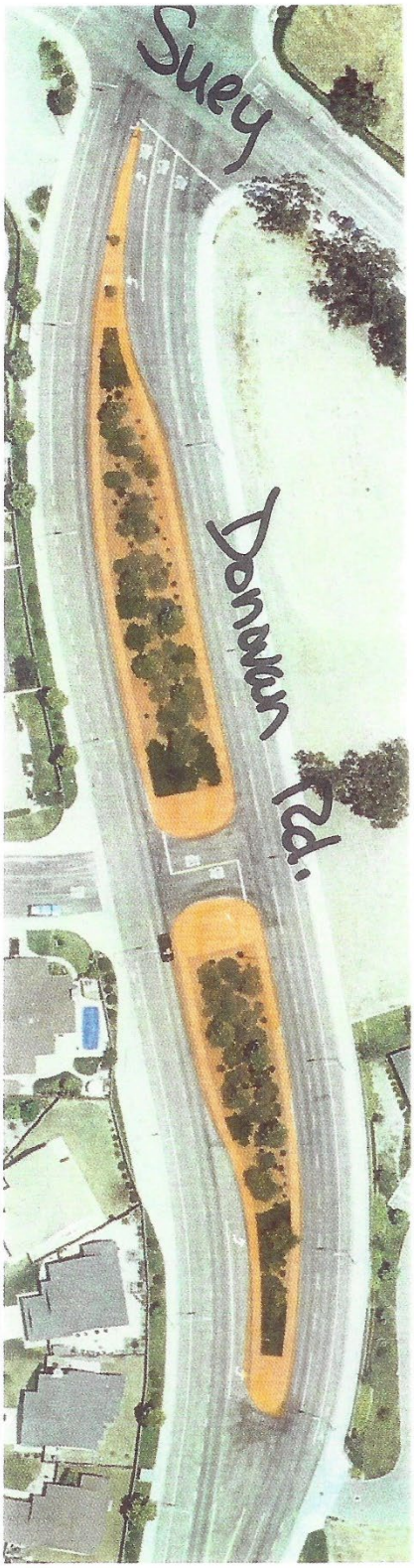

BULL CANYON
PANTHER
VIA YNEZ
VIA ASUETO
VIA VISTA
FLOYD
SUEY CROSSING
DONOVAN
CHARLIE
MERRILL
MERRILL
ARBORVIEW
CAT
SUEY PARK
ATTACHMENT B
FIRE STATION # 5
32,997 SQ FT
1 inch = 85 feet


St
E Main St
E Main St
166
Perimeter: Town center east 186,393 Sqft
Interior: Town center east 35,290 Sqft
S Miller St
S Broadway
E Cook St


DONOVAN ESTATES
Landscape
25,586 SQ. FT.
Basin
11,652 SQ. FT.
Donovan

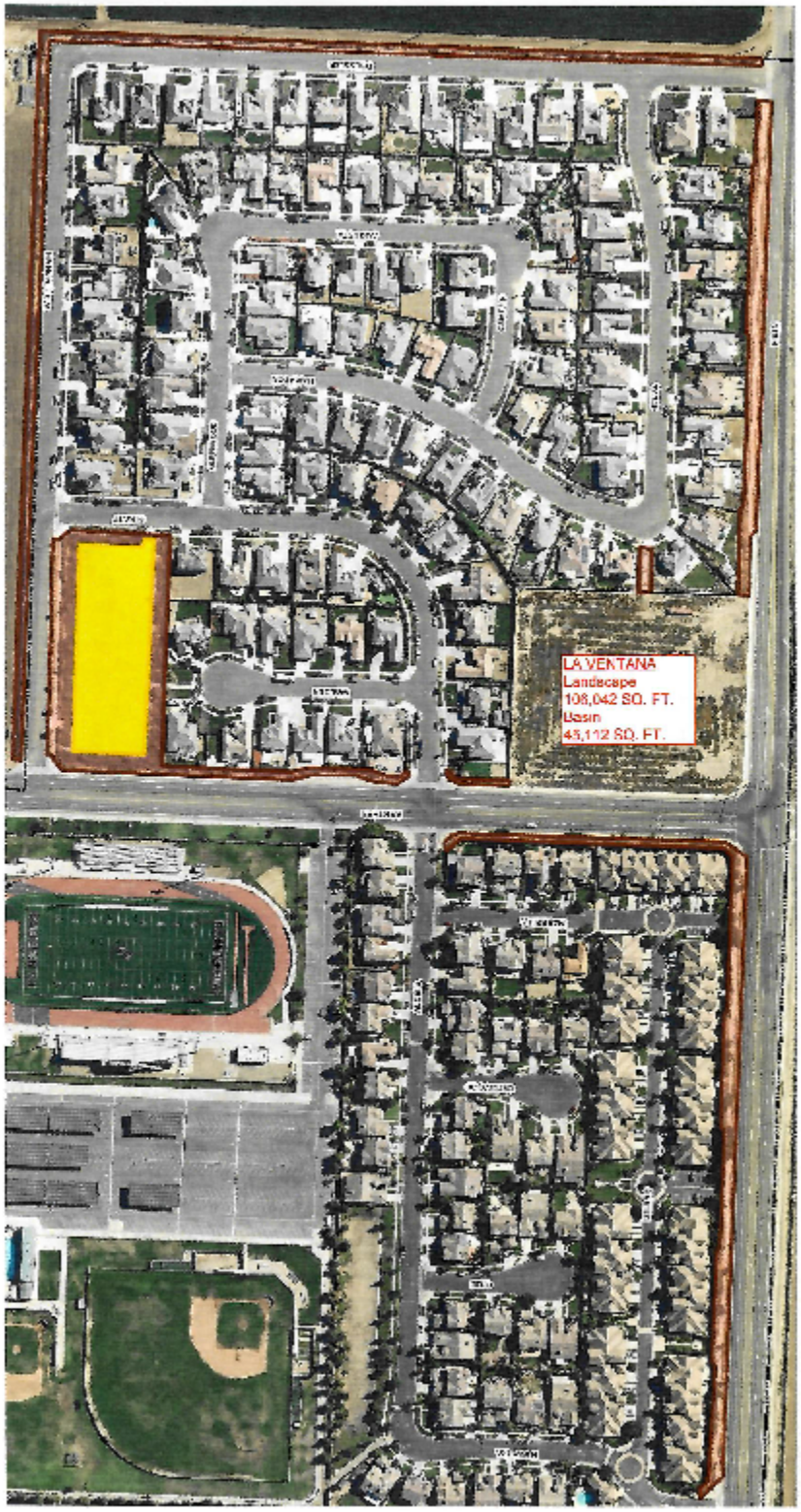


ATTACHMENT B
RIVERGATE ROEMER
163,936 SQ FT



ATTACHMENT B

DONOVAN/SUEY MEDIAN SBZ
33,725 SQ FT

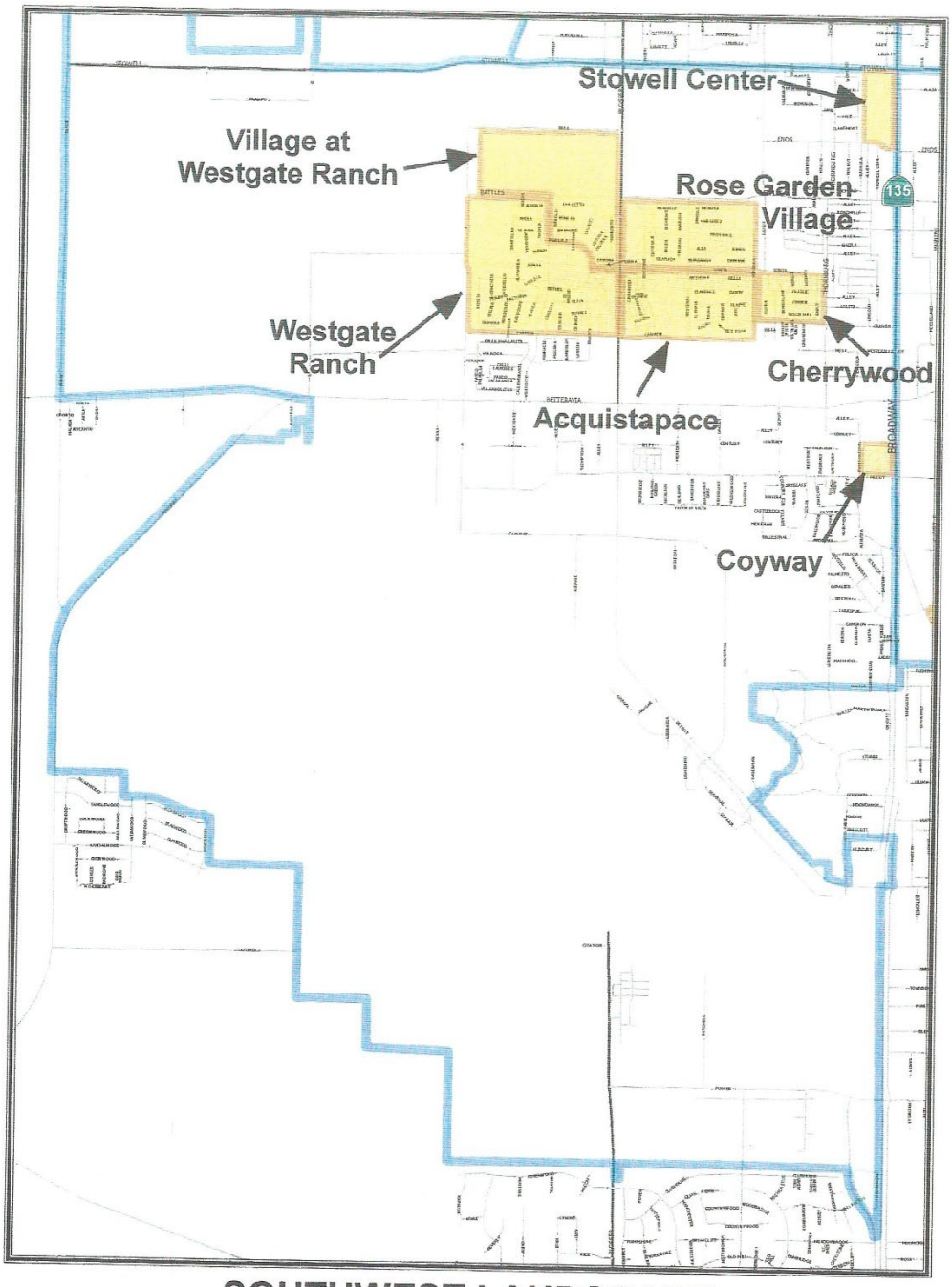

LA VENTANA
Landscape
108,042 SQ. FT.
Basin
45,112 SQ. FT.

ATTACHMENT C - FEE/SITE SHEET

	SOUTHWEST LANDSCAPE MAINTENANCE DISTRICT	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
1	Terrace Park – 500 to 600 West Carmen Lane. This includes the frontage on Carmen, both sides of Depot and the slope at the end of Depot ***but not*** the area that extends behind the homes it is the responsibility of the HOA.		14,401	
2	Fire Station II – 400 West Carmen Lane frontage and interior, including easement on South Thornburg Street & slope		7,631	
3	West Betteravia Median – 100 block West Betteravia Road		1,200	
4	Country Club Village III – frontage on West McCoy Lane, entry medians, La Costa Basin/Marilyn Stanley Park, La Costa Breezeway – across from the basin/park site - breezeway off Castlerock leading to Hagerman bike trail		135,986	
5	Foxenwoods Country Club Estates – 800 to 1100 West McCoy Lane		47,401	
6	Santa Barbara Research Median – median on South Blosser Road		2,392	
7	Skyway Drive Medians – all medians on Skyway Drive		104,031	
8	Battles Bike Path – west of Broadway		14,000	
9	Santa Maria Police Department		10,750	
10	SMAT Station		32,715	
11	Blending Station – Fairway and Skyway Drive		1,940	
12	Paseo del Sol – frontages on South Westgate, South A, Carmen and West Via Rosa, and medians on Betteravia		56,103	
13	Paseo del Sol Basin—at Carmen and A Street (empty trash cans)		45,572	
14	Hagerman Bike Path - west of Hagerman Complex – paved path		68,800	
15	Westridge – frontages and median on Carmen and basin/playground		44,613	
16	Westridge Basin—along Via Rosa		37,240	
17	Skyway and Foster Road Bike Path-paved path		106,984	
18	Medians on Betteravia east and west of Blosser		9,968	
19	Blosser/Stowell Medians-Paved medians		5,104	
20	South Broadway Medians – south of Stowell to Betteravia		34,387	
21	Parkland Cottages - McCoy frontage		10,943	
22	Union Valley Parkway		265,000	
23	Union Valley open space		40,075	
24	Foxenwoods Estates		30,000	
25	VTC Frontage		11,076	
26	Dal Porto		3,006	
	TOTAL SOUTHWEST		**1,141,318**	

	SOUTHWEST SPECIAL BENEFIT ZONES (SBZ)	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
a.	**Westgate Ranch SBZ** – frontages along Battles, A Street, Westgate, Carmen, Sonya and Blosser, medians on Carmen and the roundabout by the school and both multi-purpose trails and parkways along Park & in front of building.		367,536	
	WESTGATE RANCH TOTAL		**367,536**	
b.	**Coyway SBZ** – on the corner of W. McCoy and Professional Parkway		21,726	
	Coyway Basin -- Grassy basin at W. McCoy and Professional Parkway		13,349	
	COYWAY BASIN TOTAL		**35,075**	
c.	**Cherrywood SBZ** – Frontages on Carmen, Depot, Sonya and Thornburg, pathway on Flora and the pocket park on Thornburg		22,151	
	TOTAL CHERRYWOOD		**22,151**	
d.	**Acquistapace SBZ** –limits are frontages of Blosser, Sonya, Carmen and Western both sides of pathway, Biscayne and Pergola; Blosser median and frontage of Carmen open space		129,217	
	Sonya Basin – Grassy basin along Sonya		268,935	
	Acquistapace Park- Park bordered by Western, Sonya, the basin and school		63,314	
	ACQUISTAPACE TOTAL		**461,466**	
e.	**Rose Garden Village SBZ** (Estates at Pacific Crest)		310,157	
	Centennial Gardens-Corner of Battles & Depot		64,874	
	ROSE GARDEN VILLAGE TOTAL		**375,031**	
f.	**Village at Westgate Ranch SBZ** –frontages of La Brea, Sonya, Marsala, Westgate, and Battles to A Street		345,107	
	Battles linear basin bottom –weedy ditch from Blosser to county flood control basin		92,529	
	Blosser Median- Blosser from La Brea to Battles		15,079	
	VILLAGE AT WESTGATE RANCH TOTAL		**452,715**	
g.	**C-4 Development (Basin at McCoy)**		**32,609**	
	C-4 DEVELOPMENT TOTAL		**32,609**	

h.	**Betteravia Plaza**—Carmen, Betteravia, and Blosser		**222,048**	
	BETTERAVIA PLAZA TOTAL		**222,048**	
	SOUTHWEST TOTAL COST		**3,109,949**	



SOUTHWEST LANDSCAPE MAINTENANCE DISTRICT

ATTACHMENT C

District Boundaries

Special Benefit Zone

The dimensions of this District can also be found at the County Assessor's Office.

3/22/201(



ATTACHMENT C

TERRACE PARK
14,401 SQ FT



ATTACHMENT C

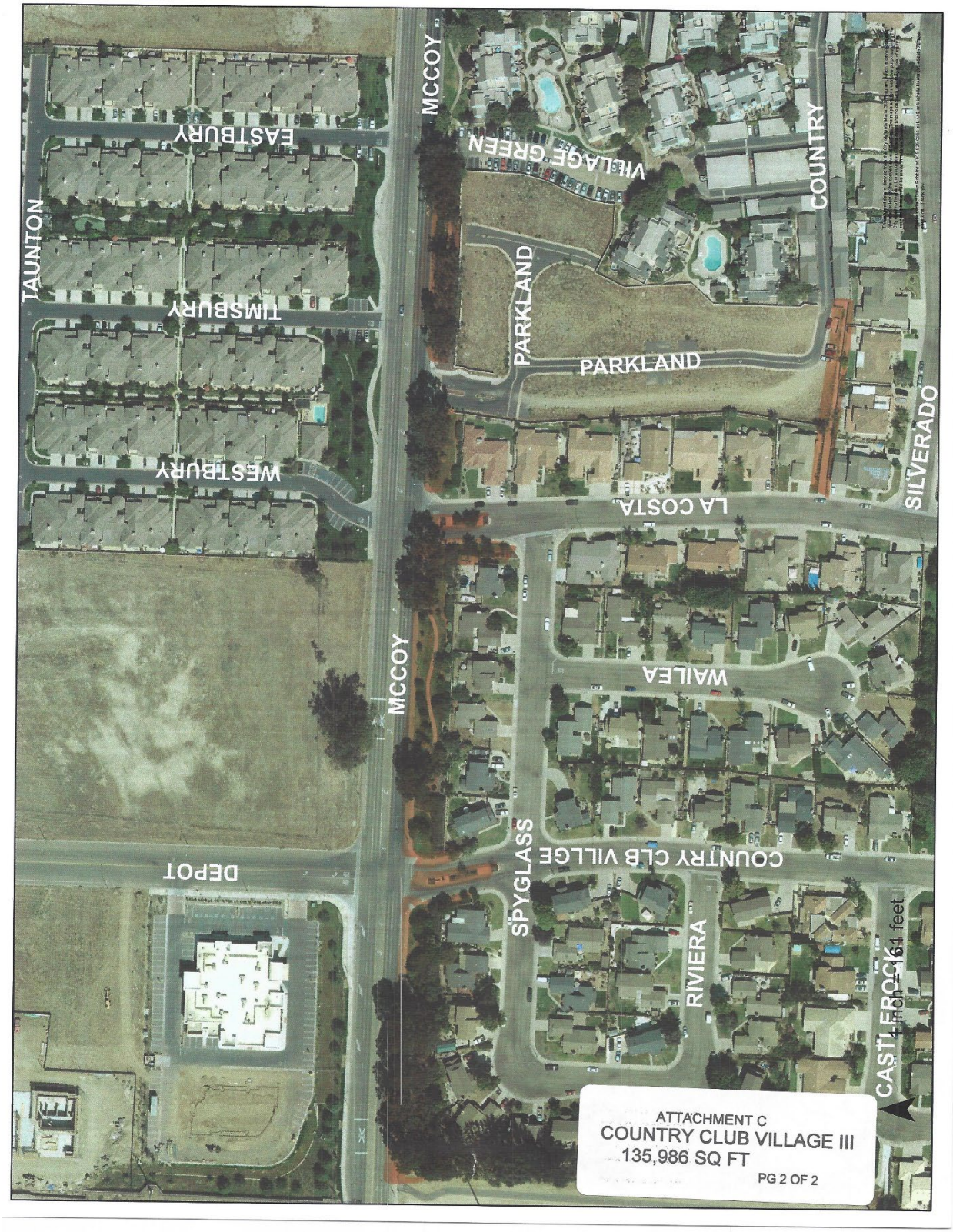
FIRE STATION II
7,631 SQ FT



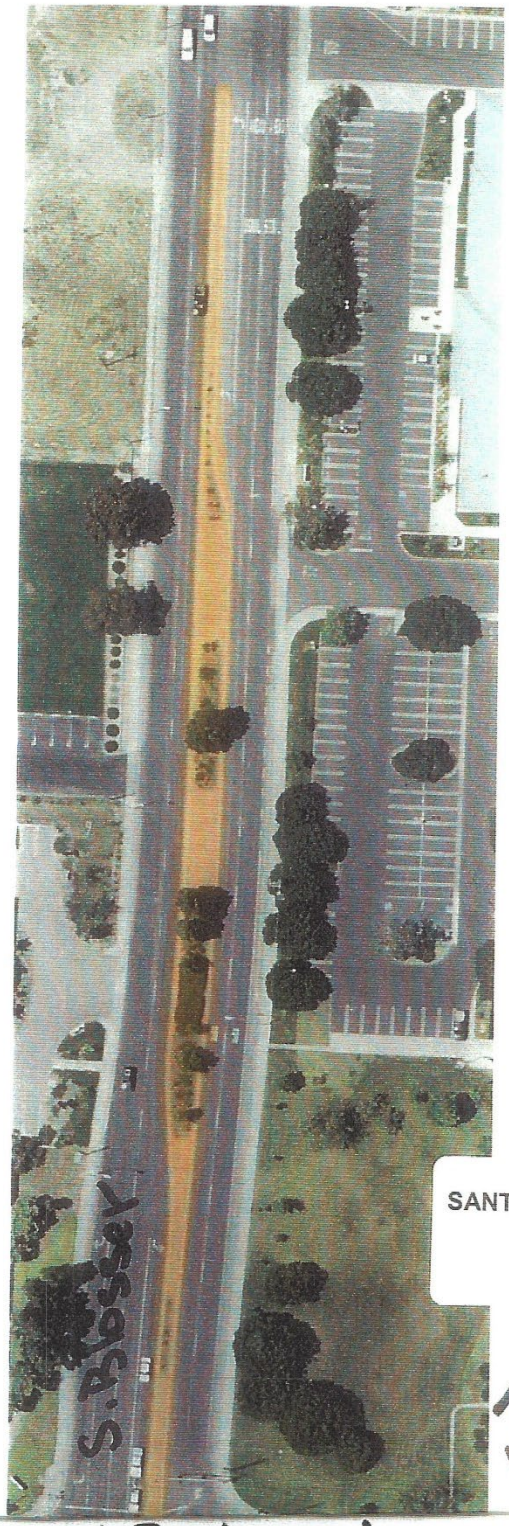
ATTACHMENT C

WEST BETTERAVIA MEDIAN
1,200 SQ FT


PARKLAND
SILVERADO
BARDMOOR
SAINT ANDREWS
LA COSTA
WAILEA
COUNTRY CLB VILLGE
BALLESTRAL
RIVIERA
MERIDIAN
CASTLEROCK
1 inch = 126 feet
ATTACHMENT C
COUNTRY CLUB VILLAGE III
135,986 SQ FT
PT 1 OF 2


MCCOY
EASTBURY
TAUNTON
TIMSBURY
WESTBURY
VILLAGE GREEN
COUNTRY
PARKLAND
PARKLAND
SILVERADO
LA COSTA
MCCOY
WAILEA
DEPOT
SPYGLASS
COUNTRY CLB VILLAGE
RIVIERA
CASTLEROCK
1 inch = 161 feet
ATTACHMENT C
COUNTRY CLUB VILLAGE III
135,986 SQ FT
PG 2 OF 2


Rolling Green
Sandpiper
Wedgewood
ATTACHMENT C
FOXENWOOD COUNTRY
CLUB ESTATES
47,401 SQ FT



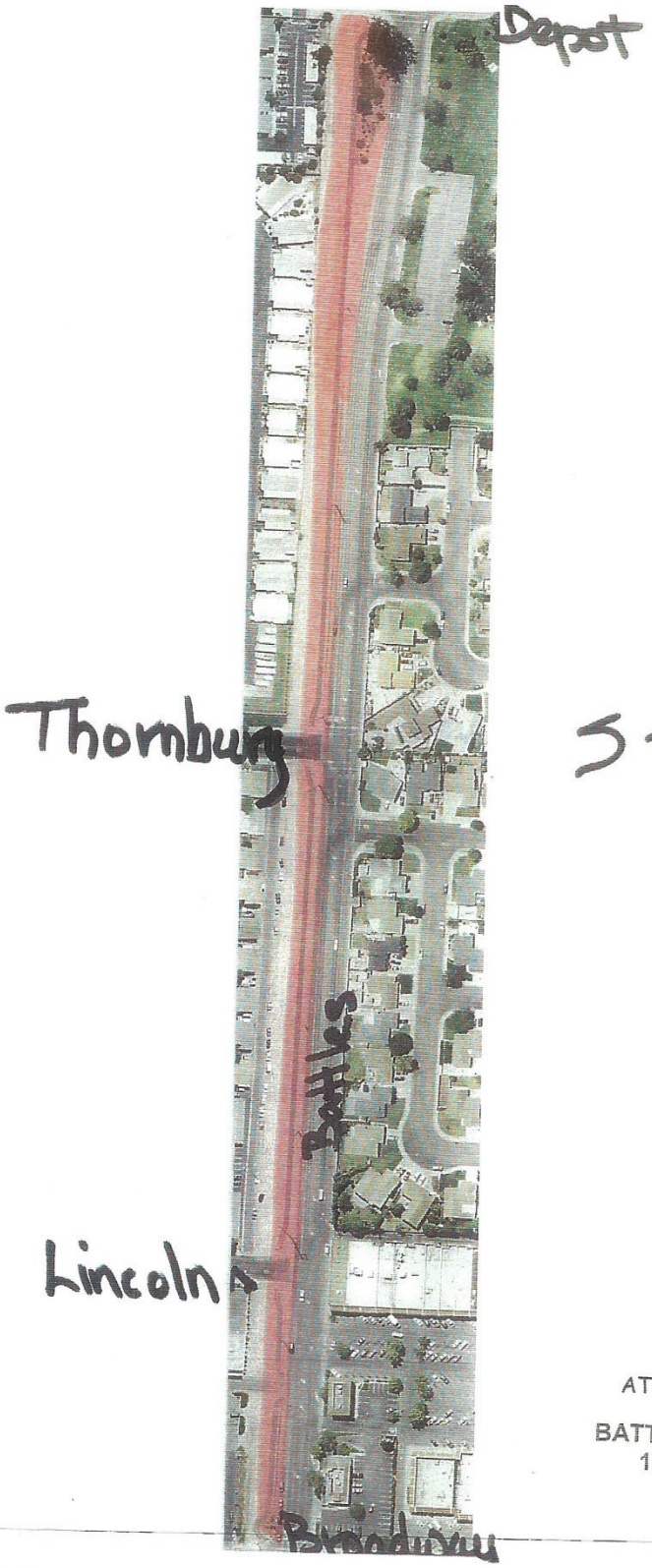
ATTACHMENT C

SANTA BARBARA RESEARCH
MEDIAN
2,392 SQ FT

N

W. Betteravia


W Batavia
Skyway Dr
S Broadway
N
ATTACHMENT C
SKYWAY MEDIANS
104,031 SQ FT



ATTACHMENT C

BATTLES BIKEPATH
14,000 SQ FT


S.M. POLICE DEPT.
Landscape
10.750 SQ. FT.


N
1 inch = 50 feet
FAIRWAY
ATTACHMENT C
SMAT STATION
32,715 SQ FT



ATTACHMENT C

BLENDING STATION
1,940 SQ FT


PASEO DEL SOL
Landscape
66,103 SQ. FT.
Basin
45,572 SQ. FT.


McCoy Lane
Skyway
ATTACHMENT C
HAGERMAN BIKE PATH
68,800 SQ FT
N


WESTRIDGE
Landscape
89,600 SQ. FT
Basin
44,613 SQ. FT


SKYWAY & FOSTER
BIKEPATH
Weeds
106,984 SQ. FT.



ATTACHMENT C

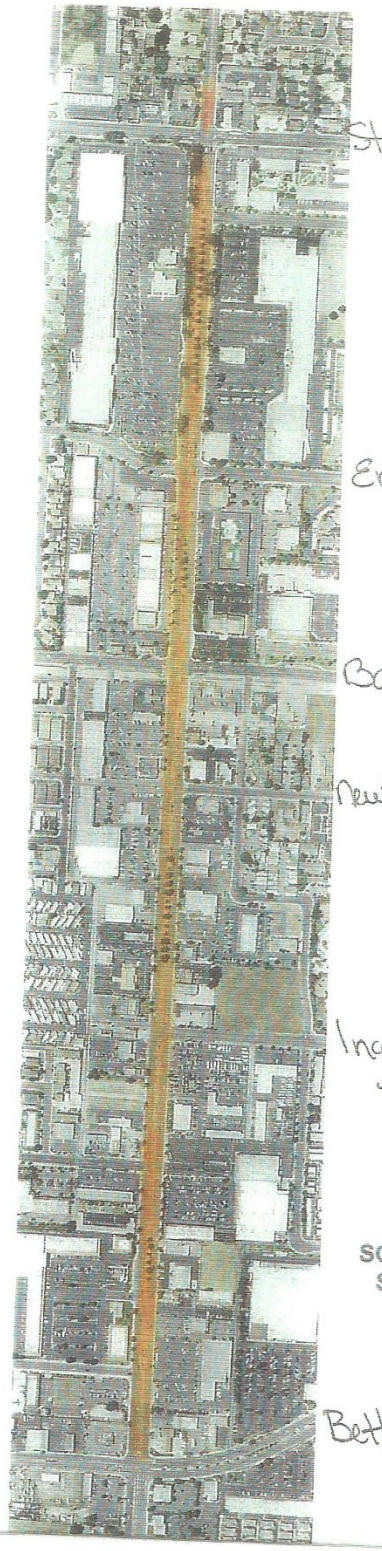
MEDIANS EAST & WEST OF
BLOSSER ON BETTERAVIA
9,968 SQ FT



ATTACHMENT C

BLOSSER/STOWELL
MEDIANS
5,104 SQ FT


Betteravia Rd
Betteravia Rd
Starbucks at
Betteravia 843 Sqft
Betteravia Rd
Betteravia Rd
Skyway Dr



ATTACHMENT C

SOUTH BROADWAY MEDIANS
STOWELL TO BETTERAVIA
34,387


ATTACHMENT C
PARKLAND COTTAGES
10,943 SQ FT


HWY 135
UNION VALLEY
FOXENWOOD
UNION VALLEY
FOXENWOOD
FOXENWOOD
FOXENWOOD
UNION VALLEY
UNION VALLEY
CLUBHOUSE
1 inch = 110 feet
N
ATTACHMENT C
UNION VALLEY PARKWAY
552,297 SQ FT
PG 1 OF 2


UNION VALLEY
UNION VALLEY
UNION VALLEY
UNION VALLEY
CALIFORNIA
BLOSSER
ATTACHMENT C
UNION VALLEY PARKWAY
552,297 SQ FT
PG 2 OF 2


FOXENWOOD
FOXENWOOD
FOXENWOOD
FOXENWOOD
EASTBOURNE
WELLINGTON
RADCLIFF
1 inch = 99 feet
ATTACHMENT C
FOXENWOODS ESTATES
30,000 SQ FT


MCCOY
A
N
1 inch = 51 feet
ATTACHMENT C
VTC FRONTAGE
11,076 SQ FT


Thornburg St
W Dal Porto Ln
ATTACHMENT C
DAL PORTO
3,006 SQ. FT.


N
W BETTERAVIA RD
UNNAMED
A
A
S PASEO PALMILLA
W VIA ARBOLITOS
W VIA ROSA
W CALLE MARGARITA
S CALLE MIRASOL
W CARMEN LN
S ROSITA AV
W TRIMERA AV
W TRUNFO AV
W BETHEL LN
W SONYA LN
S LAS POSAS AVE
S YBARRA AV
S SANTILLAN AV
W LE RIDA AV
W AVOLA AV
W ALMERIA AV
S TROPEA AV
S PINNACLE DR
S MOLERA DR
S HUMBOLDT DR
S LASSEN DR
S TRINITY DR
W DUVALI DR
W ELIZA RD
S CRIMEA CT
DRIVEWAY
S WESTGATE RD
W MARSALA AV
BAROLO PL
DOLCETTO LN
CHIANTI LN
S CETONA LN
S SIENA LN
S SORRENTO LN
W BATTLES RD
S BLOSSER RD
DRIVEWAY
W CAMAROSA ST
W PAJARO ST
DRIVEWAY
S BISCAYNE ST
W PROVANCE AV
W ANAB
S ADLER CT
S PARAISO ST
W SONYA LN
S OLYMPIA DR
S WILMA WY
W ANTHONY PL
W BURGANDY CT
W ALBA CT
ATTACHMENT C
WESTGATE RANCH SBZ
367,536



ATTACHMENT C
COYWAY BASIN
35,075 SQ FT

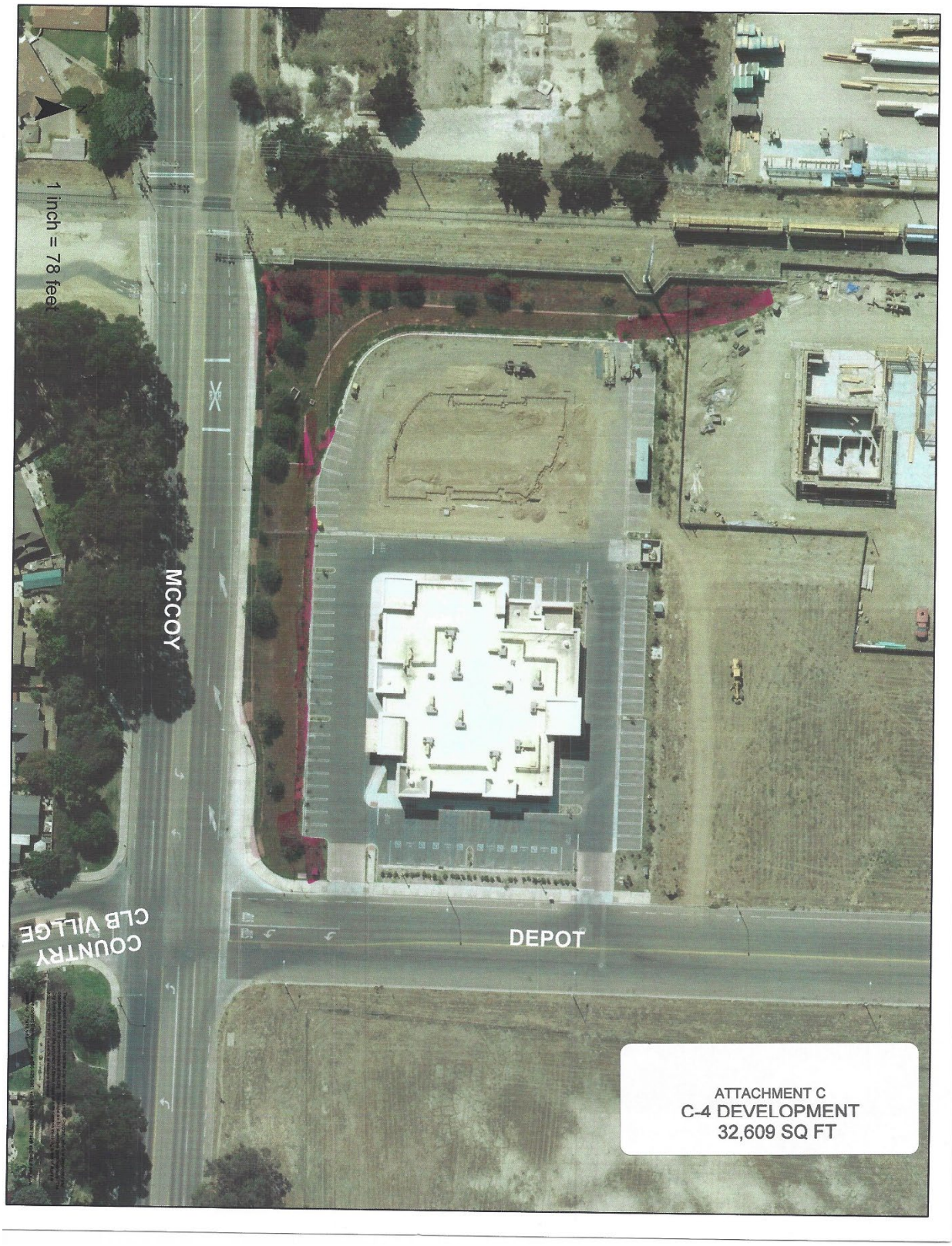

Depot
Cowan
Sowle
Thornberry
ATTACHMENT C
CHERRYWOOD
22,151 SQ FT


Pergola St
S Jaye Ct
W Dunte Dr
W Elaine Ave
S Erminia
S Erminia Way
S Wilma Way
W Ralph St
S Olympia Dr
W Clarence Ct
W Sonya Ln
Carmen Ln
Biscayne St
S Blosser Rd
ATTACHMENT C
HARVEST GLEN SBZ
88,800 SQ FT.


BLOSSER
BLOSSER
BATTLES
CAPITOLA
ADLER
BELMONT
PARALSO
PINELLE
PROVANCE
ROSE GARDEN VILLAGE
SBZ
Landscape
310,157 SQ. FT.


W Battles Rd
W Battles Rd
Centennial Gardens
Centennial Gardens
64,874 SqFt
Provance Ave
Provance Ave


VILLAGES AT WESTGATE
Landscape
340,099 SQ. FT.
Weecs
92,529 SQ. FT.


1 inch = 78 feet
MCCOY
COUNTRY CLB VILLGE
DEPOT
ATTACHMENT C
C-4 DEVELOPMENT
32,609 SQ FT


Betteravia Plaza
222,048 SqFt

ATTACHMENT D - FEE/SITE SHEET

	SOUTHEAST LANDSCAPE MAINTENANCE DISTRICT	COST PER SQ. FT.	TOTAL SQ. FT.	ANNUAL COST
1	Miller Medians – all medians south of Stowell Road		48,441	
2	Lincoln Oaks – 1400 to 1500 South Miller on west side going south on Miller Street		98,885	
3	Arbor Ridge – 1500 South Miller on west side going south on Miller Street to Battles Road		13,649	
4	Newlove Frontage – South Miller east and west side from Battles to Newlove Lane and behind fence.		41,040	
5	Las Palmas – 1800 South Miller on west side going south on Miller Street from south of Newlove to corner of Inger Street		10,821	
6	Driftwood Gardens – 1400 and 1500 South Miller easements and vines on Battles.		21,576	
7	Driftwood Gardens Basin—at Enos and Miller		72,071	
8	Driftwood Meadows – 1800 and 1900 South Miller easements from Inger to Daniels on east side of Miller Street and basin on Inger.		26,664	
9	Driftwood Meadows Basin—at Inger and Miller		53,800	
10	Celebration—1900 South Miller easements from Inger to Daniels on west side of Miller Street		1460	
11	First Christian Church – 1500 South College median by cemetery		6,731	
12	Toys R Us & Edwards – 1400 to 1500 South Bradley medians		7,650	
13	East Betteravia Medians – east of Broadway to Miller Street and east of Miller Street to end of Government Buildings, does not include Crossroads.		13,989	
14	Food 4 Less/Lucky Medians – 2400 block South Broadway		7,000	
15	Casa Bonita – 2200 South Miller easements and Centerpoint easements (vines on walls)		9,217	
16	Harvest Ranch – San Ysidro and Miller Street frontages, medians on Capistrano and bike path off La Purisima.		12,490	
17	Harvest Ranch Basin—at San Ysidro and Miller Streets		6,009	
18	Toby Villas Basin—2500 South Miller		48,889	
19	Toby Ranch – 2300 South Miller easement and East McCoy to end of street		59,454	
20	Los Cabos (Rancho San Ysidro) – 2500 South Miller easements, vines located on San Ysidro from Miller Street going east bound to end of road and on San Ysidro.		13,304	
21	Los Cabos Basin—at McCoy and Miller		68,013	
22	Knightbridge – 2500 South Miller easement, west-side of Miller Street		25,096	
23	Santa Maria Way and South Miller Medians – intersection medians		10,252	
24	Rolling Hills – 3100 Santa Maria Way easements and medians, small and large basins on Dauphin Street No mowing/edging		37,914	

25	Rolling Hills Basins-Two basins along Santa Maria Way		11,436	
26	Sunrise Hills – easements on both north and south sides of Sunrise Drive east of Maramonte Park, medians on South College Street south of Sunrise Drive to McCloud Street and easement on both east and west sides of South College Street from Sunrise Drive to McCloud Street		137,203	
27	Battles Bike Path		115,554	
28	New Love Extension		4520	
29	Arborwalk – frontage on Miller north of McCoy Lane		23,356	
30	Mission Creek median – Santa Maria Way south of Sunrise Drive		2,030	
31	Betteravia Business Plaza – Daniel Street and Betteravia past the commercial		7,581	
32	Oak Creek Condos – frontage on Miller		8,063	
33	South Broadway Medians – south of Stowell to Betteravia		34,387	
34	South College median north of Santa Maria Way—Paved median		3,762	
35	Centennial Square—Parkways on Plaza & Miller		7,687	
36	Skyview Estates—SM Way frontage, basin & pocket park		41,100	
37	Skylight Homes—SM Way frontage & basin		10,969	
	TOTAL SOUTHEAST		**1,133,499**	
	SOUTHEAST SPECIAL BENEFIT ZONES (SBZ)		**TOTAL SQ. FT.**	
a.	**CROSSROADS COMMERCIAL SBZ** – Medians on East Betteravia (east of government buildings) and medians College and Bradley, roundabouts on College and Bradley, portion of Bradley Channel, Parcel 27 and Hwy 101 and Betteravia Road off-ramps-South	**COST PER SQ. FT.**	115,180	**ANNUAL COST**
	Crossroads Basin -- Grassy basin at College and Southside		366,187	
	Parcel 27 Basin -- Weedy basin bottom		46,154	
	Crossroads Bike Path		43,141	
	Crossroads @ 101		95,105	
	CROSSROADS COMMERCIAL TOTAL		**665,767**	
b.	**CROSSROADS RESIDENTIAL SBZ** – includes Cottages I and II, Vintage Homes, and portion of Bradley Channel.		94,117	
	CROSSROADS RESIDENTIAL TOTAL		**94,117**	

c.	**BRADLEY SQUARE SBZ** – Roundabout at McCoy and College, roundabout at Bradley and McCoy, frontages along McCoy Lane all the way to proposed on-ramp, Crossroads Lane, Bradley Road, College to Sunrise, San Ysidro, Lewis Road, College medians, Fire Station 4, park frontage along Hawkins, Leahy and Forbes, Leo Trujillo area and entire MPT adjacent to 101.		350,028	
	BRADLEY SQUARE TOTAL		**350,028**	

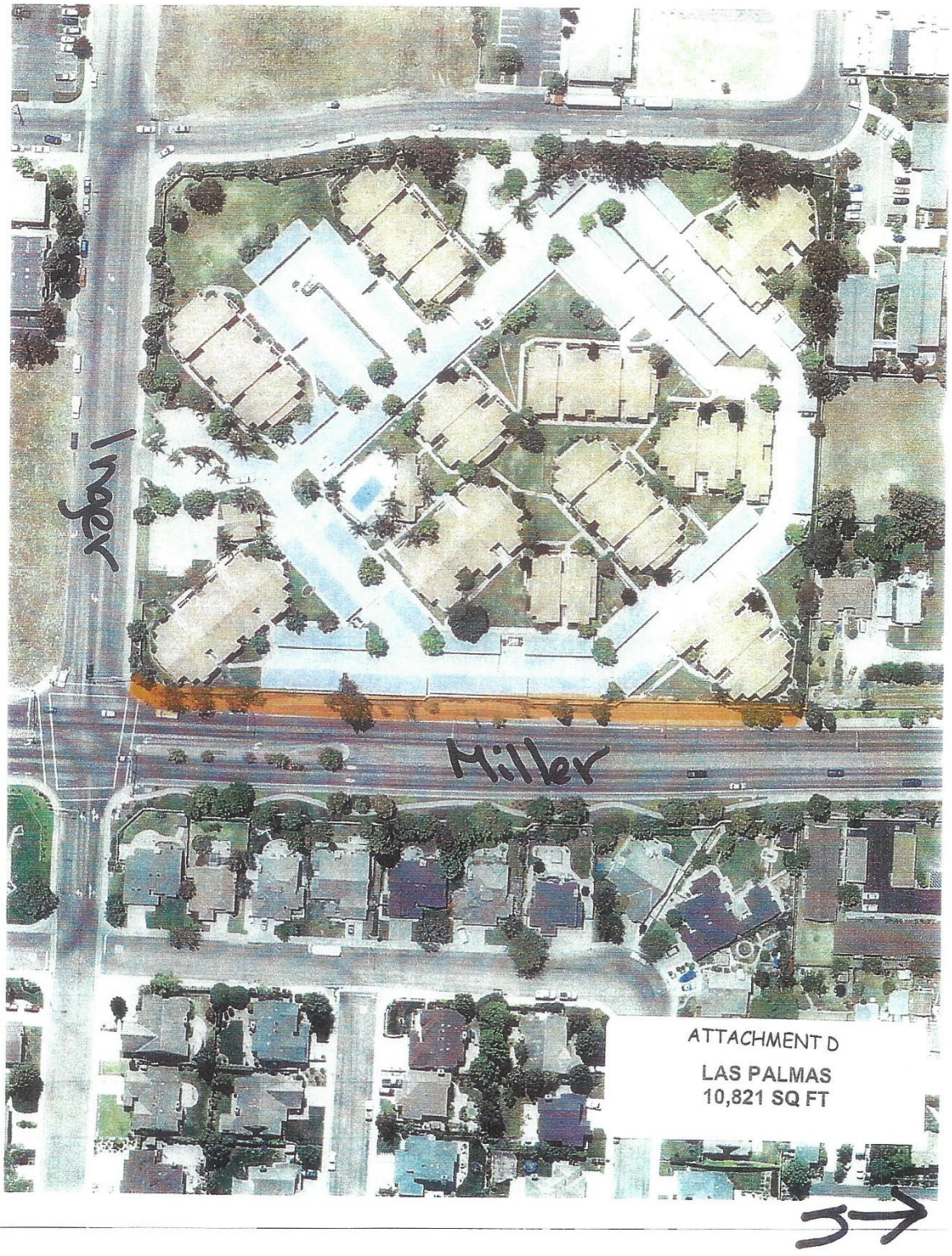
d.	**ENOS RANCH SBZ** – The north side of Betteravia Rd, both sides of Bradley and Meehan to Shepard. The east side of Shepard and of College down to the basin. Coast Hills parcel and HWY 101 and Betteravia Road off-ramps-North		148,452	
	Enos Ranch Basin –Grassy Basin along S. College Rd.		26,000	
	Enos @ 101		95,105	
	Home Motors Frontage –Battles bike path by car dealer		7,324	
	ENOS RANCH TOTAL		**276,881**	

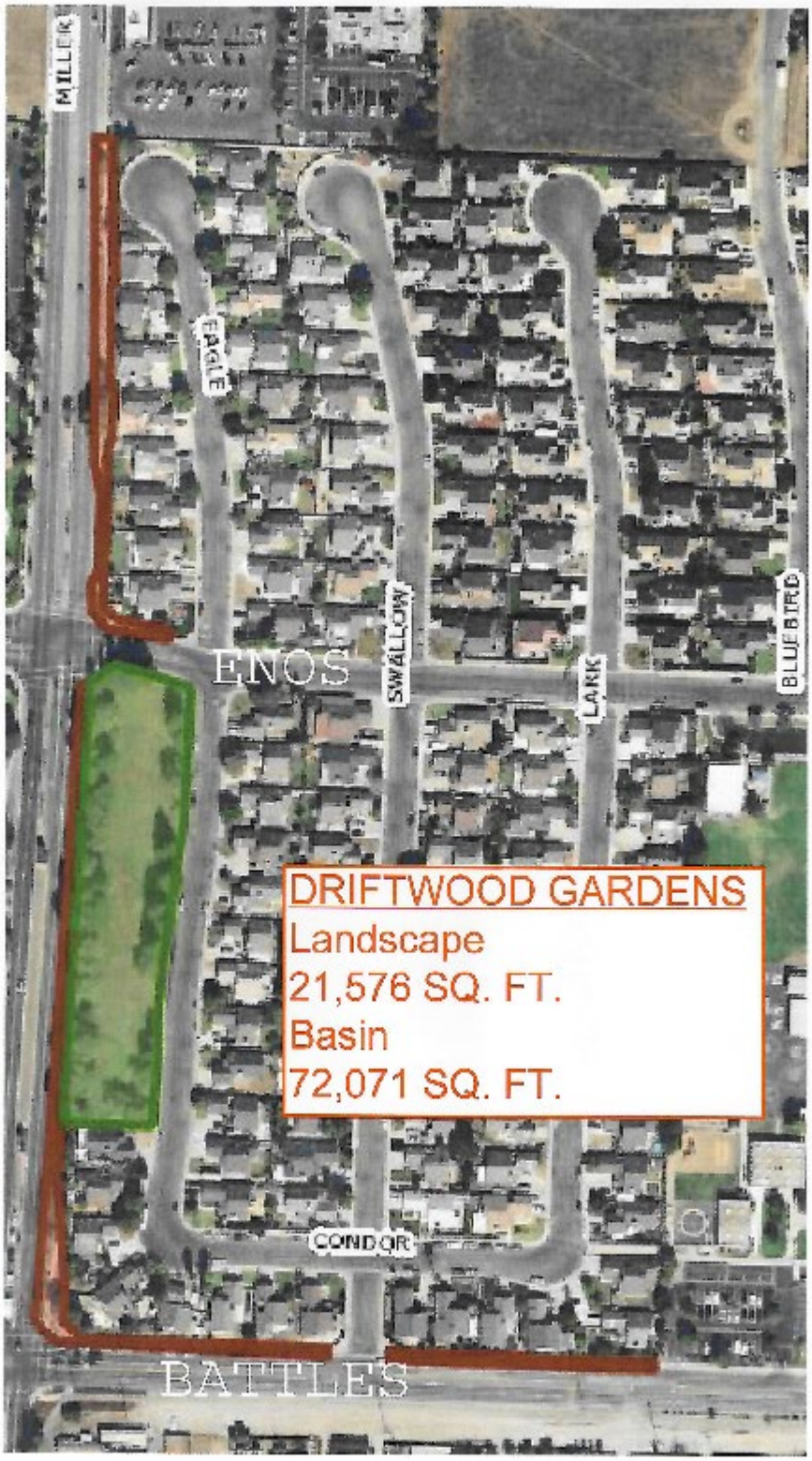
	SOUTHEAST TOTAL COST		**2,520,292**	



ATTACHMENT D

NEWLOVE FRONTAGE
41,040 SQ FT


Inger
Miller
ATTACHMENT D
LAS PALMAS
10,821 SQ FT


MILLER
EAGLE
ENOS
SWALLOW
LANK
BLUE BIRD
DRIFTWOOD GARDENS
Landscape
21,576 SQ. FT.
Basin
72,071 SQ. FT.
CONDOR
BATTLES


DRIFTWOOD MEADOWS
Landscape
26,664 SQ. FT.
Basin
53,800 SQ. FT.
Inger
CELEBRATION
MILLER
ST
OLIVE
LINDEMAN
HINES
MARIOTT
DANIEL


CELEBRATION
Landscape
1,460 SQ. FT.
CELEBRATION
UNNAMED ST
UNNAMED ST
MILLER



ATTACHMENT D

FIRST CHRISTIAN CHURCH
6,731 SQ FT


Bradley
ATTACHMENT D
TOYS R US
EDWARDS
7,650


Broadway
Miller
Betteravia
ATTACHMENT D
EAST BETTERAVIA MEDIANS
13,989 SQ FT


Bettervia
N
McCoy
Broadway
ATTACHMENT D
FOOD 4 LESS/LUCKY
MEDIANS
7,000 SQ FT


Miller
Centerpoint Parkway
ATTACHMENT D
CASA BONITA
9,217 SQ FT


HARVEST RD
MONTEREY
CASTILLO
SAN ANTONIO
VENTURA
SAN LUIS
SAN MATEO
SANTA BARBARA
LA PUENTE
LANAI
Harvest Ranch
Landscape
12,490 SQ. FT.
Basin
6,009 SQ. FT.


Toby Ranch
Basin
59,454 SQ. FT.
Toby Villas
Landscape
48,889 SQ. FT.
CABO SAN JOSE
SAN JUAN CO
SAN TELMO
CALLE GRANDE
CABO SAN LUCAS
CABALLERO
VIA DE LA CRUZ
MILLER

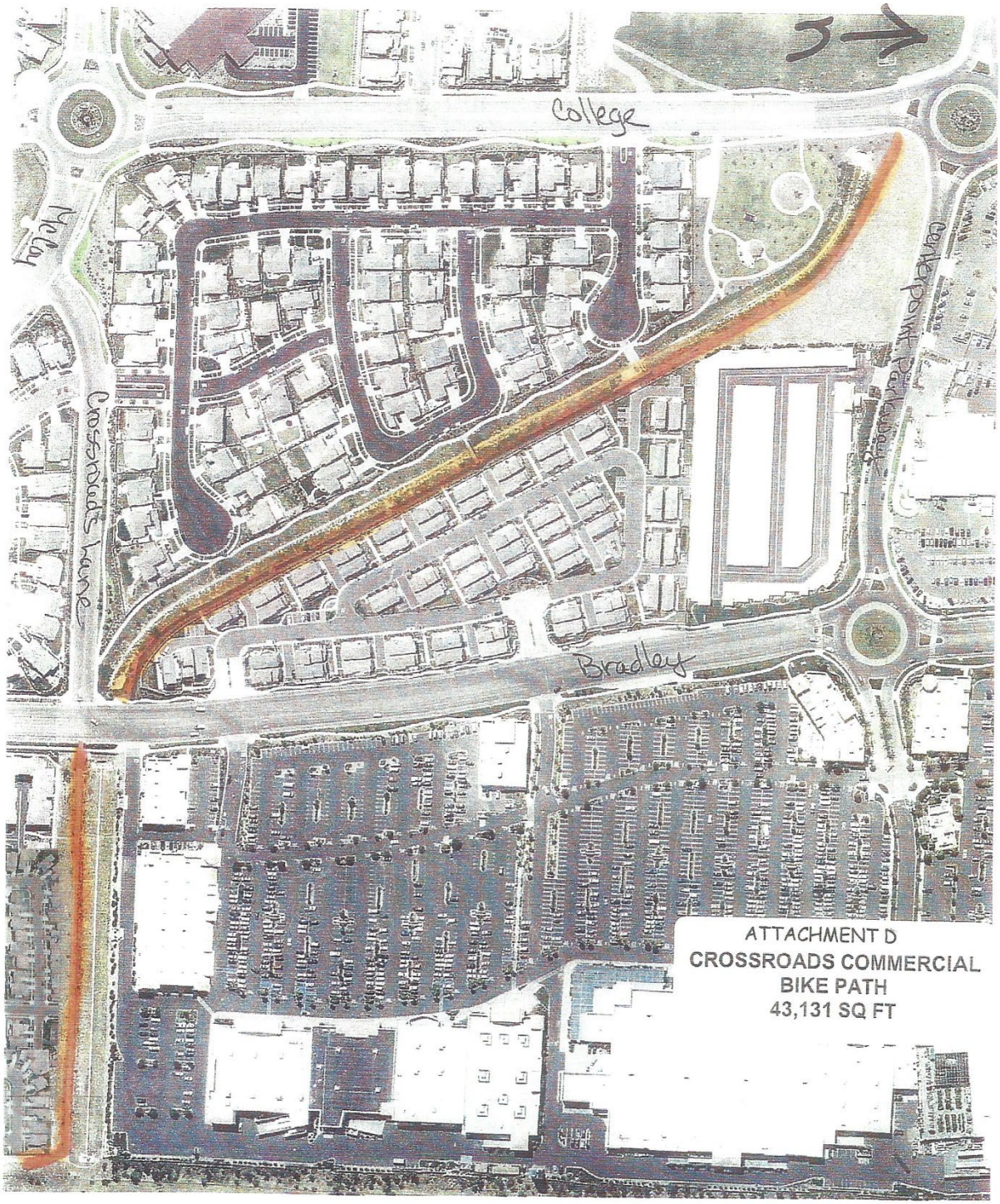

LOS CABOS/RANCH SAN YSIDRO
Landscape
13,304 SQ. FT.
Basin
66,013 SQ. FT
KNIGHTBRIDGE
Landscape
25,096 SQ. FT.
MILLER
SAN LINO
SAN YSIDRO


N
Santa Maria Way
Broadway
Miller
ATTACHMENT D
SANTA MARIA WAY & SOUTH
MILLER MEDIANS
10,252 SQ FT

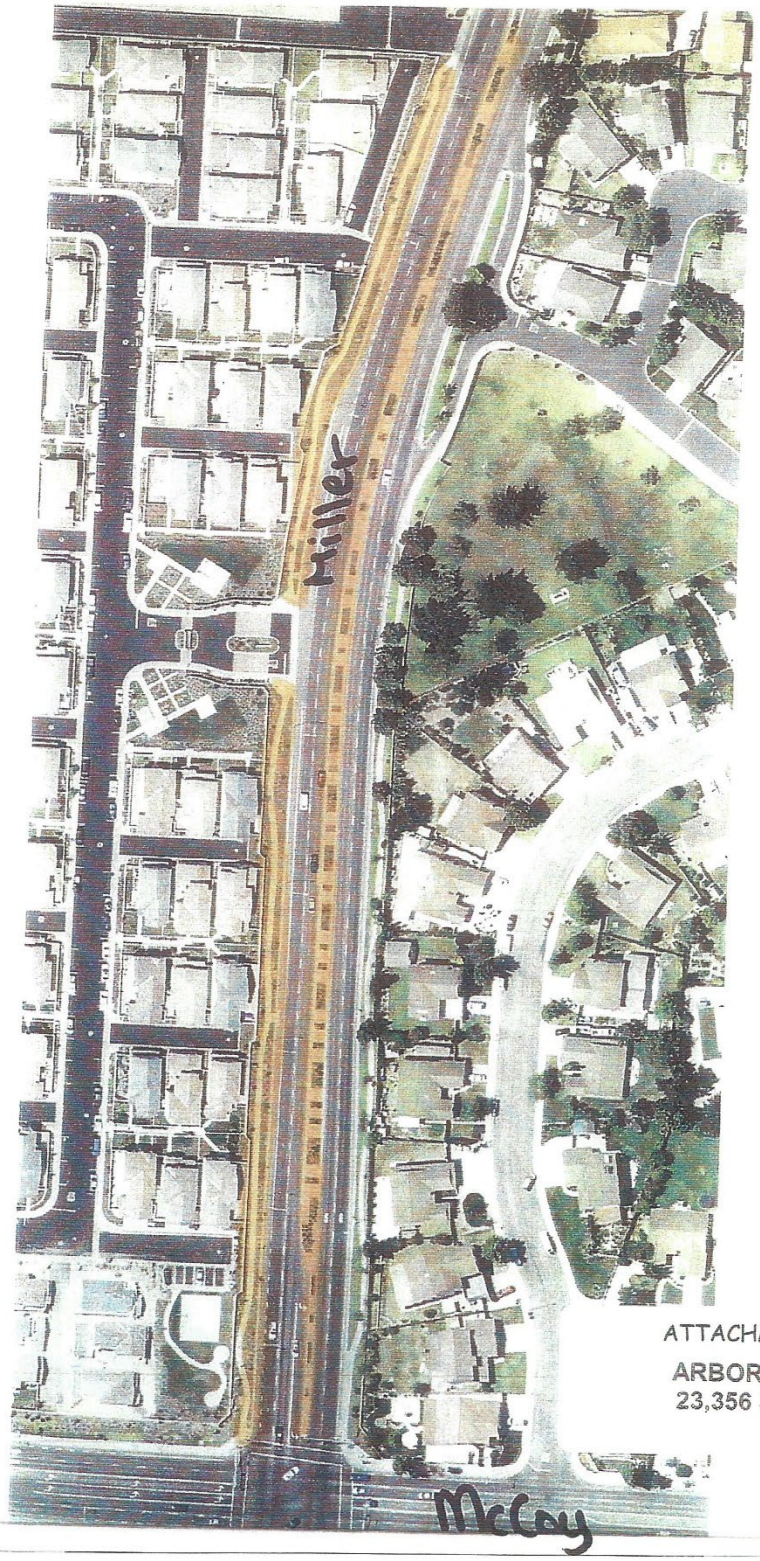

ROLLING HILLS
Landscape
37,914 SQ. FT.
Basin
11,436 SQ. FT
SAN EL MARTA
DALPHIN
FAIRLANE
RICHMND


Sunrise
College
ATTACHMENT D
SUNRISE HILLS
137,203
McCloud


NEWLOVE EXTENSION
4,520
ATTACHMENT D
BATTLES BIKE PATH (SE)
119,320 SQ FT

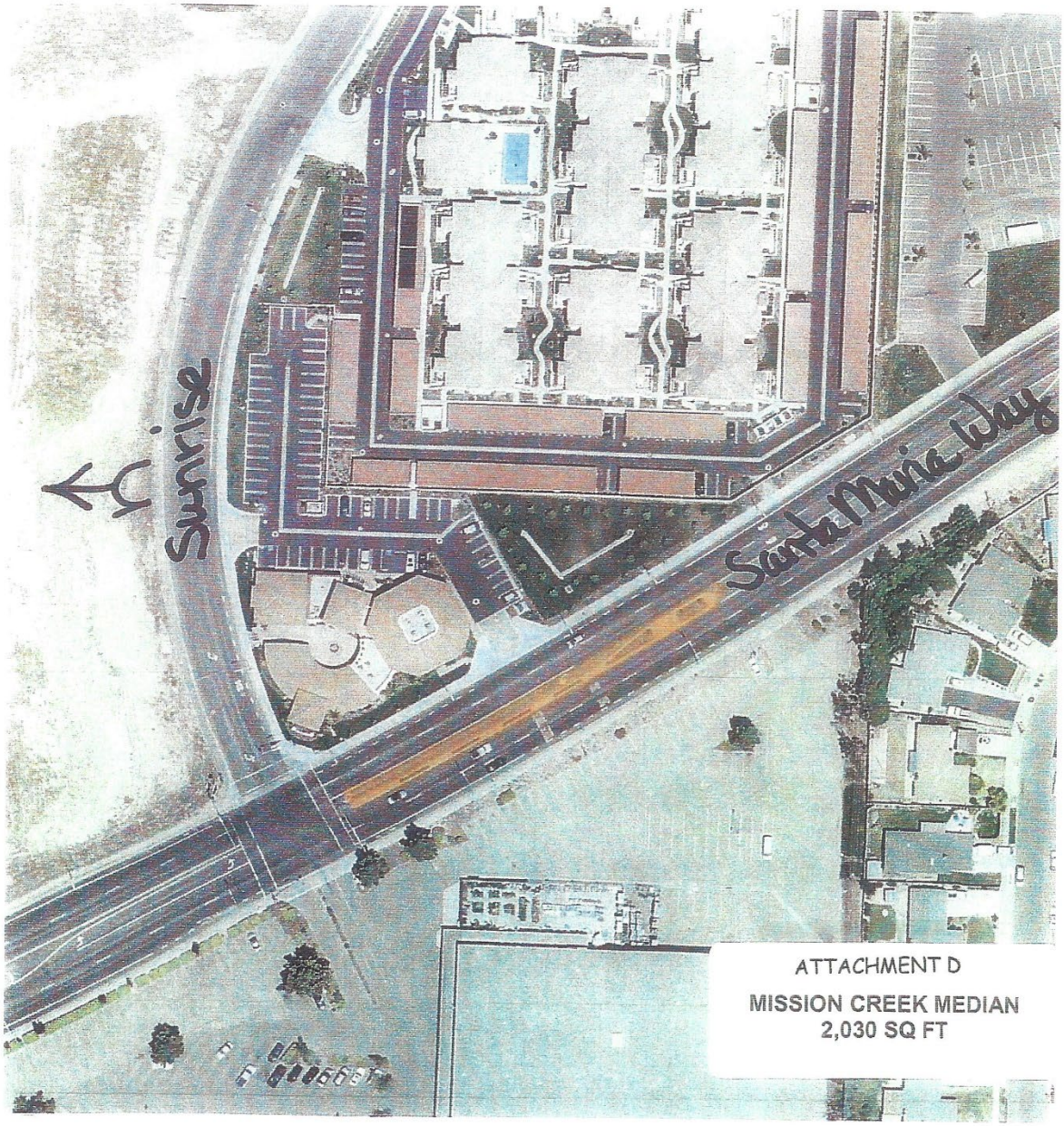


ATTACHMENT D
CROSSROADS COMMERCIAL
BIKE PATH
43,131 SQ FT



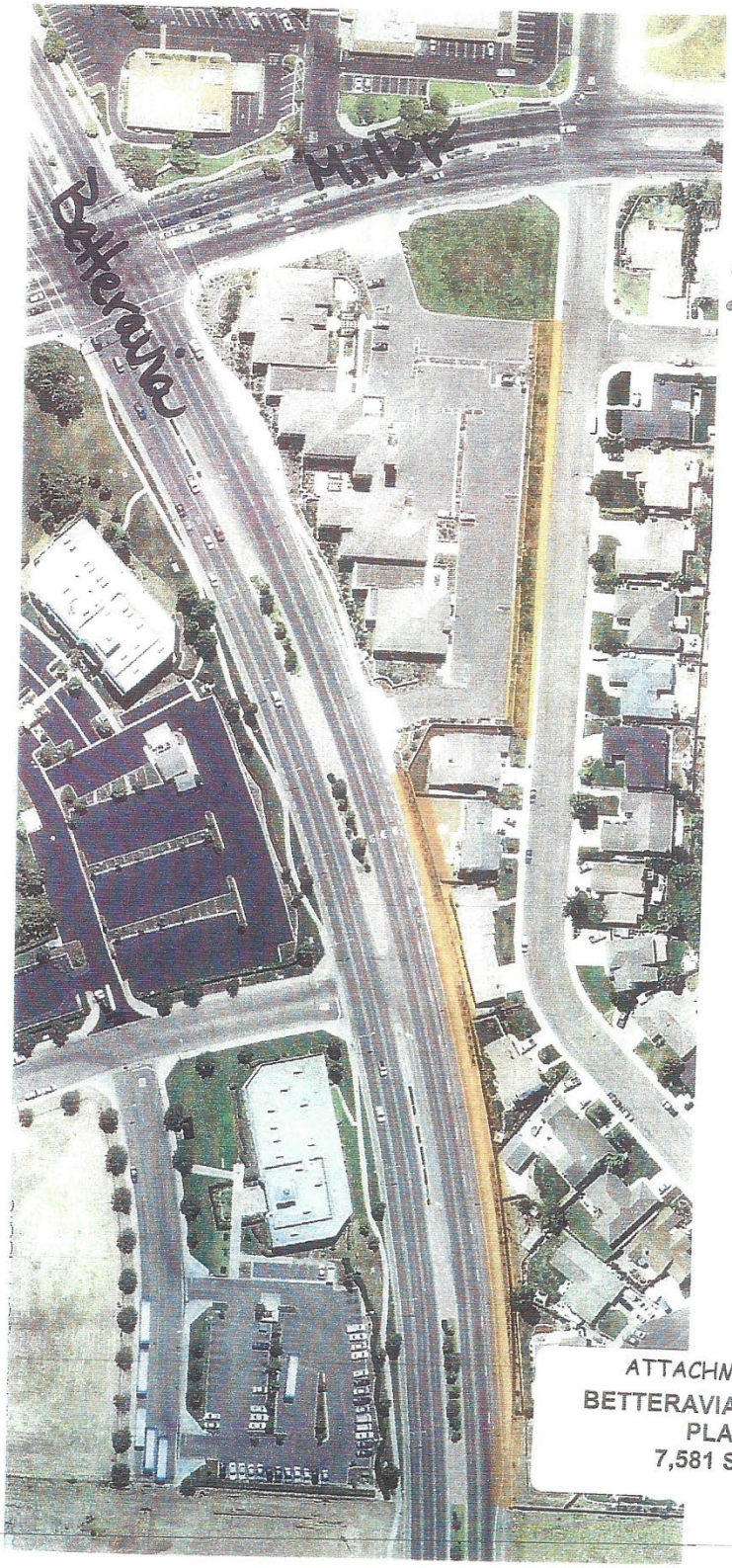
ATTACHMENT D

ARBORWALK
23,356 SQ FT



ATTACHMENT D

MISSION CREEK MEDIAN
2,030 SQ FT

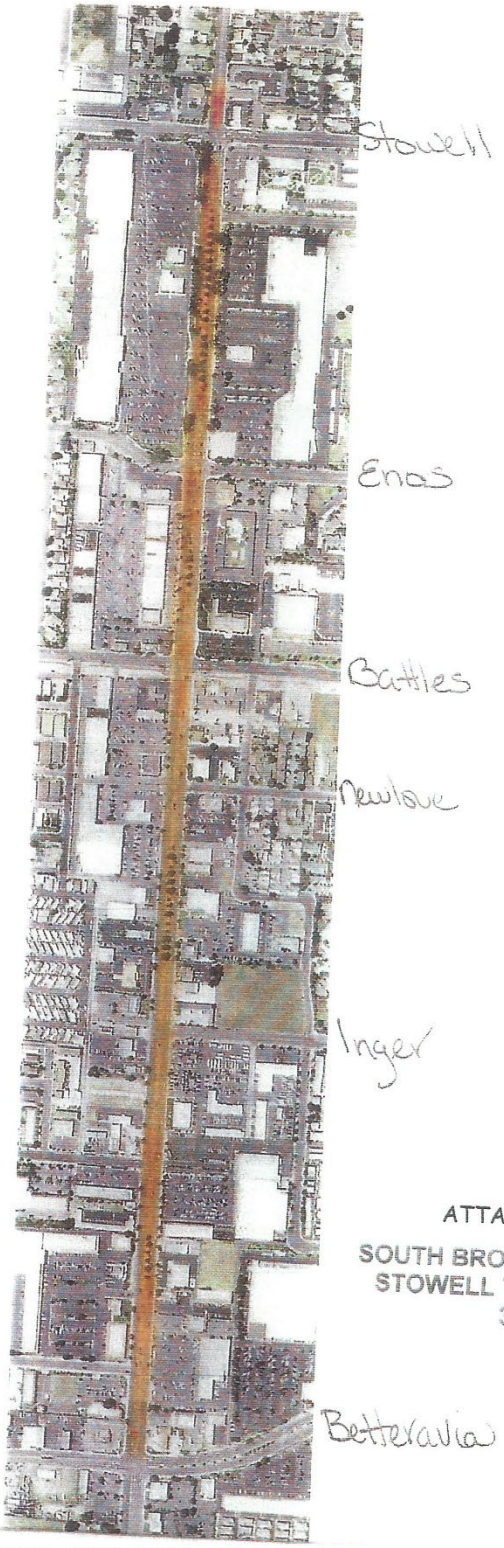


ATTACHMENT D
BETTERAVIA BUSINESS
PLAZA
7,581 SQ FT



ATTACHMENT D

OAK CREEK CONDOS
8,063 SQ FT



ATTACHMENT D

SOUTH BROADWAY MEDIANS
STOWELL TO BETTERAVIA
34,387


ATTACHMENT D
SOUTH COLLEGE MEDIAN
NORTH OF SANTA MARIA WAY
3,762 SQ FT

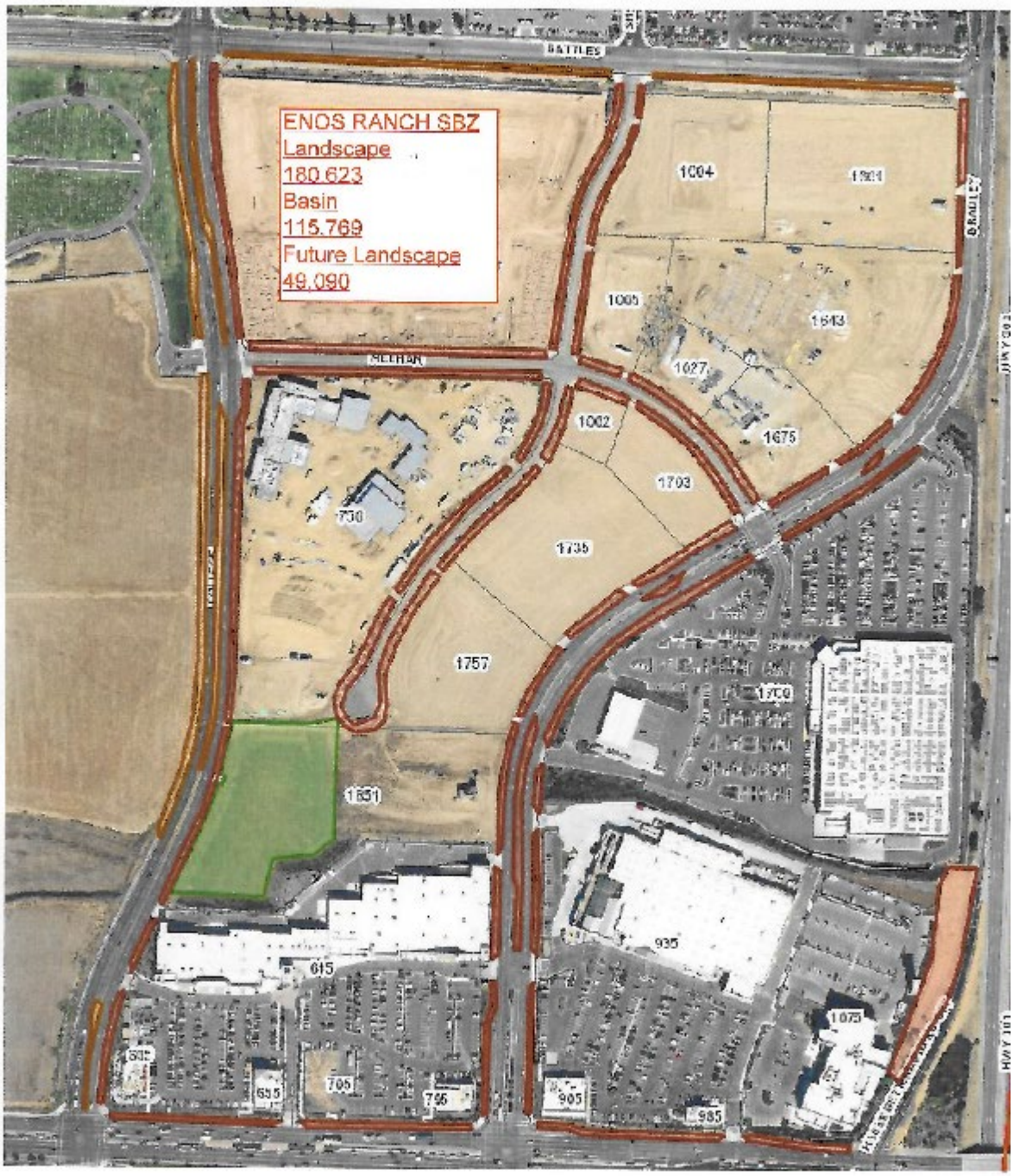

Rod Dr
Richmind Ct
Santa Maria Way
Rod Dr
Skylight Homes:
10,969 Sqft
Wilshire Ln
Fairdane Pl
Santa Maria Way
Holly Oak Ln


CROSSROADS COMMERCIAL SBZ
Landscape
118,180
Basin
366,187
Weeds
95,105
SOUTHSIDE
DEL NORTE
LA NORIA
CROSSROAD
UNNAMED ST
HWY 101


CROSSROADS AT 101
Landscape
95,105 SQ. FT.


CROSSROADS RESIDENTIAL
SBZ
Landscape
94,117 SQ. FT.
SOUTH SIDE
DEL NORTE
TULIP
IRIS
ALDER
NUTHES
RIDDER
LA NORIA
EL NIRIO
EL ACEBO
LA GRACIA
ORCHID
MCCOY
SINGLETON
FRANCIS


Bradley
McCoy
College
McCoy
ATTACHMENT D
BRADLEY SQUARE SBZ
350,028 SQ FT


ENOS RANCH SBZ
Landscape
180.623
Basin
115.769
Future Landscape
49.090
BATTLES
MELHAN
BRADLEY
1004
1005
1027
1002
1675
1703
1735
1757
1851
935
615
1075
705
905
985


Centennial Square
7,687 Sq Ft
1453


Playground
Northman (Skyview Estates)
41,100 Sq Ft
Skyview Ln
Skyview Ln
Skyview Ln
Skyview Ln
Skyview Ln
Skyview Ln
Santa Maria Way
Santa Maria Way
Santa Maria Way
Rod Dr
Rod Dr
Rod Dr
Fogg Ct
Ernie Ct
Adele Ct
Koval Ln
Koval Ln
Koval Ln
Koval Ln
Norma General Bussines
Home goods store
Trisha Ct
Dian Dr
Wilshire Ln
Wilshire Ln
Dauphin St
Richmind Ct
101

NORTHWEST STAFFING SHEET

Bidder's Name: _____

Name, years of experience and Certifications of crew Foreman_____

Number of full-time employees …… _____

Number of part-time employees …….. _____

Number of temporary/seasonal employees……... _____

Average years of employees are employed by bidder …… _____

Average hours per week that part-time employees …… _____

Describe full-time and part-time employees and their qualifications, including certifications and licenses and how each landscape maintenance district and special benefit zone will be staffed.

_____

_____

_____

_____

_____

Describe account/clerical employees, their qualifications and skills and how your firm will utilize these skills to perform the scope of services as outlined in this RFP.

_____

_____

_____

_____

_____

NORTHEAST STAFFING SHEET

Bidder's Name: _____

Name, years of experience and Certifications of crew Foreman_____

Number of full-time employees …… _____

Number of part-time employees …….. _____

Number of temporary/seasonal employees……... _____

Average years of employees are employed by bidder …… _____

Average hours per week that part-time employees ……. _____

Describe full-time and part-time employees and their qualifications, including certifications and licenses and how each landscape maintenance district and special benefit zone will be staffed.

_____

_____

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_____

Describe account/clerical employees, their qualifications and skills and how your firm will utilize these skills to perform the scope of services as outlined in this RFP.

_____

_____

_____

_____

_____

SOUTHWEST STAFFING SHEET

Bidder's Name: _____

Name, years of experience and Certifications of crew Foreman_____

Number of full-time employees …… _____

Number of part-time employees …….. _____

Number of temporary/seasonal employees……... _____

Average years of employees are employed by bidder …… _____

Average hours per week that part-time employees ……. _____

Describe full-time and part-time employees and their qualifications, including certifications and licenses and how each landscape maintenance district and special benefit zone will be staffed.

_____

_____

_____

_____

_____

Describe account/clerical employees, their qualifications and skills and how your firm will utilize these skills to perform the scope of services as outlined in this RFP.

_____

_____

_____

_____

_____

SOUTHEAST (SOUTH MILLER/SOUTH COLLEGE) STAFFING SHEET

Bidder's Name: _____

Name, years of experience and Certifications of crew Foreman_____

Number of full-time employees …… _____

Number of part-time employees …….. _____

Number of temporary/seasonal employees…….. _____

Average years of employees are employed by bidder …… _____

Average hours per week that part-time employees ……. _____

Describe full-time and part-time employees and their qualifications, including certifications and licenses and how each landscape maintenance district and special benefit zone will be staffed.

_____

_____

_____

_____

_____

Describe account/clerical employees, their qualifications and skills and how your firm will utilize these skills to perform the scope of services as outlined in this RFP.

_____

_____

_____

_____

_____

Extra's Price List

Bidder's Name_____

Please fill in unit cost for the complete purchase and installation of the items listed below. Truck and personnel rates will be used for projects that the unit pricing does not cover.

1 gallon plant installed	$_____
5 gallon plant installed	$_____
15 gallon tree installed	$_____
24" box tree with staking installed	$_____
Flat of Gazania ground cover installed	$_____
I cubic yard of died wood chip 'bark' installed	$_____
Support truck per hour	$_____
Crew member per hour	$_____
Foreman/Specialist per hour	$_____

This list will qualify Contractor for small repair and maintenance projects without the need for bid proposals.

Irrigation Testing

Twice yearly random testing of representative sample of each District and SBZ

Test results	Points Awarded
Completely functioning system	100
System doesn't turn on or off	0
Leaking system with adequate pressure	75
Leaking system with low pressure	0
System with half of heads miss-nozzled or miss-adjusted	0
Systems with some miss-nozzled or miss-adjusted	50-75

Test scores will be used as evaluation of adherence to the contract standards

Bidder's Name_____

Invoice Instructions Acknowledgement Sheet

☐ I have read and understand the invoicing instructions of the RFP. I have the ability to meet these needs without exception.

☐ I have read and understand the invoicing instructions of the RFP. I have the ability to meet these needs with the following exceptions:

_____

_____

_____

_____

_____

_____

_____

_____

Signature: _____

Print Name: _____

Title: _____

REFERENCES

Bidder's Name: _____

Provide references of at least three references of governmental, and/or commercial accounts that your firm has contracted with in the last three years for landscape maintenance services. For each reference include a company name, mailing address, contact person, contact person's title, telephone number and e-mail address. All information must be completed. The City of Santa Maria or its employees **may not** be listed as references.

Firm Name: _____

Address: _____

Individual's Contact Name: _____

Individual's Contact Title: _____

Telephone: _____

Email: _____

Firm Name: _____

Address: _____

Individual's Contact Name: _____

Individual's Contact Title: _____

Telephone: _____

Email: _____

Firm Name: _____

Address: _____

Individual's Contact Name: _____

Individual's Contact Title: _____

Telephone: _____

Email: _____

Bid Submittal Checklist

Order of Bid Submittal

To facilitate ease of review, each bid submitted shall be submitted in the following sequence:

A. **One original and five (5) copies** of the bid

B. Maps, Fee and Staffing Sheets with bidders name (map on one copy only)

C. Cover letter, Resume and Profile

D. Signature Page

E. Copy of State of California C-27 Landscape Contractor, City Business and Pesticide Applicator's Licenses

F. References

G. Signature Page-Not to be shared

H. Invoice Instructions Acknowledgement Sheet

I. Copy of all credentialing of company employees assigned to the contract, no names

J. Bid Submittal Checklist

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Dennis Smitherman, Interim Director of Recreation and Parks

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving Amendment No. 1 to Professional Services Agreement with West Coast Arborist, Inc, for Urban Forest Maintenance**

Description:
The City Council will consider adopting a Resolution approving Amendment No. 1 to agreement with West Coast Arborist, Inc. to increase funding for urban forest maintenance services by $100,000.

RECOMMENDATION:

1. Adopt a Resolution Approving Amendment No. 1 to Professional Services Agreement with West Coast Arborist, Inc. for Urban Forest Maintenance and
2. Approve an additional increase of $100,000 for additional tree maintenance work to be completed; and
3. Authorize City Manager, or designee, to execute agreement.

BACKGROUND:

The City of Santa Maria entered into an Agreement for Professional Services with West Coast Arborist, Inc. for Urban Forest Maintenance on February 18, 2025. This 24-month agreement provides professional tree maintenance services throughout the City of Santa Maria. This amendment will increase the contract by $100,000 to care for the City's Urban Forest.

DISCUSSION:

The City of Santa Maria entered into an Agreement for Professional Services Urban Forest Maintenance with West Coast Arborist, Inc. for work approximating a value of $300,000. The amendment will increase the contract amount in the first fiscal year by $100,000 for additional expenses incurred as a result of extra care needed resulting from Oak Moth, right-of-way tree removals (supporting Public Works projects), and root pruning.

West Coast Arborist, Inc. provides a dedicated crew and performs the majority of regularly scheduled and emergency tree work throughout the City. City staff perform minor work, but professional services are needed for trees that require specialty equipment to address.

Fiscal Considerations

The recommendation is to increase the contract agreement amount from $300,000.00 to a not to exceed amount of $400,000.00. Funds for this work come from a variety of sources, including Gas Tax, Measure A, and Landscape Districts. Adequate funds are available for this increase.

Impact on the Community

The community benefits from having on-call professional tree maintenance services, particularly when high-winds, storms, or natural decay impacts a tree that needs to be maintained or removed immediately. Regular tree maintenance helps keep the trees healthy and provides for an enriching outdoor experience for residents.

ATTACHMENT(S)

A. Resolution
B. Amendment No. 1 to Professional Services Agreement

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORIST, INC. FOR URBAN FOREST MAINTENANCE

WHEREAS, on February 18, 2025, the City Council of the City of Santa Maria approved an Agreement for Professional Services Urban Forest Maintenance for a 24-month period; and

WHEREAS, West Coast Arborist, Inc. was awarded the contract Agreement; and

WHEREAS, additional work for Oak Moth treatment, tree removal in the right-of-way (Public Works projects), and root pruning was completed; and

WHEREAS, contract Agreement funds have been nearly spent; and

WHEREAS, there is additional tree maintenance work to be completed; and

WHEREAS, budgets have been reviewed, and adequate funding has been identified.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. Approved Amendment No. 1 to Professional Services Agreement with West Coast Arborist, Inc.

SECTION 2. Authorized additional increase of $100,000 to the contract from $300,000 to a not to exceed amount of $400,000.00 for the current fiscal year.

SECTION 3. Authorized City Manager or designee to execute agreement and take all necessary steps to complete these proceedings.

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

///

///

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

AMENDMENT NO. 1 TO AGREEMENT FOR PROFESSIONAL SERVICES

This Amendment No. 1 to Agreement for Professional Services between West Coast Arborist, Inc. (WCA) a California Corporation ("Contractor"), and the City of Santa Maria, a California Municipal Corporation and charter city ("City"), in Santa Maria, California, based on the following recitals:

1. West Coast Arborist, Inc. (WCA) submitted a proposal that the City deemed acceptable and has extensive knowledge and is qualified to provide the services needed and is willing to provide those services on mutually agreeable terms; and

2. The parties entered into an Agreement for Professional Services on February 18, 2025; and

3. WCA was authorized to provide tree maintenance services within the scope of work of the Agreement with a not-to-exceed amount of $300,000.00 per year under the agreement; and

4. WCA has performed citywide tree maintenance and removals as directed by City staff; and

5. Additional, unanticipated work was needed for Oak Moth treatment, tree removals in the right-of-way (Public Works projects), and root pruning; and

6. The total spend for Fiscal Year 2025-2026 has reached $_____ and an increase in the not-to-exceed amount for the contract is necessary before work can continue within the Fiscal Year; and

7. Additional funds are available from the Gas Tax, Measure A and Landscape Districts accounts.

NOW, THEREFORE, IT IS AGREED:

1. The not-to-exceed amount is to be increased from $300,000 to $400,000 for Fiscal Year 2025-2026.

2. The City Manager or their designee is authorized to execute this agreement.

3. All other terms of the Agreement remain unchanged.

IN WITNESS THEREOF, this agreement is executed by the parties on the date first written above.

CONTRACTOR
West Coast Arborist
Attn: Lorenzo Perez
2200 E. Via Burton
Anaheim, CA 92806

_____
By:

CITY OF SANTA MARIA, a Municipal Corporation
Recreation and Parks Department
Attn: Dennis Smitherman
615 S. McClelland
Santa Maria, CA 93454

_____
By:

APPROVED AS TO FORM:

_____
City Attorney

_____
Risk Manager

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Donna G. Schwartz, Chief Deputy City Clerk

DATE: May 5, 2026

SUBJECT: **Appointments to Fill a City Council Vacancy on Outside Boards, Commission, and Committees Requiring City Council Representation**

Description:
The City Council to confirm appointments to various outside boards, commissions, and committees.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Mayor to make appointments to fill a City Council vacancy on outside boards, commissions, and committees and the City Council to ratify the selections.

BACKGROUND:

The resignation of Councilmember Carlos Escobedo at the March 3, 2026, City Council Meeting created vacancies in three of the ten boards, commissions, and committees where City Council Members sit as representatives. These positions must now be filled by new appointments from the Mayor and ratified by the City Council.

DISCUSSION:

The four agencies currently requiring City Council representation are as follows:

1. Central Coast Water Authority (CCWA)
2. Central Coast Collaborative on Homelessness (3CH) (Home for Good)
3. Santa Maria Airport/Council Informational (SMA/CI)
4. Schools Quarterly Roundtable

Staff has conferred with Mayor Patino about Councilmember appointments to the various boards, commissions, and committees, and she has asked that the City Council consider the appointments listed on attachment A.

Impact on the Community
Having councilmembers serve on outside agencies positively impacts the community by ensuring Santa Maria is well-represented when countywide matters are addressed by

various boards, commissions, and committees. Their participation guarantees that the community remains informed about the activities and decisions of these outside agencies. Councilmembers who participate in these meetings are required to report any significant actions taken, if any, by these committees at each City Council meeting during *Oral Reports of Councilmembers and Officers (Including AB 1234 Reports)* section on the agenda.

ATTACHMENT(S)

A. Proposed Appointments

Boards/Commissions/Committees
Requiring Council Representation

Board	Current Appointment	Proposed Appointment
Central Coast Water Authority (CCWA)		
	Member: Utility Director	
	Alternate: Vacant	Councilmember Batalla
Central Coast Collaborative on Homelessness 3CH (Home for Good)		
	Member: Soto	
	Alternate: Vacant	Councilmember Batalla
Santa Maria Airport/Council Informational SMA/CI		
	Member: Vacant	Councilmember Flores
	Member: Soto	
Schools Quarterly Roundtable		
	Member: Soto	
	Member: Vacant	Councilmember Batalla

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Donna G. Schwartz, Chief Deputy City Clerk

DATE: May 5, 2026

SUBJECT: Appointment to the Block Grants Advisory Committee

Description:
The City Council will consider making an appointment to the Block Grants Advisory Committee.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Block Grants Advisory Committee
Councilmember Aguilera will have the opportunity to make one nomination for an unexpired term ending July 2026, appointed by the Mayor, and confirmed by Council.

Two unexpired terms ending July 2026:	Nomination to be made by:
Vacant	Councilmember Aguilera

Applicants:
Corrie Meals

BACKGROUND:

Attendance

Members of the City's Boards, Commissions, and Committees serve an important role in advising staff and the City Council on matters that affect policy and issues that affect the future of the community; therefore, Members' attendance is key to the work these Boards, Commissions, and Committees perform. Members serve in their capacity as Members at the pleasure of the City Council pursuant to Santa Maria Municipal Code (SMMC) Section 2-16.02. As established by SMMC 2-16.01, Members are required to attend meetings regularly and not miss 25 percent of the regular meetings in a calendar year, or they would be deemed to have resigned upon acceptance by the City Council. While the Municipal Code focuses on the Planning Commission, Recreation and Parks Commission, Board of Appeals, and Library Board, it is the expectation that all City Boards and Committee Members participate and attend meetings in the same manner as those Boards, Commissions, and Committees defined in the Municipal Code.

DISCUSSION:

Members of the Block Grants Advisory Committee are required by the Political Reform Act (Govt. Code Section 81000-91014), and the City's Conflict of Interest Code, to file Statements of Economic Interest, Form 700, disclosing personal assets and income within 30 days of appointment, annually thereafter, and upon leaving office. Committee Members must also disqualify themselves from participating in decisions which may affect their personal economic interests. Statements of Economic Interests are public documents and may be inspected by any member of the public and copied if requested. The Fair Political Practices Commission (FPPC) is the State agency which interprets the law's provisions.

Copy of the application may be obtained from the City Clerk's office upon request.

Alternative(s)

A Councilmember could decide to withhold their nomination to a Board, Commission, or Committee until such time as additional applications could be received or there is sufficient opportunity for the Councilmember to make contact with the existing applicant(s) to be considered for nomination.

Impact on the Community

Having members of the public serve on the City's Advisory Bodies provides a positive impact to the community, enabling the City to obtain input from all segments of the community and ensures that the community receives information regarding the activities of the City's Boards, Committees, and Commissions.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Chenin Dow, Community Development Director

DATE: May 5, 2026

SUBJECT: Adoption of a Resolution Approving the City of Santa Maria 2045 General Plan

Description:
The City Council will consider adopting a Resolution approving the certification of the Final Environmental Impact Report, adoption of the Santa Maria 2045 General Plan including initiation of proceedings to amend the City's Sphere of Influence and annex the territory designated "Planned Annexation," and approval of a Zoning Map Amendment repealing and reenacting the City of Santa Maria Official Zoning Map for consistency with the General Plan.

Environmental Notice: Environmental review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2025020584) pursuant to the California Environmental Quality Act (CEQA) and State Guidelines.

RECOMMENDATION:

Take the following actions:

1. Adopt a Resolution certifying an Environmental Impact Report, making California Environmental Quality Act findings, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations for the City of Santa Maria 2045 General Plan Update; and
2. Adopt a Resolution adopting the City of Santa Maria 2045 General Plan Update, replacing the existing adopted General Plan, and making certain findings; and
3. Waive first reading and introduce an Ordinance approving a Zoning Map Amendment (Z2026-0001) repealing and reenacting the City of Santa Maria Official Zoning Map; and
4. Set said adoption of Ordinance at the next regular City Council meeting.

BACKGROUND:

The City of Santa Maria's General Plan is a comprehensive document that establishes the community's vision and provides a framework that will guide decisions on topics such as growth, economic development, and land use through the planning horizon year of 2045. The plan includes goals, policies, and implementation actions in chapters called Elements. The Santa Maria 2045 General Plan supersedes and replaces the City's

current General Plan and has been substantially updated to address local conditions, community priorities and goals, and State law.

The Final Environmental Impact Report (EIR) evaluates the potential environmental effects associated with the General Plan and is intended to be a program-level document. The adoption of the Santa Maria 2045 General Plan does not include the Housing Element, which has been previously adopted and certified by the State Department of Housing and Community Development (HCD).

The General Plan and associated EIR reflect the input of hundreds of Santa Maria residents, business owners, local organizations, community stakeholders, and developers gathered over the course of six years since the General Plan Update effort was initiated. It seeks to capture and facilitate the community's vision for the future of Santa Maria: a close-knit, family-oriented community that epitomizes cultural vibrancy and economic prosperity for all.

Planning Commission Review

The Santa Maria Planning Commission reviewed the General Plan Update project at a noticed public hearing on February 18, 2026. At this hearing the item was continued to March 4, 2026, with direction to staff to respond to the items raised in public comment letters submitted by the Grower Shipper Association, Urban Planning Concepts, Inc., and Marian Regional Medical Center. All of the comments raised in these letters have been addressed in the Planning Commission Staff Report dated March 4, 2026 (Attachment J). The Planning Commission considered the information in the staff report and staff presentation, and with a vote of 3-0-2 (Absent: Mohajer, Lopez), recommended that the City Council adopt the 2045 General Plan and related actions.

DISCUSSION:

General Plan Overview

In California, all cities and counties are required to adopt a general plan. The general plan is a comprehensive policy document that shapes the long-term physical development of a jurisdiction's planning area. The general plan must include at least the following state-mandated elements: land use; circulation; housing; conservation; open space; noise; environmental justice, and safety, as specified in Government Code section 65302, to the extent that the issues identified by State law exist in the City's planning area. The General Plan may also contain optional elements. The Santa Maria General Plan Update has been prepared to be consistent with the requirements of State law and addresses the relevant items in Government Code section 65300, et seq. In addition to the mandatory elements, the Santa Maria 2045 General Plan also includes the following optional elements: Economic Development, Public Facilities and Services, and Recreation and Parks.

Since the adoption of Santa Maria's existing General Plan in the early 1990s, substantial changes to the planning context of the City have occurred, including accelerated growth in the region and shifts in the community's demographics, as well as new ways of thinking about sustainability, public health, and placemaking. In light of these changes, the City

undertook this comprehensive update of the General Plan as an opportunity to reassess and refine its long-term vision and identify the new challenges it will face, opportunities it will follow, and approaches it will use to make that vision a reality. The General Plan is more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the community's objectives.

The General Plan is the jurisdiction's primary legal document governing growth, development, and resource management issues. The General Plan Elements are required to be internally consistent and development regulations (e.g., zoning and subdivision standards) are required by law to be consistent with the General Plan. The General Plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private.

It is essential to note that while the General Plan is a crucial document in shaping the future of Santa Maria, it is not the sole document staff will rely upon to determine Santa Maria's needs. By its nature, the General Plan is broad in scope. It does not intend to pre-establish the many day-to-day decisions made across departments as the City grows; in particular, it cannot establish set timelines for certain actions such as infrastructure upgrades to support future growth, as it is currently unknown when that growth will occur. However, it establishes the framework the City will follow to accommodate this growth and is supported by dozens of additional documents and studies that are updated much more frequently and/or performed in real time to determine the specific needs for a given development at the time of its construction.

Housing Element Update

In late 2021, the City received direction from the Santa Barbara County Association of Governments (SBCAG) regarding the City's 2023-2031 (6th Cycle) Regional Housing Needs Allocation (RHNA). This required the City to temporarily redirect City Staff and the Consultant Team to focus on preparing an update to the City's Housing Element and receiving certification of the Housing Element from HCD as expeditiously as possible to meet the required deadline. As required by State Housing Law, the City is obligated to update its Housing Element on a set eight-year schedule. Failure to complete an update to the Housing Element in a timely manner could have put the City at risk of financial penalties and loss of local land use control. Therefore, from late 2021 through 2023, the City prioritized preparation of its Housing Element in accordance with State Housing Law. The City Council adopted its 2023-2031 Housing Element on December 5, 2023, and it was subsequently certified by HCD.

Public Outreach

This public hearing follows multiple years of General Plan public outreach including pop-up events, online surveys, communitywide workshops, stakeholder interviews, Technical Planning Advisory Committee (TAC) meetings, Planning Commission and City Council presentations, joint Planning Commission and City Council Study Sessions, and circulation of the Draft Policy Document and Environmental Impact Report for public comments. Input from the Santa Maria community has been collected through a multipronged public outreach effort spanning the entire planning process (from late 2019

through 2026). Below is a summary of some of the public outreach activities completed as part of the General Plan Update project:

- Updates and notifications on the City of Santa Maria website from project kickoff through completion
- Dedicated project website (www.imaginesantamaria.com)
- Communitywide Visioning Workshops focusing on the topics of Vision and Values, Mobility, and Land Use
- Environmental Justice and Equity Workshops
- Pop-up events early in the project to advertise the project
- Online Visioning Survey
- Online Housing Element Survey
- Preferred Land Use Alternative Survey and workshops
- Online Community Cafés
- In-person and online office hours with City staff
- Scoping Meeting for the Environmental Impact Report
- Regular Planning Commission and City Council briefings on various topics including Project Kickoff, Draft Vision Statement, Preferred Land Use Alternative, and Housing Element Planning Commission/City Council Study Sessions
- Public community meetings focused on the Housing Element and Affirmatively Furthering Fair Housing (AFFH)
- Public Hearings on the Housing Element with the Planning Commission and City Council, including direct notifications to interested parties, people who commented on the draft documents, and other local and regional stakeholders
- Dozens of follow-up meetings with those who provided comments on the Draft General Plan and Draft EIR

In addition to the public outreach activities identified above, preparation of the General Plan Vision Statement, Preferred Land Use Alternative Map, and policy frameworks were reviewed by the Technical Advisory Committee (TAC). The TAC members are community stakeholders, residents, land use professionals, educators, and other local representatives. The TAC met on 13 separate occasions from the kickoff of the General Plan Update in 2019 to most recently in 2025. The input from the TAC was instrumental in ensuring that the plan met the needs of the community and stakeholders and their participation throughout the process was highly beneficial.

Background Documents

Existing Conditions Reports

The Existing Conditions Reports prepared in 2020 established a baseline of existing conditions in the City. Specifically, the reports identify development patterns, natural resources, socioeconomic conditions, and environmental constraints, and identify the regulatory environment for each topic. The Reports served as a resource for the City Council, the Planning Commission, the TAC, members of the public, City staff, and the consultant team through the General Plan Update process, ensuring that the updated General Plan addresses Santa Maria's unique circumstances and local issues.

Vision Statement

The Community Vision Statement was written based on the feedback collected through the Public Engagement and Visioning program, including Visioning Workshops, online surveys, and pop-up events, as well as input provided by the TAC. The City Council reviewed and accepted the Vision Statement in April 2021. The approved vision statement is included below and provides direction and a foundation for the focus of the Santa Maria 2045 General Plan:

> *Santa Maria in 2045 is a community where families can establish and maintain multi-generational roots. It is close-knit, culturally diverse, and economically inclusive. This is possible, in part, because Santa Maria offers affordable, safe, attractive, and healthy homes and neighborhoods for all residents. This is also possible because of the availability of high-quality education, jobs, and economic opportunity. Building from a strong foundation in the agricultural, retail, healthcare, and business services industries, Santa Maria has continued to diversify by expanding the training and skills of residents and by adapting to new technologies and broader economic trends. People are proud of their history and heritage. This is reflected in the diverse, well-preserved historical resources and the attractive, inviting streets and public gathering places. Museums, art venues, a strong civic sector, and the many welcoming community events and celebrations are all evidence of a vibrant local culture. Residents have convenient access on foot and by car, bus, and bicycle to jobs, schools, community amenities like parks and sports fields, and the region's natural environment. Public services are reliable, inclusive, and efficient, and the community is well-served by equitable, modern, and sustainable infrastructure, facilities, and utilities.*

Santa Maria 2045 General Plan Outline

The Santa Maria 2045 General Plan included as Attachment D to this staff report, is organized into the following Elements (or "Chapters"): Introduction, Land Use, Circulation, Conservation and Open Space, Noise, Safety, Health and Environmental Justice, Public Facilities and Services, Recreation and Parks, Economic Development, and Housing (adopted separately and provided under separate cover).

Within each Element are the Goals, Policies, and Actions, organized by topic area, to support achieving the City's Vision Statement. A Goal is a description of the general desired condition that the community seeks to create. A Policy is a specific statement that guides decision-making as the City works to achieve the various goals. Once adopted, policies represent statements of City regulations. Finally, an Action is an action, procedure, implementation technique, or specific program to be undertaken by the City

to help achieve a specified goal or implement an adopted policy. These goals, policies, and actions are specific to Santa Maria and reflect public feedback, compliance with State requirements, and consideration of existing conditions.

The Public Draft General Plan was released for public review from August 14, 2025, through September 28, 2025. The city has reviewed all comments received on the Public Draft General Plan and the Final Santa Maria 2045 General Plan includes red-lined and clean versions for comparison between the Draft and Final documents. These documents are also available on the project webpage at www.imaginesantamaria.com.

Land Use Policy Map and Zoning Map Amendments

The Land Use Element includes the Land Use Policy Map, which defines where different types of land uses are expected to be developed over time. The Land Use Map was prepared in response to input from the City Council in 2023 through selection of the Preferred Land Use Alternative. Community input, including feedback from the TAC, which reviewed and provided comments on the proposed Land Use Policy Map at one of its regularly scheduled meetings, was also taken into consideration. The new Land Use Policy Map is based on the following principles:

- Introduce two new land use designations (Main Street Mixed Use and Broadway Mixed Use) allowing for higher density mixed-use redevelopment along Main Street and Broadway.
- The High Density Residential (HDR-22) land use designation density has increased from 22 dwelling units per acre to 30 dwelling units per acre.
- Introduction of a single-family residential land use designation to replace the area designated as Commercial and Professional Office in the Area 9 Specific Plan.
- Identification of a potential future Santa Maria Joint Union High School District school site located on the west side of North Broadway, South of Preisker Road.
- Planned Annexation area for the future Sphere of Influence boundary adjustment and Annexation of approximately 985-acres east of Highway 101 in an area that is currently within the unincorporated area of Santa Barbara County. This will require future applications approved by the Santa Barbara County Local Area Formation Commission (LAFCO).
- Reflect other minor administrative edits to ensure accuracy of the Plan.

The City's existing Zoning Map is also proposed to be amended to be consistent with the proposed Land Use Policy Map (Attachment I).

Planned Annexation Area

To plan for the anticipated future growth of 16,140 net new residential units (including three RHNA Housing Cycles) and 23,750 jobs by 2045, the Santa Maria 2045 General Plan Update includes a Planned Annexation (PA) designated area for a future Sphere of Influence (SOI) boundary adjustment and Annexation of approximately 985 acres east of Highway 101. This area is currently within the unincorporated area of Santa Barbara

County and is outside the City's SOI. For lands to be considered for annexation into a city, the land must be within the City's designated SOI. SOI boundary changes and Annexations are formal municipal reorganization actions that require approval by the Santa Barbara County Local Agency Formation Commission (LAFCO).

The factors that LAFCO must consider in reviewing proposals include, but are not limited to, population density, the need for organized community services, the effect of the proposed action on adjacent areas, conformity with LAFCO policies on providing planned, orderly, efficient patterns of urban development, consistency with the General Plan, and the ability to provide services, including water supply.

Annexation serves as an opportunity for Santa Maria to grow responsibly, expanding needed jobs, housing, entertainment, public facilities, and services beyond the City's current limits. The planned annexation area offers a defined area of land to further design and develop through Specific Plans or Master Plans that would provide an appropriate mix of land uses and intensities. More information regarding the LAFCO process can be found on the LAFCO website at www.sblafco.org.

Housing Growth Distribution

It is important to note that much of future growth will still be accommodated through existing pipeline projects on land within city limits, and through infill development, especially within Downtown and along the City's major transportation corridors. However, there is recognition that additional land is needed for all other uses that sustain and support future population growth, including land for parks, schools, and employment sectors, that cannot be built merely through intensification.

The Planned Annexation area reflects the Preferred Alternative selected and is a balanced approach, allowing for both infill growth and necessary expansion to accommodate the full range of community uses. Of the approximately 16,200 housing units to be built, only 24 percent (3,880 units) are planned to be built in the annexation area. The remainder of the housing units, 76 percent, will be built all within existing City limits, through existing pipeline projects, unbuilt Specific Plans, anticipated development of accessory dwelling units, and infill development, including the city's Downtown.

Environmental

An Environmental Impact Report (EIR) (SCH# 2025020584) has been prepared in accordance with the California Environmental Quality Act (CEQA). The Draft EIR was circulated for the required 45-day public review from August 14, 2025, to September 28, 2025. Comments received on the Draft EIR have been reviewed and responded to in the Response to Comments Section of the Final EIR. Mitigation Measures were developed to address potential project impacts in the topic areas of Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural and Tribal Cultural Resources, and Noise. The Mitigation Monitoring and Reporting Program is provided as Attachment F to this staff report.

The EIR identifies significant and unavoidable (Class I) impacts to Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Transportation and Traffic. CEQA requires the decision-making agency to balance the benefits of a project against its significant unavoidable impacts when determining whether to approve a project. If the benefits of the project outweigh its unavoidable adverse environmental effects, those effects may be considered acceptable (CEQA Guidelines Section 15093(a)). CEQA requires the agency to state in writing the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (CEQA Guidelines Section 15093(b)). A Statement of Overriding Considerations addressing the benefits of the Project, which constitutes the specific economic, legal, social, technological and other considerations that justify the approval of the project, is included as Attachment H.

Alternative(s)

If the City Council decided not to adopt the 2045 General Plan and related actions at this hearing, the item could be continued to a future City Council hearing with direction to staff to make amendments to the plan prior to final adoption. If the City Council were to decide not to adopt the 2045 General Plan, and keep the current plan in place, significant work on the existing General Plan would still be required for the existing plan to comply with State law. There have been many changes in State law requirements that are not reflected in the City's current General Plan that would still need to be addressed, such as the Environmental Health and Justice Element required under Senate Bill 1000.

Fiscal Considerations

The costs of the General Plan Update are covered under the approved budget for the General Plan Update, which is $1.8 million from the City's general fund as well as the Regional Early Action Planning (REAP) and the Local Early Action Planning (LEAP) grants that were awarded to the City in 2020 and 2021.

Impact on the Community

The updated General Plan will supersede and replace Santa Maria's existing General Plan, which has become outdated and is not in compliance with State law. The new plan was developed based on the community's vision and provides a framework that will guide decisions on topics such as growth, economic development, and land use through the planning horizon year of 2045.

ATTACHMENT(S)

A. Resolution - Environmental
B. Resolution - General Plan Adoption
C. Ordinance
D. Santa Maria 2045 General Plan
E. Final Environmental Impact Report
F. Mitigation Monitoring and Reporting Program
G. CEQA Findings
H. Statement of Overriding Considerations
I. Official Zoning Map
J. Planning Commission Staff Report dated March 4, 2026

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CITY OF SANTA MARIA 2045 GENERAL PLAN UPDATE

WHEREAS, the City of Santa Maria (the City) proposes the 2045 Santa Maria General Plan Update (the Project), a comprehensive update to the City of Santa Maria's existing General Plan; and

WHEREAS, the Project establishes the community's vision for future development in the City through the planning horizon year of 2045; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, the City of Santa Maria is the lead agency for the proposed Project; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., requires the evaluation of environmental impacts of said Project; and

WHEREAS, in accordance with State CEQA Guidelines Section 15063, the City determined that an Environmental Impact Report (EIR) was required to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the Project and an Initial Study was not required; and

WHEREAS, in accordance with State CEQA Guidelines Section 15082, on February 18, 2025, the City sent to the Office of Land Use and Climate Innovation and each responsible and trustee agency and made available for public comment as required by law, a Notice of Preparation (NOP) stating that an EIR (State Clearinghouse Number (SCH) #2025020584) would be prepared; and

WHEREAS, in accordance with Senate Bill 18 and Assembly Bill 52, the City sent notices to the list of Native American tribes provided by the Native American Heritage Commission; and

WHEREAS, pursuant to Public Resources Code Section 21083.9 and State CEQA Guidelines Sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on February 27, 2025, to solicit comments on the scope of the environmental review of the proposed Project; and

WHEREAS, a Draft EIR (SCH# 2025020584) was prepared for said Project in compliance with CEQA; and the required notices were published and the EIR was circulated for public review for the required 45-day duration between and including August 14, 2025 through September 28, 2025, sent to every responsible and/or trustee agency with jurisdiction over the Project, and placed in a public location; and

WHEREAS, the Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas: Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural and Tribal Cultural Resources, and Noise; and

WHEREAS, the Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Transportation and Traffic; and

WHEREAS, in accordance with State CEQA Guidelines Section 15085, a Notice of Completion was prepared and filed with the Office of Land Use and Climate Innovation on August 14, 2025; and

WHEREAS, as required by State CEQA Guidelines Section 15087(a), the City provided a Notice of Availability of the Draft EIR to the public at the same time that the City sent a Notice of Completion to the Office of Land Use and Climate Innovation, on August 14, 2025; and

WHEREAS, at the completion of the public review periods on the Draft EIR for the Project, comments were received and responses to those comments were prepared and incorporated into the Final EIR; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

WHEREAS, all the mitigation measures identified in the EIR as necessary to reduce the potentially significant impacts of the proposed Project to a level of less than significant are set forth in the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on March 4, 2026, for the purpose of receiving evidence and considering the EIR and the proposed Project; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, after considering all evidence, the Planning Commission of the City of Santa Maria recommended that the City Council: 1) Finds that the EIR complies with CEQA; 2) Certifies the EIR; 3) Make CEQA findings; and 4) Adopts the Mitigation Monitoring and Reporting Program for the project; and

WHEREAS, at the completion of the public hearing, the Planning Commission duly considered all evidence presented at said hearing; and

WHEREAS, the EIR reflects the Planning Commission's independent judgment and analysis; and

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing on May 5, 2026, for the purpose of receiving evidence and considering the EIR and the proposed project; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the completion of the public hearing, the City Council duly considered all evidence presented at said hearing; and

WHEREAS, the EIR reflects the City Council's independent judgment and analysis.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. The City Council certifies the Environmental Impact Report (SCH# 2025020584) for the General Plan Update included as Attachment E to the City Council Agenda Report dated May 5, 2026, incorporated herein by reference, and finds that it complies with CEQA.

SECTION 3. The City Council makes CEQA Findings included as Attachment G to the City Council Agenda Report dated May 5, 2026, incorporated herein by reference.

SECTION 4. The City Council adopts the Mitigation Monitoring and Reporting Program for the Project included as Attachment F to the City Council Agenda Report dated May 5, 2026, incorporated herein by reference.

SECTION 5. The City Council makes a Statement of Overriding Considerations included as Attachment H to the City Council Agenda Report dated May 5, 2026, incorporated herein by reference, that balances the benefits of the Project against the

significant, unavoidable impacts to Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

SECTION 6. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA ADOPTING THE CITY OF SANTA MARIA 2045 GENERAL PLAN UPDATE, REPLACING THE EXISTING ADOPTED GENERAL PLAN, AND MAKING CERTAIN FINDINGS

WHEREAS, Government Code Section 65300, *et seq.* requires the City of Santa Maria ("City") to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develop policies and programs to achieve those goals; and

WHEREAS, in November of 2019, the City Council approved a Professional Services Contract with Raimi & Associates to prepare a comprehensive update to the City's General Plan; and

WHEREAS, the City has sought to proactively engage the public in the update to the General Plan, including visioning workshops, pop-up events, online surveys, social media posts, community open houses and office hours, 13 Technical Advisory Committee meetings, joint study sessions with the Planning Commission and City Council, and hearings and briefings with the Planning Commission and City Council throughout the duration of the Project; and

WHEREAS, the City Council approved the Community Vision Statement, Guiding Principles and Areas of Change and Stability on April 6, 2021; and

WHEREAS, the City Council selected the Preferred Land Use Alternative for the General Plan Update on December 5, 2023; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (California Public Resources Code §§ 21000, et seq.) and the State CEQA Guidelines (14 California Code of Regulations, §§15000, et seq.), the City prepared an Environmental Impact Report ("EIR") to evaluate the environmental impacts associated with implementation of the Santa Maria General Plan Update; and

WHEREAS, the General Plan Update contains the State-mandated elements of Land Use, Conservation and Open Space, Safety, Noise, Environmental Justice, and Circulation as well as optional Economic Development, Public Facilities, and Recreation and Parks Elements; and

WHEREAS, the Land Use Element of the General Plan Update includes Figure LU-3, Land Use Policy Map, incorporated herein by reference; and

WHEREAS, the General Plan Update, including Figure LU-2, General Plan Land Use Map, identifies the Planned Annexation and Sphere of Influence boundary

adjustment area for future application to the Santa Barbara County Local Area Formation Commission (LAFCO); and

WHEREAS, Existing Conditions Reports, which are not an official part of the adopted General Plan, were prepared in support of the General Plan Update and contain background information relevant to the General Plan Elements; and

WHEREAS, the existing Housing Element adopted by the City Council on December 5, 2023 (2023-2031 Housing Element of the General Plan) will remain in full force and effect following adoption of the General Plan Update; and

WHEREAS, each Element of the General Plan Update contains the diagrams, data, analysis, standards and policies required by State law; and the degree of specificity and level of detail for each Element of the General Plan Update reflects local conditions and circumstances; and

WHEREAS, the General Plan Update and its Elements comprise a logical, integrated, internally consistent and compatible statement of goals, policies and objectives; and

WHEREAS, the city released the Public Review Draft General Plan on August 14, 2025, and invited comments on it from August 14, 2025, through September 28, 2025; and

WHEREAS, the General Plan Update is in the public interest because it plans for future growth through orderly development, ensures adequate public services and facilities are available to the public, and supports fiscal sustainability by encouraging economic prosperity; and

WHEREAS, the city received comments on both the Public Review Draft General Plan Update and the Draft EIR and has provided those comments to the Planning Commission for consideration as part of the public hearing process; and

WHEREAS, the Planning Commission is responsible for reviewing updates to the General Plan and forwarding a recommendation to the City Council on the adoption or amendment; and

WHEREAS, on March 4, 2026, the Planning Commission conducted a duly noticed public hearing to consider the EIR for the Project and the General Plan Update; and

WHEREAS, on March 4, 2026, the Planning Commission of the City of Santa Maria made its recommendation in writing that the City Council make findings to adopt the City of Santa Maria 2045 General Plan; and

WHEREAS, on May 5, 2026, a duly noticed public hearing was held for the purpose of making findings to adopt the City of Santa Maria 2045 General Plan; and

WHEREAS, the City Council of the City of Santa Maria made no substantial modification to the City of Santa Maria 2045 General Plan that had not been previously considered by the Planning Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Based on the entire record before the City Council and all written and oral evidence presented, including the Council Agenda Report, and the information contained in the General Plan Update and EIR, the City Council makes the following findings:

1. All of the Elements of the General Plan Update provide for and promote overall goals, objectives and policies that are consistent with each other, integrated, and internally consistent; and

2. The General Plan Update's Elements are compatible with each other, including the Housing Element, and will not conflict with, nor affect the implementation of, policies and programs in the various Elements therein; and

3. The General Plan Update's amendments to the General Plan are reasonably related to the public health, safety and welfare because they guide and accommodate land uses, housing, and circulation infrastructure in accordance with current law, community need, and future demand.

SECTION 3. The City Council approves an application to LAFCO pursuant to the Cortese/Knox/Hertzberg Local Reorganization Act of 2000, commencing with section 56000 of the California Government Code, to amend the City's Sphere of Influence and Annex the territory identified as "Planned Annexation" in Figure LU-3 (Land Use Policy Map) of the General Plan Update Land Use Element.

SECTION 4. Based upon the entire record before the City Council and the findings set forth herein, the City Council of the City of Santa Maria approves and adopts the City of Santa Maria 2045 General Plan included as Attachment D to the Council Agenda Report dated May 5, 2026, incorporated herein by reference.

SECTION 5. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING A ZONING MAP AMENDMENT (Z2026-0001) REPEALING AND REENACTING THE CITY OF SANTA MARIA OFFICIAL ZONING MAP

WHEREAS, Government Code Section 65300, *et seq.* requires the City of Santa Maria ("City") to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develop policies and programs to achieve those goals; and

WHEREAS, the City Council adopted the Santa Maria 2045 General Plan on May 5, 2026 through Resolution No. _____, and as part of the comprehensive update there were new goals and policies adopted and changes to the Land Use Policy Map, including the creation of new land use designations and changes to the land use designations for properties within the City of Santa Maria; and

WHEREAS, on May 5, 2026, through adoption of Resolution No. _____, the City Council certified the Environmental Impact Report (EIR) (SCH ##2025020584) for the Santa Maria 2045 General Plan, including certification of the Final EIR, adoption of CEQA Findings for significant environmental impacts and a statement of overriding considerations, and adoption of the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, given the adoption of the new Santa Maria 2045 General Plan, the current City of Santa Maria Official Zoning Map required a comprehensive update to be consistent with the Land Use Policy Map; and

WHEREAS, the Zoning Map update substantially conforms to the goals and policies set forth in the Santa Maria 2045 General Plan that were analyzed in the Final EIR for the Santa Maria 2045 General Plan. No further environmental review is necessary.

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on March 4, 2026, for the purpose of receiving evidence and considering the proposed Zoning Map; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, on March 4, 2026, the Planning Commission of the City of Santa Maria made its recommendation in writing that the City Council repeal and reenact the City of Santa Maria Official Zoning Map to be consistent with the Land Use Policy Map approved as a part of the Santa Maria 2045 General Plan; and

WHEREAS, a duly noticed public hearing was held for the purpose of considering the proposed Zoning Map by the City Council of the City of Santa Maria on May 5, 2026; and

WHEREAS, the City Council made no substantial modification of the proposed Official Zoning Map which had not been previously considered by the Planning Commission and considered all written and oral testimony; and

WHEREAS, the City Council considered and relied on the Planning Commission's recommendations to certify the EIR and adopt the Mitigation Monitoring and Reporting Program for the City of Santa Maria 2045 General Plan, in making its decision to amend the Official Zoning Map.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Santa Maria, State of California, as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The Official Zoning Map of the City of Santa Maria is hereby repealed and reenacted as shown on Attachment I of the City Council Agenda Report dated May 5, 2026, incorporated herein by reference.

SECTION 3. The Director of Community Development, or designee, is hereby authorized and directed to make corresponding changes on the Official Zoning Map with this Ordinance.

SECTION 4. The City Council finds that the proposal is in accordance with the provisions of the General Plan of the City, that the proposed modifications are required for the public necessity, convenience, and general welfare, and that in the case of the zone change, the area is afforded the services and facilities appropriate for the zone proposed.

SECTION 5. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

SECTION 6. This Ordinance shall be in full force and effect 30 days after its passage. Within fifteen days following its passage, the City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members

voting for and against the Ordinance.

INTRODUCED at a regular meeting of the City Council held on the 5th day of May 2026, and **PASSED AND ADOPTED** at a regular meeting held on the _____ day of _____ 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
Department Director

_____
City Manager

Attachment D

Santa Maria General Plan

imagine

Final General Plan

May 5, 2026

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- Appendix B: Community Engagement Summaries
- Appendix C: Plan Alternatives Memoranda
- Appendix D: SB 1000 Disadvantages Communities Methodology
- Appendix E: Emergency Evacuation Analysis
- Appendix F: Related Laws Legislation
- Appendix G: Glossary

[1] All General Plan appendices are available at www.imaginesantamaria.com/resources.

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Santa Maria General Plan

imagine

Introduction

Final Draft | May 5, 2026



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Santa Maria City Hall

Introduction

This Introduction to the Santa Maria General Plan provides the foundation needed to understand and implement the General Plan. The *About the General Plan* section summarizes State requirements and the community outreach and policy development that shaped the Plan. The *Planning Context* section describes the regional and local setting, the Planning Area, Santa Maria's planning history, and growth projections through the planning horizon of 2045. Finally, the *Guide to Using the General Plan* section defines key terms, introduces key aspects of Plan implementation and maintenance, and provides an overview of the Plan. The General Plan Introduction concludes with the Vision Statement and Guiding Principles that serve as the foundation of the General Plan.



City of Santa Maria gateway sign



Strawberries, a major agricultural export for the Santa Maria Valley.



Historic photo of the Broadway and Main Street intersection.

About the General Plan

General Plan Requirements

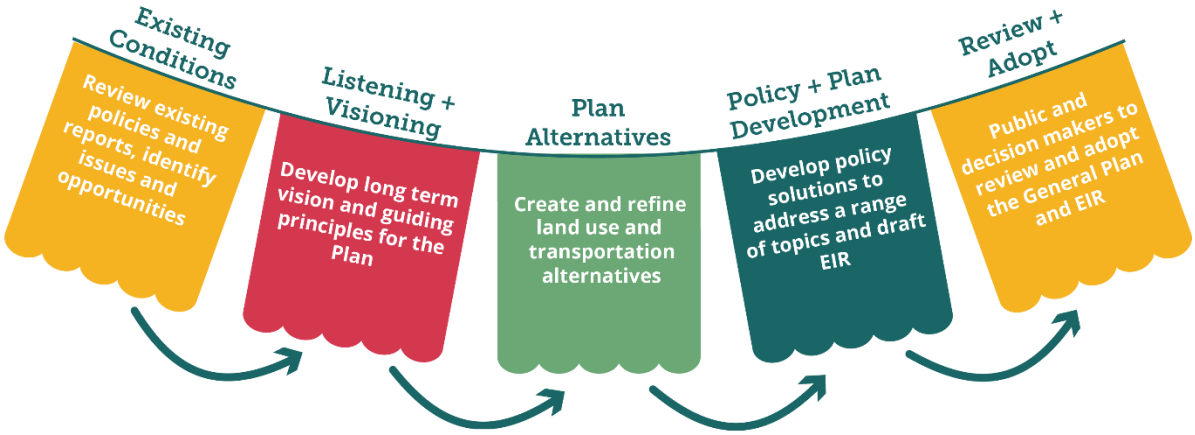
A General Plan is a policy document required by State law (Government Code Section 65300-65303.4) that provides a "long term, comprehensive, integrated, internally consistent and compatible statement of policies" that reflect local conditions and community vision. State law requires that the general plan address the following eight mandatory elements: land use, housing, circulation, conservation, open space, environmental justice, safety, and noise. State law also allows for the inclusion of optional "elements" and organization of the elements to "accommodate local conditions and circumstances" (Government Code § 65300.7), subject to the City's discretion.

Planning Process



In 2020, the City of Santa Maria embarked on a comprehensive update to its General Plan, called "Imagine Santa Maria," to create a forward-looking document that will serve as the blueprint for the city through the year 2045. The update kicked off in January 2020 and concluded in March 2026. The General Plan update process included five phases: (1) existing conditions, (2) listening and visioning, (3) plan alternatives, (4) policy and plan development, and (5) review and adoption of the Plan, described in Figure INT-1: General Plan Update ProcessCommunity input informed each of the five phases.

Figure INT-1: General Plan Update Process



The following is a summary of each phase. Work products prepared for each phase are included in the General Plan appendix.

- Existing Conditions. During the existing conditions phase, the City identified trends, issues, opportunities, and priorities, which were summarized in seven existing conditions reports: Environmental, Health and Environmental Justice, Infrastructure, Land Use and Community Design, Socioeconomics, Subareas, and Transportation and Mobility.
- Listening and Visioning. In this phase, community members shared their vision for the future, the qualities of Santa Maria to preserve, and the issues to address. Community engagement activities in this phase included community workshops, online surveys, and social media outreach. The listening and visioning phase resulted in a brief vision statement and a list of the community's guiding principles, which were approved by the City Council in April 2021.
- Plan Alternatives. The purpose of the Plan alternatives phase was to develop different land use, mobility, and urban design options that addressed the ideas expressed in the vision. This phase involved developing conceptual ideas for growth and development with the public, creating three discrete land use alternatives, and extensive community engagement to select and refine the preferred land use direction. The preferred land use designation map was endorsed by the City Council in November 2023.
- Policy and Plan Development. After the selection of the preferred land use designation map, City staff began work on the Policy Frameworks to highlight the key direction for each Element. Each Policy Framework was developed by incorporating findings from previous project phases, including technical analyses, relevant content from the existing General Plan, current planning best practices, requirements from State law, and feedback from community members, Technical Advisory Committee (TAC) members, Planning Commission, City Council, and City staff. This phase involved meetings between various City departments and the consultant team and a review of the goals, policies, and actions for multiple elements by the TAC. During this phase, the Draft Environmental Impact Report (EIR) was completed pursuant to the California Environmental Quality Act (CEQA). Both documents—the Draft General Plan and the Draft EIR—were released for public review and comment from August 14 to September 28, 2025.

- Review and Adopt. The final phase of work was the review and adoption of the General Plan. This phase involved community workshops on the Draft General Plan and Draft EIR, City Council and Planning Commission Study Sessions, public hearings, and formal adoption of the General Plan and certification of the EIR in April 2026.

Planning Context

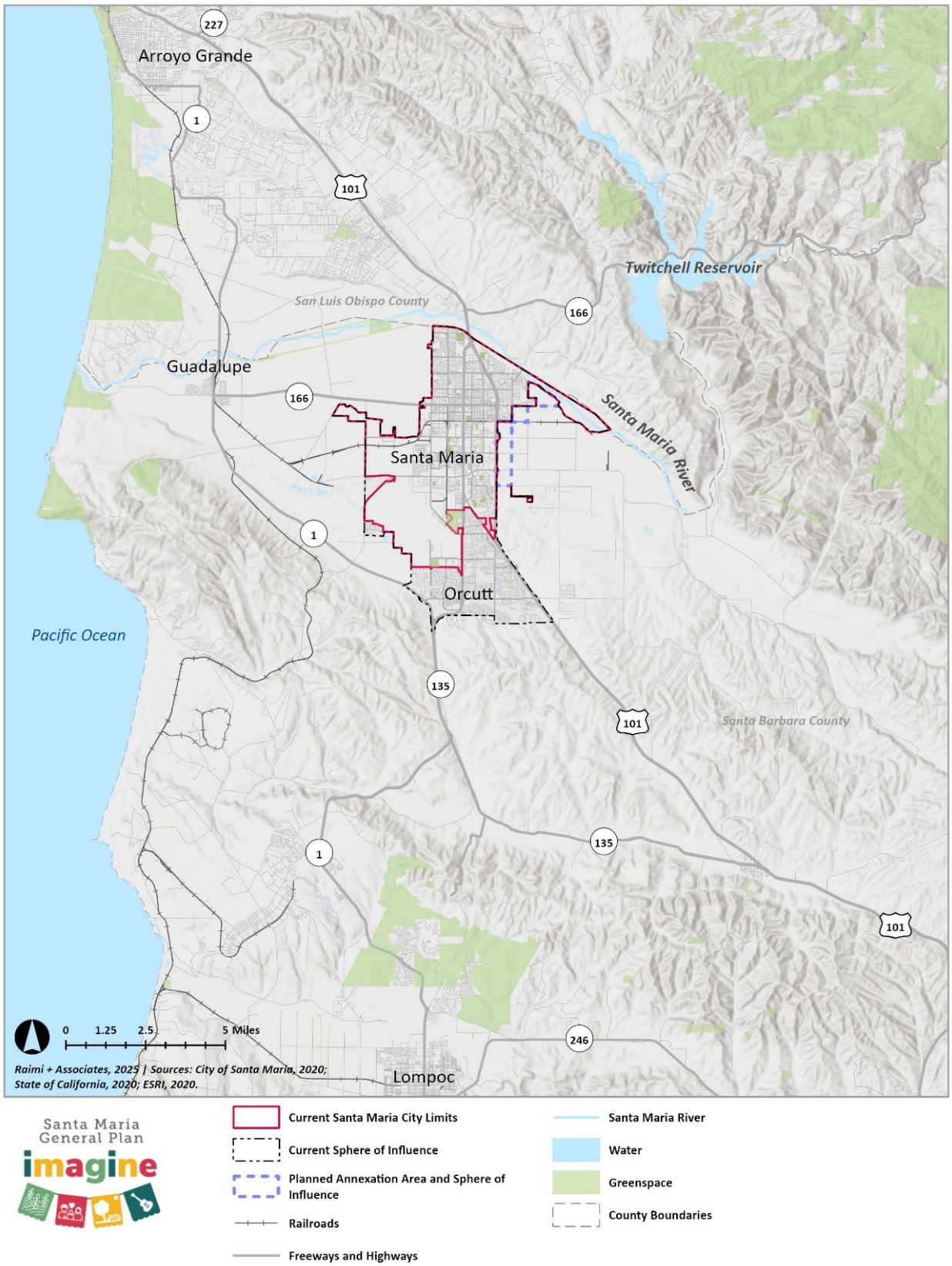
Regional and Local Setting

The City of Santa Maria is located along the Central Coast of California, in the northwest part of Santa Barbara County, as shown in Figure INT-2: Regional Location. Santa Maria is in the Santa Maria Valley, a valley renowned for its viticulture and agriculture. The city is immediately surrounded by the Santa Maria River to the north, unincorporated agricultural land to the east and west, and the unincorporated Community of Orcutt to the south. The Santa Maria River forms the Santa Barbara County and San Luis Obispo County line. Santa Maria is about 10 miles east of the Pacific Ocean, 13 miles west of Los Padres National Forest in the San Rafael Mountains, 25 miles south of San Luis Obispo, and 50 miles northwest of Santa Barbara. Santa Maria is connected regionally via US-101, State Route (SR)-1, and Main Street (SR-166), which run through or near Santa Maria. The Santa Maria Airport provides public and private aviation services.



Mural located on Broadway in Santa Maria's Downtown.

Figure INT-2: Regional Location



Planning Area

State law requires that a general plan must cover the territory within the boundaries of the adopting city or county as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Section 65300). The City of Santa Maria's General Plan Planning Area[1] includes the following areas, as shown in Figure INT-3: Planning Area:

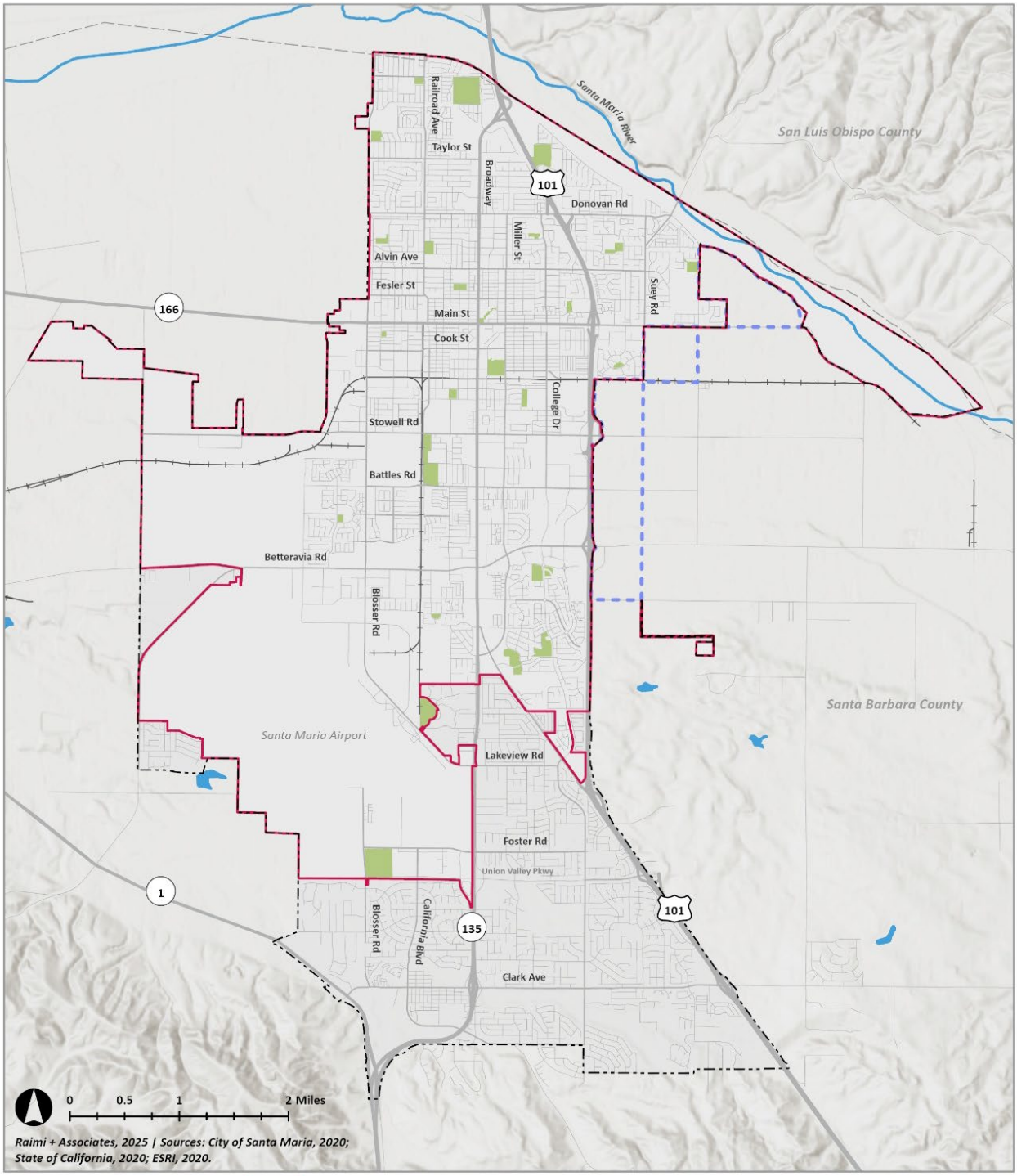
- City limits. City limits include the area within the current (as of 2025) boundaries of the City of Santa Maria.
- Sphere of Influence (SOI). As defined by the State General Plan Guidelines, the SOI is the "probable physical boundaries and service area" of the City. There are three main areas in the SOI: a triangular area of land along Betteravia Road on the western side of the City, the Tanglewood area to the west of Santa Maria Airport, and the unincorporated community of Orcutt.
- The Planned Annexation Area. There are three areas of unincorporated Santa Barbara County that are proposed for annexation into the City, totaling 985 acres. The first area proposed for annexation is generally bound by Panther Drive to the west, E. Main Street to the south, and the City limits to the north and east. The second area proposed for annexation is generally bound by S. Suey Road to the west, E. Main Street to the north, E. Jones Street to the south, and Rosemary Road to the east. The third area proposed for annexation is generally bound by E. Jones Street to the north, US-101 to the west, Prell Road to the south, and S. Suey Road to the east. As described in more detail in the Land Use Element, the Santa Barbara County Local Agency Formation Commission (LAFCO) will determine whether the SOI boundaries will be revised to include the Planned Annexation Area and whether portions will be annexed into the City.



Agricultural land in Santa Maria.

[1] For information on growth projections, see the Land Use Element.

Figure INT-3: Planning Area

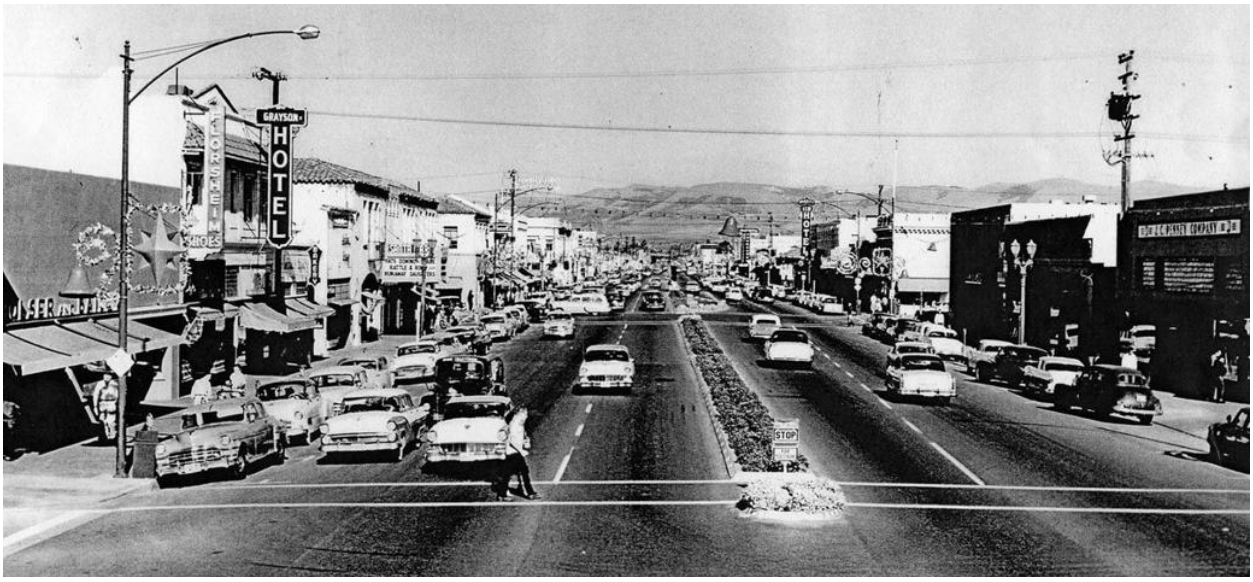


Brief Planning History of Santa Maria[2]

The first known inhabitants of the area now known as Santa Maria were the Chumash Native Americans. The Spanish were the first Europeans to settle in the area in the late 18th century to establish missions. Following Mexican independence in 1821, the Mexican government granted individual citizens land ownership, and the first town, called La Graciosa, was established near the present-day site of Orcutt in 1868. Four early settlers—Rudolph Cook, John Thornburg, Isaac Miller, and Isaac Fesler—settled on four quadrants of land that met at the intersection of Broadway (SR-35) and Main Street (SR-166) in the 1860s and 1870s.

Officials surveyed a grid pattern expanding from the intersection of Broadway and Main Street, and settlers eventually incorporated as Santa Maria in 1905. The early residential and commercial growth of the city occurred in Downtown Santa Maria, and today there is still a mix of residential, civic, and commercial uses in the gridded Downtown area.

The City of Santa Maria primarily grew by annexing surrounding land used primarily for farming or ranching. Creation of regional job centers, including the Vandenberg Space Force Base, played a significant role in mid-century (1950s – 1970s) residential growth of the city and future annexations. Most residential development from the mid-20th century onward has been in the form of single-family residential subdivisions developed at a lower density than the Downtown area. Today, the City of Santa Maria is home to a population of over 100,000 people, and though much has changed since its founding, it still boasts a mix of agriculture, residential, and employment uses centered around the historic Downtown. The 2045 General Plan builds upon the City's long-range planning framework, including prior annexation efforts.[3]



Historic photo of Broadway, looking north. Credit: Santa Maria Valley Historical Society.

[2] Source: City of Santa Maria Valley Historical Society, 2020.

[3] For more detailed historical documentation, including the 1993 Sphere of Influence Expansion EIR (SCH #90010930), the public may contact the City of Santa Maria Planning Division to request archived planning documents.

Growth Projections

Growth projections refer to the amount of development likely to have occurred by the end of the planning horizon of the General Plan in 2045. The projections in Table INT-1: Growth Projections represent a probable amount of growth in the City of Santa Maria through the year 2045 based on the city's historic pattern of growth, current and potential land available for development, and current and future economic and social conditions in Santa Maria. The projections were informed by job and population projections through the year 2050 from the Santa Barbara County Association of Governments (SBCAG) and potential Regional Housing Needs Allocations (RHNA).

The growth projections assume new development through the year 2045 will be consistent with development regulations established in this General Plan and in the City's other regulatory documents, including the Zoning Ordinance and applicable Specific Plans. The growth projections do not assume full buildout of every parcel. Rather, they represent a realistic amount of housing and employment growth on land with potential for development based on actual densities and intensities of recent projects in Santa Maria. Actual growth in Santa Maria through the year 2045 will depend on several factors, including economic and social trends, natural hazards, economic conditions, developer interest, and the timeline of annexation.

Table INT-1: Growth Projections

	Existing (2022)	Projected (2045)	Net Change
Acreage within City Limits	15,058 acres	16,043 acres	985 acres
Population	108,600 people	141,480 people	32,880 people
Residential Units	28,200 units	44,340 units	16,140 units
Jobs	43,050 jobs	66,800 jobs	23,750 jobs

Sources: SBCAG Regional Growth Forecast 2050; City of Santa Maria, 2024

Guide to Using the General Plan

Definition of Key Terms

The following are key terms used consistently throughout this General Plan:

Goal: a general expression of community direction, expressed as future desired ends

Policy: a specific statement of intent or direction that guides decision-making and helps implement a goal

Action: a specific activity, procedure, program, or project that carries out a policy

Standard: a rule or measure establishing a level of quality or quantity that must be complied with or satisfied

Diagram: a graphic expression of the text of a particular policy

Implementation, Reporting, and Updates

Policies

Generally, future development regulations, plans, and decisions must be consistent with the policies of the adopted General Plan, including the zoning ordinance, specific plans, capital improvements, development agreements, and functional plans (e.g., for hazard mitigation, water management, and waste management). Goals are achieved through the implementation of policies.

Actions

This General Plan identifies actions intended to advance General Plan policies. Actions guide City staff and decision-makers. The City will need to allocate funding and staff time and may need to partner with local and regional nonprofit organizations and outside public agencies.

CEQA Tiering and Streamlining

With the adoption of the General Plan and the certification of the Program EIR, the environmental review for subsequent projects can be limited to those project-specific significant effects that either were not examined or not examined fully in the General Plan EIR (CEQA Guidelines §15168(c)).

Reporting

California Government Code requires that the planning agency "render an annual report to the legislative body (City Council) on the status of the Plan and the progress in its implementation" (Section 65400(b)).

Updates

State law also encourages annual reviews of actions and recommends that the entire General Plan be thoroughly reviewed every five years to ensure it is still consistent with the community's goals. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

Any part of a General Plan may be amended to accommodate changing conditions. Property owners, developers, the Planning Commission, the City Council, or City staff may propose amendments. The Planning Commission and the City Council must review any proposed changes at public hearings, and the potential of environmental impacts must be evaluated in accordance with the California Environmental Quality Act (CEQA).

Plan Organization

The General Plan is organized into chapters (referred to as elements), comprised of the State-mandated elements (land use, circulation, housing, conservation and open space, noise, safety, and environmental justice) and additional optional elements (public facilities and services, recreation and parks, and economic development).

Each element of the General Plan is organized into three main sections: Background, Issues and Opportunities, and Policies. The Background section introduces existing conditions and trends related to priorities addressed in the element. The Issues and Opportunities section describes the key issues and opportunities that shaped the element. Finally, the Policies section establishes regulatory standards and diagrams and outlines goals, policies, and actions.

Elements

Land Use Element

The Land Use Element includes policies related to Santa Maria's citywide land use and development pattern, community design and public realm, land use compatibility, and regional coordination.

Circulation Element

The Circulation Element identifies the general location and extent of existing and proposed transportation networks and related policies.

Housing Element

The Housing Element addresses current and projected housing needs by establishing policies and programs for improving housing and providing adequate housing for all income levels. The Housing Element was prepared separately from the remainder of the General Plan to comply with statutory deadlines. The Housing Element was adopted on December 5, 2023.

Conservation and Open Space Element

The Conservation and Open Space Element included policies related to the city's natural, cultural, historic, tribal, and open space resources.

Noise Element

The Noise Element includes policies related to mitigating the impact of noise and vibration on adjacent uses and the community.

Safety Element

The Safety Element includes policies related to identifying and mitigating hazards that may affect the city, including seismic and geologic hazards, wildland and urban fires, flood and dam inundation, hazardous materials and solid waste, airport hazards, and climate change.

Health and Environmental Justice Element

The Health and Environmental Justice Element includes policies to reduce pollution; promote safe and affordable housing; enhance opportunities to lead healthy lives through access to healthy food, active transportation, public facilities, and healthcare facilities; and foster greater civic engagement.

Public Facilities and Services Element

The Public Facilities and Services Element includes policies related to major infrastructure (water, wastewater, and stormwater), public facilities (City-owned public buildings and libraries as well as schools), and public services (police, fire, and solid waste).

Recreation and Parks Element

The Recreation and Parks Element includes policies related to recreational facilities, trails, recreational programming, arts and culture programming, and parks.

Economic Development Element

The Economic Development Element includes policies related to workforce development, local industry, regional partnerships, and tourism.

Appendices

Appendix A: Existing Conditions Reports

During the existing conditions phase, the City identified trends, issues, opportunities, and priorities, which were summarized in seven existing conditions reports: Environmental, Health and Environmental Justice, Infrastructure, Land Use and Community Design, Socioeconomics, Subareas, and Transportation and Mobility.

Appendix B: Community Engagement Summaries

A summary report was prepared for each engagement activity. These reports include an overview of the activity, participant demographics, discussion summaries, and survey results.

Appendix C: Plan Alternatives Memoranda

The Plan Alternatives Memoranda include the Alternatives Technical Memo, Alternatives Analysis, Fiscal Impact Analysis Memo, and Preferred Alternative Memo.

Appendix D: SB 1000 Disadvantaged Communities Methodology

The SB 1000 Disadvantaged Communities Methodology details the multistep process taken to identify disadvantaged communities in the Planning Area.

Appendix E: Emergency Evacuation Analysis

The emergency evacuation analysis identifies evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The findings of the Senate Bill 99 and Assembly Bill 747 analyses have been incorporated into the Safety Element.

Appendix F: Related Laws and Legislation

This chapter identifies County, State, and federal regulations that guided the development of the General Plan.

Appendix G: Glossary

The Glossary includes definitions of terms used throughout the General Plan.

Vision and Guiding Principles

This section includes the Vision Statement and Guiding Principles approved by City Council in 2021 as a foundation for subsequent analysis and policy development.

Vision Statement

This Vision Statement describes Santa Maria as the community would like to see it in 2045:

Santa Maria in 2045 is a community where families can establish and maintain multi-generational roots. It is close-knit, culturally diverse, and economically inclusive.

This is possible, in part, because Santa Maria offers affordable, safe, attractive, and healthy homes and neighborhoods for all residents.

This is also possible because of the availability of high-quality education, jobs, and economic opportunity. Building from a strong foundation in the agricultural, retail, healthcare, and business services industries, Santa Maria has continued to diversify by expanding the training and skills of residents and by adapting to new technologies and broader economic trends.

People are proud of their history and heritage. This is reflected in the diverse, well-preserved historical resources and the attractive, inviting streets and public gathering places. Museums, art venues, a strong civic sector, and the many welcoming community events and celebrations are all evidence of a vibrant local culture.

Residents have convenient access on foot and by car, bus, and bicycle to jobs, schools, community amenities like parks and sports fields, and the region's natural environment.

Public services are reliable, inclusive, and efficient, and the community is well-served by equitable, modern, and sustainable infrastructure, facilities, and utilities.

Guiding Principles

The following Guiding Principles establish the direction the community should follow and the major ideas that the General Plan should advance.

Agricultural Identity

Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy. Development in the Planned Annexation Area, despite the presence of agricultural land, has been determined to be necessary for a balanced approach to future city growth under the preferred land use alternative.

Culture, History, and Art

Celebrate and share Santa Maria's multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.

Community Design

Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community's history, culture, and natural environment. Use lighting, street trees, benches, and other amenities to make sidewalks and public spaces safe and welcoming, with a focus on the Downtown and along the Main Street and Broadway corridors.

Community Health

Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35% of residents. Minimize residents' potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.

Natural Environment and Resilience

Conserve water resources in the city and support efforts to maintain access to the Santa Maria River. Expand opportunities to enjoy the area's natural resources and the region's beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.

Housing Quality and Choice

Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, such as accessory dwelling units (ADUs), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.

Resilient Economy

Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps apace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.

Connected Growth

To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current City limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.

Transportation Innovations

Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.

Infrastructure, Utilities, Facilities, and Services

Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.

Governance and Engagement

Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the city leaders in 2045.



Santa Maria General Plan

imagine

Land Use Element

Final Draft | May 5, 2026



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Introduction

The Land Use Element has the broadest scope of all required elements of a General Plan, regulating how land in a city is to be used in the future, as described in California Government Code Section 65302(a).

The Element consists of three main sections: Background, Issues and Opportunities, and Land Use Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Land Use Policies* section establishes regulatory standards and diagrams and outlines the City's Land Use goals, policies, and implementation actions.

Those goals, policies, and actions establish a framework to guide future growth and development in Santa Maria. The aim is to create a "complete community" that offers a high quality of life for all residents by supporting and prioritizing local jobs, education and medical resources, public amenities, and daily needs in close proximity to safe neighborhoods. The Element emphasizes revitalization of Downtown and the Broadway (SR-135) and Main Street (SR-166) corridors, opportunities for job growth in industrial and commercial areas, and housing in different formats and levels of affordability, while making every effort to preserve agricultural areas while accommodating future growth. The Element also guides community design, addresses existing and potential land use conflicts, and informs ongoing regional collaboration.







Left: Enos Ranch Shopping Center. Top right: Hotel on North Broadway. Bottom right: Bill Libbon Elementary School. Credit: Ashley & Vance Engineering.



A multi-family apartment complex in Santa Maria.

Background

This section introduces existing conditions and trends related to priorities addressed in the Land Use Policies.

Santa Maria's Development Pattern

Historic Development Patterns

In recent decades, Santa Maria has been one of the fastest growing cities in the region. Historically, Santa Maria's growth has been accommodated by annexing and developing vacant or agricultural land. The city has developed primarily through the adoption of Planned Development overlay zones and Specific Plans, as complements to the General Plan and Zoning Ordinance. The majority of Santa Maria features low-to-medium intensity development.

Existing Land Use

Santa Maria is nearly 20 square miles and consists of a variety of land use types and development patterns, including residential, commercial, industrial, airport, public, and agriculture. The section below describes existing land uses, which refers to the way land is currently developed and being used (as of 2020) within City limits. The current land use provides important context for the Issues and Opportunities section below and for the goals and policies set forth in the Policy Framework of this Element.

Residential

Residential is the most prevalent type of use in the city. Most residential development in Santa Maria is in the form of detached, single-family homes. These units are primarily located in subdivisions across the city and outside of the Downtown area, though some single-family units do exist in Downtown.

Condominiums, apartments, and mobile homes make up a small share of the city's residential land. Multi-family housing tends to be either 1) pockets within primarily single-family residential neighborhoods near Downtown or 2) along major corridors, as complexes with shared facilities, such as private open space, some of which include recreational amenities such as private clubhouses, pools, and landscaped areas.



Single-family residence located in Sky View Estates
Credit: Coastal Community Builders.



Centennial Gardens Apartments Subdivision.

Commercial

Commercial uses, including retail and office, most often front major roadways, such as Broadway, Main Street, and Betteravia Road, or are located near US-101. Many retail commercial uses near US-101 are located in outdoor shopping centers with a mix of major anchor retailers (such as Costco or the Home Depot) and smaller retailers. Most commercial uses Downtown—including retail, office, and restaurant land uses—have small building footprints due to small lot size, with the exception of the Santa Maria Town Center Mall and Town Center West.



Enos Ranchos Retail Commercial Shopping Center

Industrial

Industrial uses are most commonly located on the west side of the city near Blosser Road or along US-101 at the north end of the city.



Industrial business located in Santa Maria.

Airport

The Santa Maria Public Airport is located in the southwestern part of the city. The airport covers 2,598 acres and is immediately surrounded by compatible land uses, including agriculture, vacant land, and industrial land.

Public, Institutional, and Parks

The Public, Institutional, and Parks category includes the following uses:



Santa Maria High School

- Schools. Public schools are distributed throughout the city and are often community focal points in residential neighborhoods. Hancock College is situated on nearly an entire block near US-101.
- Places of Worship. Churches and places of worship or assembly are distributed evenly across Santa Maria, found within residential neighborhoods, along major corridors, and in commercial or industrial areas.
- Parks. Like schools, parks are often located in residential neighborhoods and distributed throughout Santa Maria.
- City facilities. Most of the City of Santa Maria's government buildings, including City Hall and City offices, are located near the Downtown area. Other City facilities, including the City's wastewater treatment plant and Santa Maria Area Transit operations facility, are located at the edges of the city.
- Healthcare facilities. Community health facilities are located throughout the city. Marian Regional Medical Center, located on Main Street adjacent to US-101, is a campus-like hospital complex and is the largest medical use in the city.
- Government facilities. Most of the City of Santa Maria's government buildings, including City Hall and City offices, are located near the Downtown area. Other City facilities, including the City's wastewater treatment plant and Santa Maria Area Transit operations facility, are located at the edges of the city. Several facilities owned by the County of Santa Barbara are located along Foster Road.

Agricultural

Most agricultural uses are located on the west side of the city, and immediately to the east and west of City limits. No land within City limits is designated or zoned specifically for agriculture; agricultural uses operate as transitional uses until development is planned for an area.

Vacant

Vacant land is most commonly located on the periphery of the city, including near the Santa Maria River, west of A Street in the western portion of the city, and near the Santa Maria Public Airport.

Existing Specific Plans

Specific Plans are optional, detailed planning documents used to implement the General Plan for a specific geographic area of the city. Like General Plans, they are adopted legislatively. Santa Maria has twelve approved Specific Plans; some include a residential component, while others only include non-residential components. Of the Specific Plans that include residential components, all but three are built out. As noted in the Policy Framework, some updates to the Specific Plans are necessary to remain consistent with the General Plan Land Use Element. Specific Plans are illustrated in Figure LU-1 and described below, in Table LU-1.

Table LU-1: Existing Specific Plans

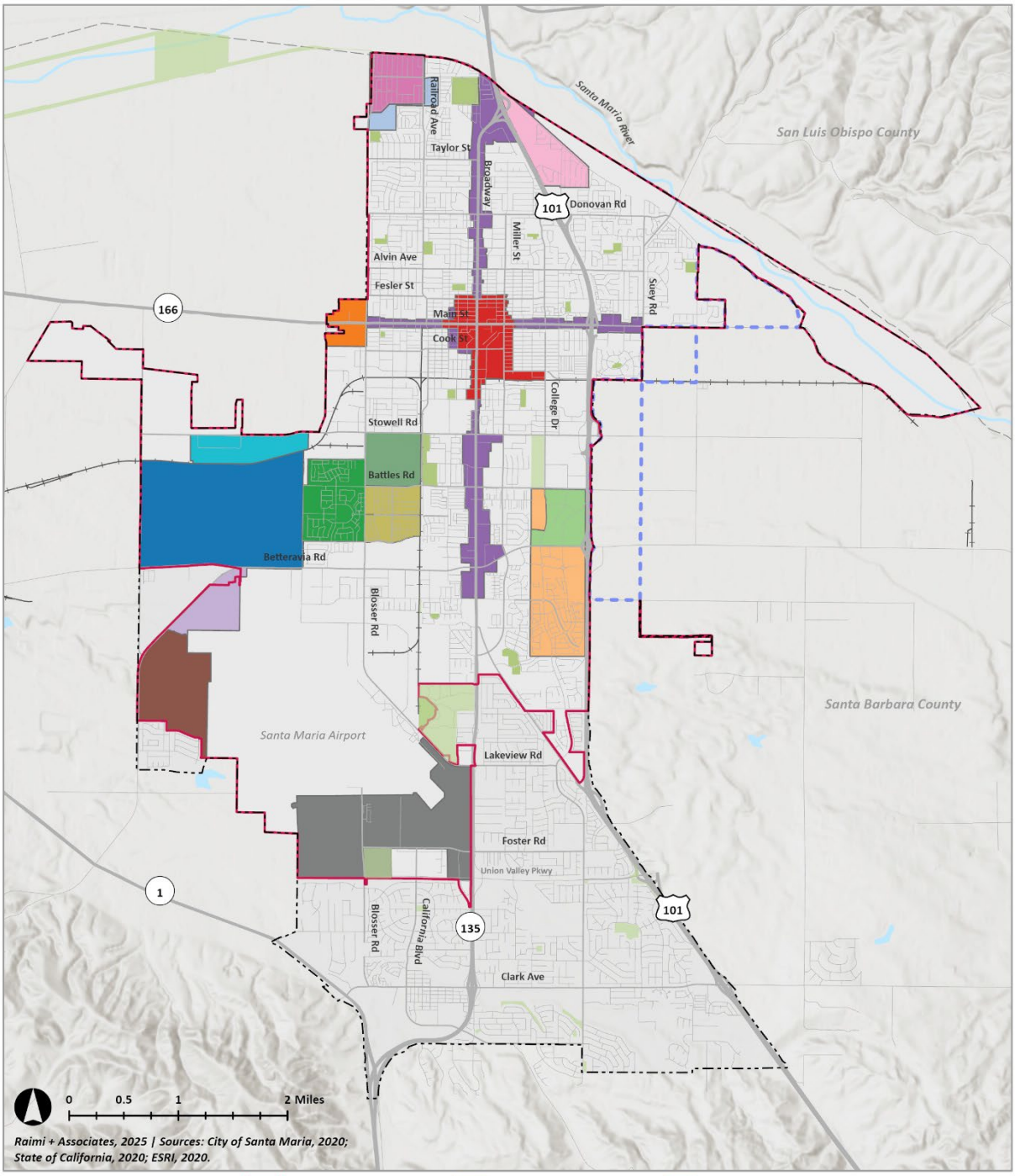
#	Plan Name	Description
1	Entrada Specific Plan (1976)	Establishes a vision and design guidelines for the Broadway and Main Street corridors.
2	Rivergate-Roemer Specific Plan (1994; amended in 2020)	This is a 194-acre site including 605 residential units, a 29-acre retail center, an elementary school, and 50 acres of parks, trails, and open space areas. This plan has been fully built out with the exception of 29 acres zoned C-2 to allow for future retail commercial and potentially mixed-use projects.
3	North Preisker Ranch Specific Plan (1999; amended in 2001)	This is a 144-acre site that includes a mix of low and low-medium density residential uses, community facilities, and recreational open space. This plan is fully built out with the exception of a 2.5-acre site.
4	Hidden Pines Specific Plan (1994; amended in 1999)	This is a 60-acre site at the northern edge of the city, with 20 acres designated for small-lot single-family residential use and 40 acres preserved as open space around the existing Blosser Retardation Basin. This plan is fully built out.
5	West Main Specific Plan (1994)	This is an 88-acre area focused on agricultural, community commercial, and light industrial uses.
6	Blosser-Southeast Specific Plan (1994; amended in 2011)	This is a 315-acre site that includes residential units, parks, schools, bikeways and trails, and a cultural center. The residential subdivisions in the plan area are Pacific Crest, Harvest Glen, Harvest Glen Gardens, St. Clair, and Centennial Gardens. This plan is fully built out.
7	Blosser Southeast Area 5B Specific Plan (2020)	Formerly part of the Blosser Southeast Specific Plan, this is a 145-acre area consisting of commercial uses, 1,105 residential units, public facilities, a 19-acre sports complex, a school site, and open space. The plan area is currently undeveloped but has entitlements that would permit 1,440 units (including ADUs)
8	Blosser-Southwest Specific Plan (1994; updated in 2010)	This is a 258-acre site planned primarily for residential uses of varying densities, with supporting neighborhood commercial development, an elementary school, and a community park. This plan is fully built out with the exception of a 10-acre parcel located at the NW corner of Blosser Rd. and Battles Rd.

9	Mahoney Ranch North Specific Plan (2008)	This is a 141-acre site that includes low-density residential, heavy commercial/manufacturing, and open space uses, with the majority of land preserved for agriculture and open space.
10	Mahoney Ranch South Specific Plan (2008)	This is a 319-acre site that includes agricultural and commercial uses, and 1,405 residential units on annexed land. However, there is no proposed development due to environmental constraints (e.g., California Tiger Salamander)
11	West Stowell Specific Plan (1994)	This is a 165-acre area that includes agriculture and related commercial and industrial uses. This plan is mostly built out.
12	Area 9 Specific Plan (2012)	This is an 890-acre area that includes employment, commercial, and residential uses. The Windset Farms Commercial Greenhouse facility and the Santa Maria Valley Railroad are located in this area. Portions of this area were rezoned from commercial/professional office to single-family residential during the 2025 General Plan Update.
13	Entrada Este Specific Plan (1994; updated in 1996, 2000, 2001, and 2012)	This is a 480-acre site that features residential subdivisions such as Bradley Square, several multi-family developments, retail, shopping centers, parks, basins, and trails. This plan is fully built out.
14	Enos Ranchos Specific Plan (2008)	Formerly part of the Entrada Este Specific Plan, this is a 121-acre site that includes retail, commercial shopping centers, office, warehouse, auto sales, and high-density residential uses, schools, and parks.
15	Santa Maria Airport Business Park Specific Plan (2000; amended in 2008 and 2020)	This site includes the 2,600-acre airport property, which includes a 740-acre business park and active open space, and commercial land uses around an 18-hole golf course.
16	Downtown Santa Maria Specific Plan (2008; amended in 2015)	This plan area includes 50 square blocks centered at the intersection of Broadway and Main Street and establishes land uses and building form regulations, including parking requirements, design guidelines, and architectural styles.



Single-family residential subdivision in the southern part of the city.

Figure LU-1: Existing Specific Plans



Santa Maria General Plan imagine

- Current Santa Maria City Limits
- Current Sphere of Influence
- Planned Annexation Area and Sphere of Influence
- Railroads
- Freeways and Highways
- Santa Maria River
- Water
- Parks
- County Boundaries
- Entrada Specific Plan
- Rivergate Roemer Specific Plan
- North Preisker Ranch Specific Plan
- Hidden Pines Specific Plan
- West Main Specific Plan
- Blosser-Southeast Specific Plan
- Blosser Southeast Area 5B Specific Plan
- Blosser-Southwest Specific Plan
- Mahoney Ranch North Specific Plan
- Mahoney Ranch South Specific Plan
- West Stowell Specific Plan
- Area 9 Specific Plan
- Entrada Este Specific Plan
- Enos Ranchos Specific Plan
- Santa Maria Airport Business Park Specific Plan
- Downtown Specific Plan

Community Design and Public Realm

Community design refers to the experience a person has when spending time in Santa Maria. Community design is impacted by several factors, including landscaping and greenery; public art; the location, scale, and architectural character of homes, stores, parks, offices, and other spaces; and how easily a person can travel between destinations. Quality community design, including beautiful, well-designed, pedestrian-scale buildings, streets, and public spaces, can increase civic pride, improve community safety, strengthen connections to local arts and culture, and make Santa Maria a more attractive place to live, visit, and work.

The "public realm" refers to the aspects of community design managed by the City. Features of the public realm, including accessibility, connectivity, and the quality of the pedestrian environment, are important characteristics of community design. Walkable neighborhoods with sidewalks and street trees often provide economic benefits, including higher property values, increased private investment, and tourism. Residents in walkable neighborhoods typically engage in more physical activity than residents in neighborhoods with low walkability, leading to improved public health outcomes.

The majority of Santa Maria's public realm is auto-oriented, with wide roadways, long crossing distances, and few pedestrian amenities. Most streets do not have designated bicycle facilities but do have sidewalks. However, most sidewalks are generally narrow and close to vehicular traffic. There are few streetscape amenities —such as street trees, benches, trash cans, water fountains, or public art —and most street lighting consists of auto-oriented, tall cobra-head fixtures that illuminate the sidewalk unevenly. Despite these challenges, Downtown's gridded street pattern makes it one of the most walkable areas of the city, and many residents living near Downtown and along Broadway and Main Street are within a five-minute walk of retail.

Land Use Conflicts

Land use conflicts may arise when development causes undesirable environmental consequences that affect the surrounding neighborhood, such as noise, dust, traffic congestion, lighting, visual or aesthetic impacts, odor, and drainage problems. Land use conflicts may potentially result in adverse health impacts to nearby residents.

Land use conflicts that may result in the most significant impacts to residents include:

- Industrial and/or trucking uses immediately adjacent to residential;
- Heavy commercial (commercial uses that take up a lot of land, may require transport of materials by truck, require large loading and docking areas, and where the possibility of noise generation may exist) immediately adjacent to residential;
- Agricultural uses immediately adjacent to residential;
- Heavy traffic impacting residential neighborhoods; and
- Airport noise impacts.

Most of Santa Maria's existing land use conflicts are between residential and industrial uses. Many of these instances are along railroad lines. Though conflicting land use adjacencies are often buffered with walls or landscaping, they cannot completely mitigate impacts.

Issues and Opportunities

This section describes the issues and opportunities that informed the policy direction of the Land Use Policies.

Jobs-housing imbalance. Though population growth has outpaced job growth in the past 20 years, in 2020, the jobs-housing balance was 1.45 jobs per housing unit. Lack of local jobs requires residents to travel outside the city for work. According to projections from the SBCAG, the trend will be exacerbated through 2050.

Land use conflicts. Industrial uses are occasionally located next to residential uses (and other sensitive uses). Residents living next to industrial facilities may be exposed to emissions, odors, noise, and other factors detrimental to public health.

Walkability. Downtown is the most walkable part of the city, but residents in most other areas of the city have less convenient walking access to schools, parks, and/or retail. In addition, the city's trail network is limited and lacks connectivity, hindering the ability of pedestrians to walk to destinations. Improving walkability and expanding the trail network can lead to improved health, increase opportunities for socialization, reduce dependency on vehicles, and improve the visual appearance of the city's street network.

Downtown Santa Maria. Downtown has a diverse mix of land uses and housing types, and it has many of Santa Maria's historic, civic, and cultural resources. This area has emerged as a focal point for potential transformation, serving as a primary gathering place for the community. Community feedback has indicated a strong interest in expanding Downtown amenities, including more public art, multifunctional gathering spaces, and placemaking initiatives that celebrate Santa Maria's unique culture. The City's ongoing efforts to implement the Santa Maria Downtown Specific Plan and Downtown Multimodal Streetscape Plan will revitalize the area with new employment opportunities and enhanced local identity and public realm. The City is partnering with developers for the construction of new multi-family housing with over 700 apartment units, mixed-use residential, and retail commercial projects in the heart of Downtown, at the intersection of Broadway and Main Street. Multi-family housing, ground floor commercial uses, new plazas, and gathering spaces are planned and are expected to be built within the next six years. Other private developments are also being built, including the recently completed Gateway Mixed-use project on the northwest corner of Main Street and Broadway and the planned conversion of the building formerly occupied by Mervyns and Fallas into apartments (construction anticipated to begin in 2025) . These developments will help fulfill the Downtown vision of a vibrant and pedestrian-friendly destination environment.

Corridor revitalization. Two of the city's primary corridors, Main Street and Broadway, consist of low-intensity commercial and office projects and disconnected shopping centers. The General Plan Land Use Map (Figure LU-3) redefines these corridors as the only designated mixed-use areas of the city. This provides the opportunity for mixed-use corridors with higher intensity development in both vertical and horizontal formats. Additional revisions to the Entrada Specific Plan will be required to further implement the vision for both corridors.

Redevelopment opportunities. Though much of the vacant land in Santa Maria is part of either a Specific Plan or a development project in the pipeline, many of the developed areas have low improvement-to-land value ratios and/or a low Floor Area Ratio (FAR), indicating an opportunity for the redevelopment of these areas in the future. The updated General Plan Land Use map and General Plan policies provide direction for how and why areas should redevelop across Santa Maria to implement the General Plan vision.

Character and design. The majority of Santa Maria is auto-oriented, providing opportunities for improved public realm through streetscape design, amenities, and connectivity improvements. Commercial and industrial places and streets have some of the greatest potential for improved mobility, enhanced character, and placemaking due to low-rise development and large areas devoted to surface parking.

Annexation. Cities regulate and plan for land within their jurisdiction, known as city boundaries, and can pre-plan land within their Sphere of Influence, or land that is likely to fall under a city's jurisdiction in the future. A city may also grow beyond the existing city boundaries or Sphere of Influence. Annexation is the legal process of expanding a city's boundary by incorporating adjacent unincorporated land into its jurisdiction. The annexation process is overseen by the Local Agency Formation Commission (LAFCO), an independent regulatory body with the authority to change city boundaries and spheres of influence. [1] To annex land, the City submits applications to LAFCO to expand its Sphere of Influence and annex unincorporated areas. More information regarding the LAFCO process for Sphere of Influence changes and annexations can be found on the LAFCO website at www.sblafco.org/.

Annexation serves as an opportunity for Santa Maria to grow responsibly, expanding needed jobs, housing, entertainment, public facilities, and services beyond the City's current limits. The area identified for planned annexation would expand the City's jurisdiction east of US-101, as identified on Figure LU-3 as "Planning Annexation." The planned annexation area offers a defined area of land to further design and develop through Specific Plans or Master Plans that would provide an appropriate mix of land uses and intensities.

Complete community: A complete community, or "complete neighborhood," supports people of all ages, income levels, and backgrounds in meeting their daily needs within a short walk, bike, bus ride, or vehicle trip from their home. The Santa Maria community emphasized the desire for the components of a complete community, including safe neighborhoods, housing options at various price points, quality local jobs, parks and recreation, walkable neighborhoods, and high-quality public services. The goals and policies in this Element set forth a path for evolving the existing City of Santa Maria to ensure complete neighborhoods and creating a complete neighborhoods within the Planned Annexation Area.

[1] (n.d.) *What Are LAFCOS?* California Association of Local Formation Commissions. Retrieved May 12, 2025, from https://calafco.org/About_LAFCOs

Land Use Policies

The Land Use Policies address the key issues and opportunities identified above and create a comprehensive roadmap for the future of how land is developed in Santa Maria.

The *Standards and Diagrams* section establishes regulatory standards and diagrams. A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Likewise, a diagram is a graphic expression of the text of a particular policy.

The *Policy Framework* section outlines Land Use goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Land Use Element emphasize the City's desired development pattern, community design, compatibility of land uses, and regional coordination.

Policies are focused on a balanced mix of uses (Goal LU-1), a vibrant downtown (Goal LU-3), mixed-use corridors (Goal LU-4), varied housing stock (Goal LU-5), strong commercial (Goal LU-6) and industrial sectors (Goal LU-7), and a thriving airport (Goal LU-8), while preserving agricultural lands (LU-9) and utilizing Sphere of Influence modification and annexation as a means of measured expansion (Goal LU-2).

The Element prioritizes community design and public realm improvements through emphasis on architectural and building design (Goal LU-10), urban design (Goal LU-11), and pedestrian-focused public spaces (Goal LU-12). Reducing land use conflicts (Goal LU-13) and requiring high-quality utilities, facilities, and services for existing and new development (Goal LU-14) will also improve the built environment in Santa Maria. Finally, regional and local planning agency coordination (Goal LU-15) will support issues of mutual concern, especially balancing growth with the preservation of agricultural areas in Santa Maria and the surrounding region.

Understanding Density and Intensity

State law requires that General Plans establish the maximum development intensity allowed within each designation. The two generally accepted metrics are dwelling units per acre for residential uses (density) and floor area ratio (FAR) for non-residential uses (intensity). Figure LU-2 below describes dwelling units per acre and FAR in further detail.

Figure LU-2: Density and Intensity

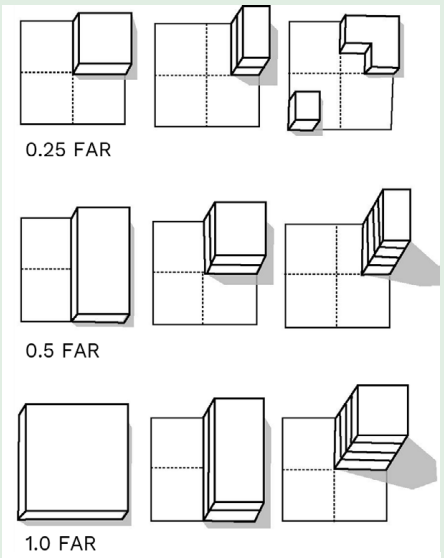
Dwelling Units per Acre (du/ac)

The term "density" is used for residential uses and refers to the population and development capacity of residential land. Density within the General Plan is described in terms of dwelling units per net acre of land (du/ac), exclusive of existing and proposed streets and rights-of-way.

Floor Area Ratio (FAR)

Development intensity refers to the extent of development on a parcel of land or lot. FAR is used in the General Plan as a measure of non-residential or mixed-use development intensity.

FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.5. A 0.5 FAR describes a single-story building that covers half of the lot, a two-story building covering approximately one-quarter of the lot, or a four-story building covering one-eighth of the lot.



Floor Area Ratio = Gross Building Area / Lot Area

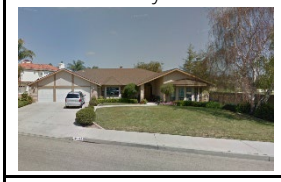
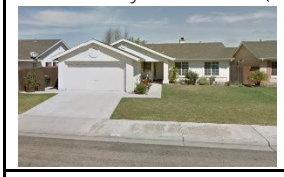
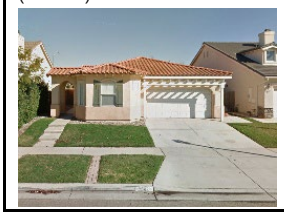
These FAR calculations and gross floor area do not consider the square footage of any parking facilities (including but not limited to parking structures, surface parking, or underground parking) or other structures not designed for human occupation. Additionally, "lot," as used here, may encompass multiple legal parcels which are planned as a cohesive development (e.g., mixed-use with townhomes and commercial development which may require subdivisions into separate legal parcels for financing and separate ownership).

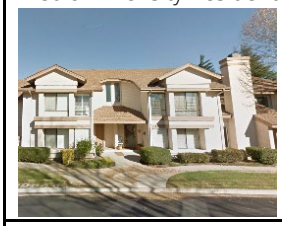
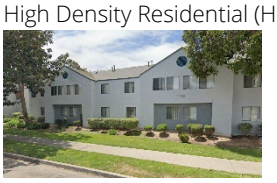
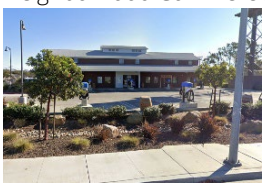
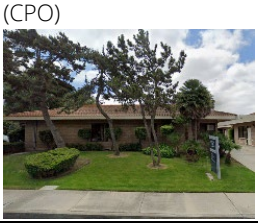
Standards and Diagrams

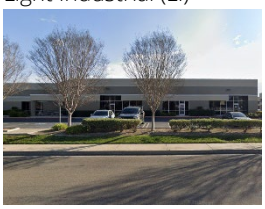
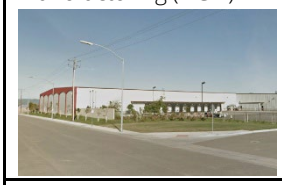
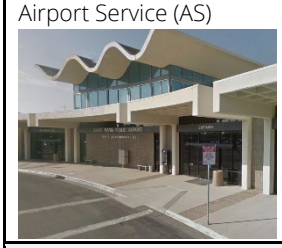
This section establishes Santa Maria's General Plan land use designations and regulating Land Use Map.

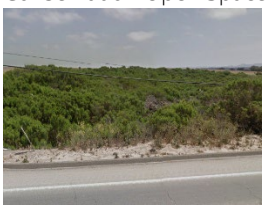
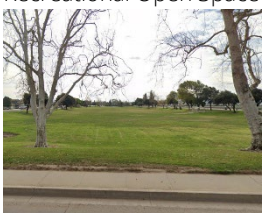
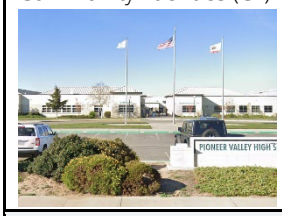
General Plan Land Use designations have been designed to reflect the range of uses necessary for the future development of the planning area. Each designation in Table LU-2 below provides a detailed description of each type of land use found within the General Plan Land Use Map, including the purpose, allowed uses, maximum density or intensity, and in some instances, maximum allowed height. More detailed regulations are included in the Zoning Ordinance. The General Plan Land Use Map depicts the location and extent of land use designations described in Table LU-2 throughout the city, the City's Sphere of Influence, and potential annexation areas. These designations should not be considered as being tied to a specific time in the future. The designation in one area may relate to currently developed uses, while others are oriented to development at an indefinite date in the future. Designations allowing for new uses do not necessarily constitute an abandonment of existing uses.

Table LU-2: Land Use Designations

Designation	Description
Residential	
Residential Agricultural (RA) or Very Low Density (VLDR) 	To create a transition area between agricultural and strictly urban uses, as well as provide for a particular residential lifestyle. Allowed uses: Single-family homes; non-commercial agricultural activities, the keeping of horses, and certain commercial agricultural activities on larger (suggested minimum of 5- to 10-acre) parcels. Density: Maximum 2.2 du/ac Corresponding Zoning: R-A, PD (Planned Development) Overlay
Lower Density Residential (LWDR) 	To encourage high-quality single-family residential development on larger lots. Allowed uses: Single-family homes. Density: Maximum 5.5 du/ac Corresponding Zoning: R-1, R-1-8,000 to R-1-10,000, PD Overlay
Low Density Residential (LDR) 	To encourage new areas with overall densities on standard-sized lots, providing the amenities and open spaces associated with traditional single-family areas. Allowed uses: Single-family homes. Density: Maximum 8 du/ac Corresponding Zoning: R-1, R-1-5,500 to R-1-6,500, PD Overlay
Low-Medium Density Residential (LMDR) 	To encourage densities that provide affordable single-family housing on small lots while at the same time maintaining adequate individual private open space, design flexibility, and the character of a single-family neighborhood. Allowed uses: Small lot single family, townhomes, rowhouses, duplexes, triplexes, and fourplexes. Density: Maximum 10 du/ac Corresponding Zoning: RSL-1, RMH, R-1 4,500 to R-1-5,000, R-2, PD Overlay

Medium Density Residential (MDR) 	Allows a mixture of unit types while maintaining the feeling of a single-family neighborhood. Allowed uses: Small lot single family, townhomes, rowhouses, and duplexes, triplexes, and fourplexes; courtyard housing, and walk-up multi-family housing. Density: Maximum 12 du/ac Corresponding Zoning: R-2, PD Overlay
High Density Residential (HDR) 	To provide for an urban residential environment, preferably close to shopping facilities and existing activity centers, as well as provide an incentive for reinvestment in older established areas. Allowed uses: Townhomes, duplexes, triplexes and fourplexes, mobile homes, and multifamily housing. Density: Maximum 30 du/ac Corresponding Zoning: R-3, PD Overlay
Mixed-use	
Corridor Mixed-use (CMU) 	This will allow for multi-story, multi-use development that is contextual to adjacent residential uses. The intent is to allow for the creation of commercial uses mixed with multi-family housing. Allowed uses: Standalone or mixed retail, restaurants, service commercial (such as banks or real estate offices), service establishments (such as medical clinics and beauty shops), office buildings, hotels, multi-family housing, townhomes, and duplexes. Density: Maximum 35 du/ac Commercial FAR: Maximum 2.0
Commercial	
Neighborhood Commercial (NC) 	To provide areas that offer convenience goods and services to local residents without disrupting the residential character of an area. These areas are intended to be small in size and not geared to providing a multitude of more specialized goods and services serving a city-wide market. Allowed uses: Supermarkets, convenience grocery stores, drug stores, laundromats, bakeries, and shoe repair shops. Commercial FAR: Maximum 0.5 Corresponding Zoning: C-1, CC, CPO, PD Overlay
Community Commercial (CC) 	To include the majority of retail uses outside the central core, particularly along the development corridors that have emerged. The majority of these uses would be geared to the city-wide market. Allowed uses: Retail uses, including regional retail, service commercial, small offices, auto sales, and services. Commercial FAR: Maximum 0.5 Corresponding Zoning: C-1, C-2, CC, PD Overlay
Commercial/ Professional Office (CPO) 	To provide areas for offices, which may be compatible with a range of other uses. Allowed uses: Standalone office or business park development for professional medical, non-profit, and public offices, as well as a certain complementary commercial uses. Commercial FAR: Maximum 1.0 Corresponding Zoning: CPO, PD Overlay

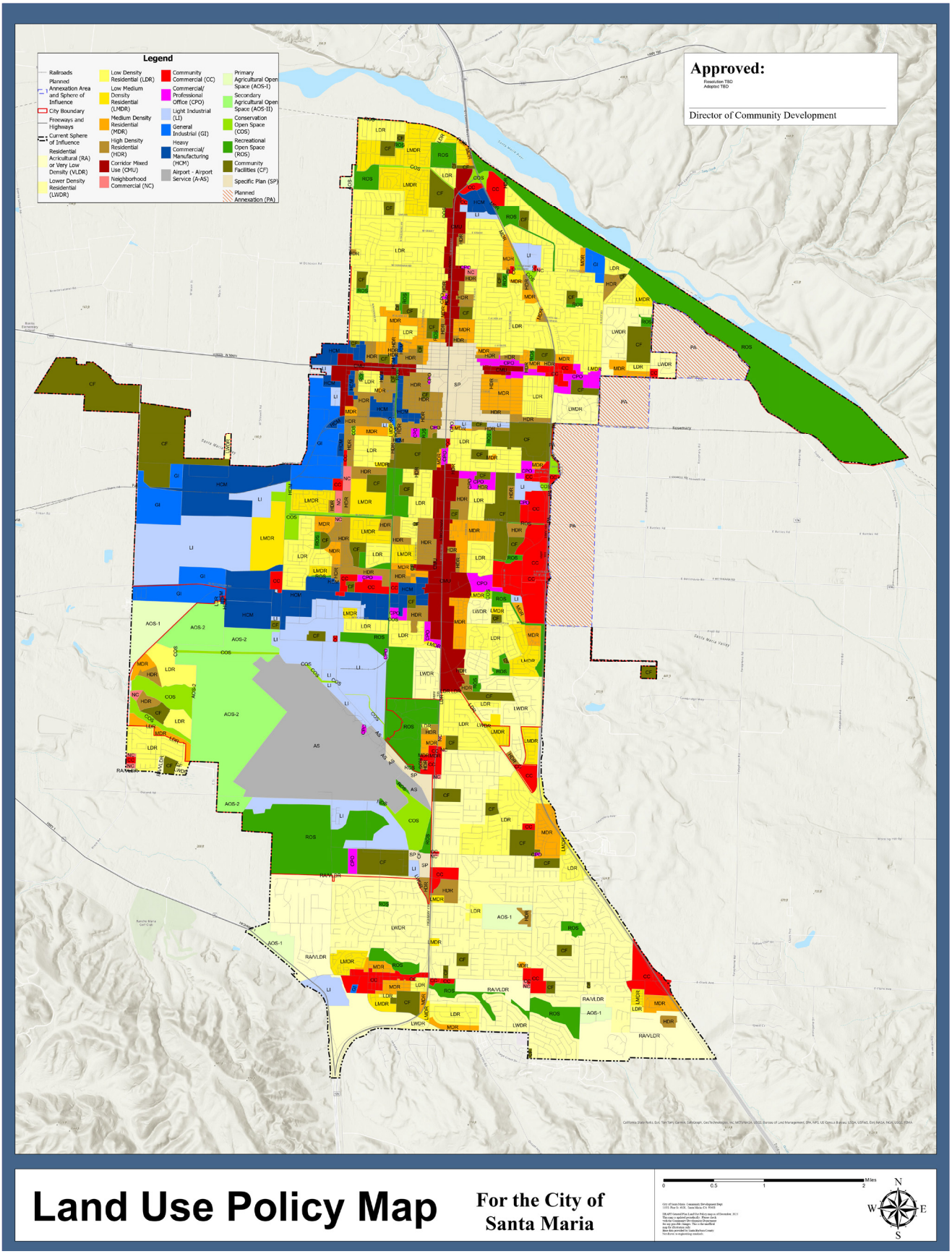
Industrial/Airport	
Light Industrial (LI) 	To accommodate industrial uses that primarily conduct operations within the building, do not generate substantial negative environmental impacts, and are most compatible with adjacent non-industrial uses. Allowed uses: Research facilities, light assembly plants, non-public-oriented-offices and industrial support offices, and auto sales. Commercial FAR: Maximum 1.0 Corresponding Zoning: M-1, PD Overlay
Heavy Commercial/ Manufacturing (HCM) 	To permit activities that combine manufacturing and retail on the same site, along with other heavy commercial uses that are land intensive, involve transport of materials by heavy trucks, require large loading and docking areas, and may generate significant noise. Allowed uses: Lumberyards, boat works, warehouses, wholesale building supply dealers, mobile home sales, farm equipment sales, equipment repair. Commercial FAR: Maximum 1.0 Corresponding Zoning: CM, PD Overlay
General Industrial (GI) 	To provide areas for all types of heavy industrial uses, particularly those that need to be separated from other land uses because of the impacts associated with these activities, such as heavy truck traffic, noise, odor, or dust. Allowed uses: Range of intensive industrial uses, including heavy manufacturing and heavy trucking operations. Commercial FAR: Maximum 1.0 Corresponding Zoning: M-2, PD Overlay
Airport Service (AS) 	To facilitate the airport and airport-related commercial and industrial uses, to provide specific areas for aircraft operation and navigation aids, and to minimize hazards to the safe landing and take-off of aircraft. Allowed uses: Full range of airport service uses, including airport operation and support activities. Commercial FAR: Maximum 1.0 Corresponding Zoning: AA, CZ, AS-I, AS-II, AS-III, PD Overlay
Public and Open Space	
Primary Agricultural Open Space (AOS-1) 	To preserve certain areas for present and future agricultural production, protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and/or act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses. Allowed uses: Intensive crop agricultural uses. Corresponding Zoning: OS, PD Overlay
Secondary Agricultural Open Space (AOS-2) 	To preserve certain areas for present and future agricultural production, protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and/or act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses. Allowed uses: Less intensive agricultural uses, including grazing. Includes some lands that are not prime agricultural but are an agricultural buffer and are not now considered suitable for urban expansion. Corresponding Zoning: OS, PD Overlay

Conservation Open Space (COS) 	To preserve certain areas for present and future agricultural production, protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and/or act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses. Allowed uses: Includes areas subject to flood hazard, significant groundwater recharge areas, areas adjacent to creek beds, areas of surface and sub-surface mineral extraction, levee buffer, airport safety areas, and publicly owned landscaped areas. Corresponding Zoning: OS, PD Overlay
Recreational Open Space (ROS) 	To protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and/or act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses. Allowed uses: Includes existing and proposed recreational facilities, including parks; bikeways; equestrian trails; paths; commercial recreation facilities; selected public utility and railroad rights-of-way and associated uses; land reclamation projects; and publicly owned and operated sanitary landfill operations that have the potential for reclamation and development into the aforementioned recreational facilities. Corresponding Zoning: OS, PD Overlay
Community Facilities (CF) 	To provide for necessary facilities for use by the public. Allowed uses: Range of public facilities, including schools and government buildings. Open space facilities, such as parks, are classified under "Open Space." Corresponding Zoning: PF, PD Overlay
Other	
Downtown Specific Plan (SP)	The Downtown Specific Plan designation refers to the area within the Downtown Santa Maria Specific Plan. It includes 50 square blocks centered at Broadway/Main Street and establishes land uses and building form regulations, including parking. See the Specific Plan for further details and regulations.
Planned Annexation (PA)	To encourage comprehensive planning and urban design flexibility for large annexation land areas (over 60 acres) through the adoption of a specific plan or master plans following the General Plan Update process, as the City proceeds with annexation. Such flexibility allows the City to adopt a set of land use specifications and implementation programs tailored to the unique characteristics of each area.

Notes:

1. *Single-family zones are subject to SB9, which was passed in 2021. This law allows parcels in single-family zones to be subdivided and duplexes built on each lot.*
2. *The maximum residential density of any residential land use designation may be exceeded to complement General Plan Housing Element policy (in accordance with the density bonus provisions of Section 65915 of the California Government Code).*

Figure LU-3: General Plan Land Use Map



Policy Framework

Citywide Framework and Development Pattern

Goal LU-1: Balanced mix of uses. A balanced mix of land uses meets the present and future housing, employment, and recreation needs of the community.

Policy LU-1.1: Land use pattern. Implement the General Plan Land Use Map and corresponding Land Use Designations as described in Figure LU-3 and in Table LU-2 to continue efforts to create a complete community.

Action LU-1.1.1: Following adoption of the General Plan Update, prepare a comprehensive update of the City's Zoning Code and Zoning Map with districts that mirror the General Plan designations and allow flexibility in uses without the need for Planned Development Overlay districts.

Action LU-1.1.2: Implement the Santa Maria Objective Design Standards and recommended Design Review process that streamlines the existing process of reviewing applications for the development of vacant sites or site redevelopment.

Action LU-1.1.3: Amend the Area 9 Specific Plan to allow low-density residential uses along A Street, consistent with the LMDR designation.

Action LU-1.1.4: Study the reduction or elimination of parking requirements (particularly for General Commercial uses) as a part of amendments to the Municipal Code and/or specific plans.

Policy LU-1.2: Infill development. Prioritize the redevelopment of vacant or underutilized parcels with a focus on revitalizing Downtown and deteriorating neighborhoods to the extent feasible.

Action LU-1.2.1: Implement the City's adopted specific plans to the extent feasible.

Policy LU-1.3: Areas of change. Focus new development, infill, and higher density or intensity development along the city's primary corridors (Main Street and Broadway), within the Downtown, and in surrounding neighborhoods.

Policy LU-1.4: Neighborhood preservation. Support the revitalization and enhancement of older neighborhoods in the Downtown and surrounding areas by continuing to invest in infrastructure and streetscape upgrades.

Policy LU-1.5: Job/housing balance. Achieve a job-to-housing ratio of 1.2 that balances new housing development and job production in Santa Maria over the General Plan horizon.

Goal LU-2: Annexation as outward growth. Santa Maria expands in an orderly and efficient manner to accommodate future growth. [2]

Policy LU-2.1: Planned Annexation Area. Expand Sphere of Influence and annex the Planned Annexation Area identified on the General Plan Land Use Map to meet housing and jobs development goals.

Action LU-2.1.1: Submit a LAFCO application to modify the City's Sphere of Influence to include the Planned Annexation Area.

Action LU-2.1.2: Submit LAFCO applications to annex the Planned Annexation Area.

Policy LU-2.2: Connections to annexed area. Require new development within future annexation areas to provide infrastructure, multimodal, and public realm connections to the developed core of Santa Maria.

Policy LU-2.3: Future specific plans. Require specific plans or master plans in support of annexation in the Planned Annexation Area that are consistent with the following objectives:

- Prioritize new employment uses near existing institutions, such as educational or research and development (R&D) near Marian Regional Medical Center and Allan Hancock College, and industrial or commercial uses adjacent to US-101 and along East Main to provide convenient access to regional transportation.
- Provide a diversity of housing types for rental and ownership at a range of price points, to minimize land area expansion and conversion of agricultural lands.
- Design complete neighborhoods where residents have convenient walking and biking access to public facilities, services, and retail.
- Buffer schools, parks, and homes from infrastructure, major roadways, the Santa Maria regional landfill, industrial land uses, and other land uses that may produce odor or noise or negatively impact air quality.
- Support expansion of the Marian Regional Medical Center and other supportive medical offices in new development in close proximity to the existing Medical Center.
- Support higher education, including expansions of Allen Hancock College and other public, private, and post-secondary schools.
- Provide 5 acres of parks per 1,000 residents, per the City's park service standard, and plan for new public and recreational facilities.
- Develop a safe, connected network of sidewalks and trails that provides ample connections to destinations.

[2] Please see the Economic Development Element for policies related to annexation.

Goal LU-3: Vibrant Downtown. An iconic and vibrant Downtown serves as the heart of Santa Maria. [3]

Policy LU-3.1: Specific Plan implementation. Implement the vision and strategies of the Downtown Specific Plan and Downtown Multimodal Streetscape Plan to create a walkable downtown destination.

Policy LU-3.2: Revitalization of shopping centers. Prioritize revitalization and infill efforts at the Santa Maria Town Center and Town Center West areas, consistent with the Downtown Specific Plan.

Policy LU-3.3: Downtown outdoor gathering. Prioritize new public and quasi-public multifunctional outdoor gathering spaces in Downtown redevelopment.

Policy LU-3.4: Downtown arts and culture. Infuse arts and culture in the Downtown through public art installations and placemaking initiatives.

Policy LU-3.5: Reduce surface parking in Downtown. Support parking solutions that reduce surface parking lots within the Downtown area to better utilize land and promote pedestrian walkability.

Action LU-3.5.1: Allow temporary events, art installations, and food truck vendors to use underutilized surface parking lots for activities that promote community and add to the local economy.

Policy LU-3.6: Shared parking facility. Continue to identify and develop shared parking facilities within the Downtown Specific Plan area to support future mixed-use developments in the area.

Policy LU-3.7: Pedestrian priority. Promote pedestrian walkways, sidewalks, paseos, plazas, and courtyards away from vehicular traffic to enhance walkability and pedestrian comfort within Downtown.

Goal LU-4: Mixed-use corridors. Lively corridors enhance the quality of life through mixed-use development. [4]

Policy LU-4.1: Corridor revitalization. Prioritize revitalization of the Main Street and Broadway corridors, focusing efforts to shape declining shopping centers into a vibrant, urban core offering housing, jobs, and entertainment in the center of Santa Maria.

Action LU-4.1.1: Revise the Entrada Specific Plan to prepare a comprehensive land use plan for an active, mixed-use corridor along Broadway and Main Street, consistent with the General Plan Land Use Map.

[3] Please see the Economic Development Element for policies related to the downtown.
[4] Please see the Economic Development Element for policies related to corridors.

Action LU-4.1.2: Work with Caltrans to improve the pedestrian amenities, access, and safety within the Downtown area and to investigate truck route alternatives that reduce impacts on the pedestrian-focused environment in Downtown.

Policy LU-4.2: Industrial on major corridors. Prohibit new industrial, manufacturing, and heavy polluting uses in the Main Street and Broadway Corridor Mixed-use designated areas, as they detract from creating a walkable mixed-use environment.

Policy LU-4.3: Mixed-use development. Support vertical and horizontal mixed-use development, integrating residential uses along Broadway and Main Street to promote a pedestrian-focused environment in the core of the city and reduce vehicle trips.

Policy LU-4.4: Shared parking. Promote shared, flexible parking within the Corridor Mixed-use land use designation to encourage alternative modes of transportation and maximize land utility in the urban center of the city.

Action LU-4.4.1: Update the Zoning Code to allow shared, flexible parking within zones corresponding with the Corridor Mixed-use designation.

Goal LU-5: Housing stock. An adequate supply of high-quality local housing stock is available to residents of all ages and abilities. [5]

Policy LU-5.1: Housing variety. Continue to support a variety of housing types, unit sizes, and building densities in Santa Maria to support residents at differing life stages and socio-economic statuses.

Policy LU-5.2: Siting of infill development. Promote new infill housing in areas that are underutilized and in close proximity to parks, recreation, public amenities, and local goods and services.

Policy LU-5.3: Location of new housing. Discourage housing production directly adjacent to high-intensity commercial, agricultural, and industrial uses, in favor of land use transitions and buffers between differing intensities of development.

Policy LU-5.4: Mobile homes as affordable housing. Maintain existing mobile home parks within the High-Density Residential land use designation as a means of affordable housing.

[5] Please see the Housing, Economic Development, and Health and Environmental Justice Elements for policies related to the housing stock.

Action LU-5.4.1: Investigate the provision of a new City ordinance that restricts the conversion of senior-only category mobile home parks to all-ages mobile home parks in compliance with State Fair Housing laws.

Policy LU-5.5: High density near transit. Work with developers to provide higher-density residential near existing and planned transit as a means of reducing vehicle trips and improving connectivity.

Goal LU-6: Commercial areas. Commercial areas provide jobs, goods and services, hospitality, and office spaces while supporting a diversified local economy.

Policy LU-6.1: Community character. Maintain and improve the existing character of Santa Maria as a thriving community and the industrial and commercial center for northern Santa Barbara County and southern San Luis Obispo County.

Policy LU-6.2: Visitor-serving uses. Foster hospitality and tourism through new hotels, restaurants, wineries, taprooms, and entertainment – including museums, amphitheaters, and event spaces – within the Downtown area, along Broadway and Main Street, and at major US-101 interchanges.

Policy LU-6.3: Freeway-oriented commercial. Consolidate large format chain shopping retailers, known as "big box", and auto sales along the US-101 corridor for easy access by the regional population.

Policy LU-6.4: Revitalized commercial shopping centers. Support public and private revitalization of old shopping centers into mixed-use pedestrian-oriented hubs that promote community and local businesses.

Policy LU-6.5: Expand medical offices. Work with property owners to provide a variety of office types, especially medical offices, in Commercial/Professional Office designated areas east of US-101 in an effort to expand healthcare outside of the Regional Medical Center.

Action LU-6.5.1: Evaluate the existing height limit for the Commercial/Professional Office zone designation and consider amending the Zoning Code to raise the maximum height limit in the zone to accommodate additional floors of office uses.

Policy LU-6.6: Neighborhood commercial. Design neighborhood commercial centers to serve the needs of the surrounding residents.

Action LU-6.6.1: Evaluate the existing height limit in the Convenience Center (CC) zone designation and consider amending the Zoning Code to lower the maximum height limit to reflect the appropriate neighborhood scale.

Action LU-6.6.2: Revise the Zoning Code for consistency with the adopted Active Transportation Plan to facilitate the accessibility of neighborhood commercial uses with active transportation (walking, biking).

Goal LU-7: Industrial districts. A strong industrial sector contributes to the local economy and job base in a manner that does not conflict with residential areas.

Policy LU-7.1: Employment diversity. Support a diverse mix of industrial, manufacturing, food processing, viticulture, research and development, laboratories, and other employment uses within the General Industrial, Light Industrial, and Heavy Commercial/Manufacturing land use designations.

Policy LU-7.2: Non-polluting industries. Encourage new, clean industries within the General Industrial and Light Industrial land use designations that do not produce significant air, water, or noise pollution.

Policy LU-7.3: Industrial infill. Promote infill of industrial, manufacturing, and warehousing development between Hanson Way and Blosser Road, and surrounding the Santa Maria Airport, consistent with the Airport Master Plan.

Goal LU-8: Santa Maria Public Airport. A thriving airport supports local tourism, public and private air travel, and business opportunities. [6]

Policy LU-8.1: Airport-related infill. Allow airport-related industrial, manufacturing, warehousing, and logistics infill in areas surrounding the Santa Maria Public Airport, consistent with the Santa Maria Airport Business Park Specific Plan, the Santa Maria Public Airport Master Plan, and the Santa Maria Airport Land Use Compatibility Plan.

Action LU-8.1.1: Collaborate with Airport officials to ensure any revisions to the Airport Master Plan are compatible with the General Plan Land Use Map and do not adversely affect established residential neighborhoods in the periphery.

Goal LU-9: Agricultural areas. Thriving agricultural lands generate fresh produce for the State and preserve Santa Maria's history as a farming community.

Policy LU-9.1: Agricultural resources. Preserve agricultural resources in the city on land not proposed for future development, specifically those with State or local importance. Annexation into areas utilized for agriculture shall occur in an orderly and planned manner, consistent with the General Plan and LAFCO policies.

[6] Please see the Safety and Noise Elements for additional policies and actions related to areas in proximity to the airport.

Action LU-9.1.1: As a part of the LAFCO Sphere of Influence boundary change and annexation process, the City will establish and maintain a stable Urban Growth Boundary to provide certainty for both urban development and agricultural operations.

Policy LU-9.2: Agricultural land use conflicts. Support ongoing agricultural activities by discouraging land uses that conflict with adjacent farming activities.

Policy LU-9.3: Agricultural buffers. Update the Municipal Code to require buffers between new development and lands designated for agricultural uses. Examples of buffers include, but are not limited to, roadways, stormwater basins, and landscaped or open space areas.

Policy LU-9.4: Agricultural land impact avoidance and minimization. Require projects adjacent to agricultural land to prevent the spread of invasive plant species during construction.

Community Design and Public Realm

Goal LU-10: Architecture and building design. Building design and architecture enhance Santa Maria's character.

Policy LU-10.1: Objective Design Standards. Implement the Objective Design Standards to achieve visually interesting residential and mixed-use building designs that reflect the character of the Santa Maria Valley. [7]

Policy LU-10.2: Older building rehabilitation. Incentivize rehabilitation of older structures, especially within Downtown, to maintain quality neighborhoods, corridors, and centers.

Action LU-10.2.1: Advertise information on government programs that offer home repair and energy efficiency assistance, such as the Housing Improvement Program, at Santa Maria public offices such as City Hall, the Santa Maria Public Library, and Elwin Mussell Senior Center.

Action LU-10.2.2: Continue to administer Federal and State grant programs that support affordable housing, public services, public and non-profit facilities, and housing revitalization.

Policy LU-10.3: Passive energy-efficient design. Work with developers and property owners to encourage passive design techniques that reduce energy consumption and environmental impacts through building orientation, shading, ventilation, and other strategies.

[7] Please see the Noise and Safety Elements for additional policies and actions related to building design.

Goal LU-11: Urban design. High-quality urban design enhances Santa Maria's character.

Policy LU-11.1: Arts and culture in the public realm. Integrate arts and cultural experiences into public spaces through temporary installations, permanent facilities such as museums and exhibits, and cultural events and programming throughout Santa Maria.

Action LU-11.1.1: Work with property owners and developers to activate and improve public-facing alleyways through temporary or permanent public art.

Policy LU-11.2: Gateways. Establish new gateway signage that marks the entrance into Santa Maria with a unique design that reflects the local community. Consider signage at the following locations:

1. Broadway and US-101
2. West Main Street and Blosser Road
3. Betteravia Road and US-101
4. East Main Street and US-101
5. Northbound Santa Maria Way at US-101

Goal LU-12: Pedestrian-focused public spaces. High-quality pedestrian-oriented public and quasi-public spaces enhance daily life in Santa Maria. [8]

Policy LU-12.1: Gathering places. Work with private developers to provide outdoor gathering places such as plazas, paseos, or courtyards in the Downtown, within the mixed-use corridors, and shopping centers across Santa Maria.

Action LU-12.1.1: Continue to support and sponsor Downtown Friday and similar regular community events in Downtown Santa Maria.

Policy LU-12.2: Pedestrian and bicycle connections. Work with private developers to provide pedestrian and bicyclist connectivity within neighborhoods and public spaces through complete sidewalks, designated bicycle lanes, sufficient secure bicycle parking for customers and tenants, and bus shelters, among other techniques.

Action LU-12.2.1: Implement the ongoing Safe Routes to Schools program and provide regular updates as needed.

Action LU-12.2.2: Investigate the possibility of a new Slow Streets Program to reduce vehicle speed on neighborhood streets and prioritize pedestrian and bicycle safety within neighborhoods.

Policy LU-12.3: Pedestrian amenities. Require pedestrian amenities and enhancements, such as street trees, lighting, street furniture (including benches and trash receptacles), sidewalks, curb extensions, and landscaped strips, in all new and redeveloped commercial projects. Require the

[8] Please see the Health and Environmental Justice Element for additional policies and actions focused on community spaces the promote physical activity.

pedestrian amenities included in the Objective Design Standards for all residential and mixed-use development projects.

Action LU-12.3.1: In public and private development, identify design techniques that can improve outdoor pedestrian comfort and minimize wind exposure.

Policy LU-12.4: Walking paths as buffers. Utilize walking paths and linear parks as a transition and/or buffer between non-compatible uses or noticeable changes in building scale or density.

Land Use Compatibility and Development

Goal LU-13: Land use conflicts. Conflicts between residential land uses, schools, and incompatible non-residential land uses are mitigated. [9]

Policy LU-13.1: Land use buffers. Require the use of buffers between incompatible land uses by using context-appropriate buffers such as berms, walls, landscaping, bike paths, and arterial streets, where appropriate and depending on neighboring use, to avoid adverse impacts to either use.

Action LU-13.1.1: Update the City's municipal code to protect sensitive land uses by, for example, requiring a buffer between sensitive uses and local sources of air pollution such as industrial and commercial facilities (e.g., warehouses, processing plants, factories, landfills, hazardous waste facilities). Developments should incorporate appropriate mitigation measures that reduce potential pollution exposure.

Policy LU-13.2: Residential encroachment. Protect residential neighborhoods and schools from encroachment by incompatible nonresidential uses such as light industrial, general industrial, and heavy commercial/manufacturing, and the impacts associated with adjacent nonresidential activities.

Policy LU-13.3: Land use transitions. Require land use transitions of lower intensity commercial or mixed-use on the perimeter of heavy uses when adjacent to residential uses.

Policy LU-13.4: Incompatible neighborhood uses. Prohibit the development of industrial or manufacturing uses within neighborhoods or directly adjacent to established residential neighborhoods or schools.

Policy LU-13.5: Industrial and residential buffers. Mitigate the impacts of industrial land that exists adjacent to residential uses by permitting only light industrial uses in those areas, along with requiring the industrial development to provide appropriate buffers so that the use does not negatively impact the residential development.

[9] Please see the Recreation and Parks, Circulation, Noise, and Health and Environmental Justice Elements for policies and actions related to land use conflicts. Please see the Safety and Noise Elements for additional policies and actions related to areas in proximity to the airport.

Policy LU-13.6: Incompatible uses. Prohibit new residential development, and those retail, commercial, office, and/or consumer-oriented businesses in close proximity to the Airport which the City determines would conflict with the Airport Master Plan and Santa Maria Airport Land Use Compatibility Plan (ALUCP), including through utilizing processes set forth by Article 3.5 of the Public Utilities Code.

Policy LU-13.7: Airport and residential buffers. Require transition zones and buffers between the Airport and new residential development in close proximity to the Airport, as defined by the ALUCP, to mitigate impacts of ongoing airport operations.

Policy LU-13.8: Development compatibility. Ensure that new development within the Santa Maria Airport Area of Influence is consistent with standards and regulations set forth by local and regional Airport Land Use Compatibility Plans.

Action LU-13.8.1: Review new development for consistency with the Santa Maria Airport Safety Zone Compatibility Criteria, Table 3-2, of the Santa Maria Airport Land Use Compatibility Plan, and with the regulations and processes set forth by Article 3.5 of the Public Utilities Code.

Goal LU-14: Utilities, facilities, and services. New and existing development within Santa Maria is sustained by high-quality utilities, facilities, and services. [10]

Policy LU-14.1: Privately funded utilities. Require developers to "pay their fair share" for utilities and services in new development, while continuing to identify funding sources to upgrade and maintain utilities and services within the existing city.

Policy LU-14.2: Public facilities and services. In compliance with State law, ensure AB 1600 fees and requirements placed on new development projects are sufficient to provide public facilities and services that maintain pace with housing production and all other development to maintain adequate levels of service across Santa Maria as the city grows.

Regional Coordination

Goal LU-15: Planning coordination. Santa Maria's growth and land use planning are well coordinated within the region.

Policy LU-15.1: Common goal coordination. Work closely with neighboring agencies to coordinate planning efforts and support planning topics of mutual concern, such as balancing agricultural areas with urbanized areas and development growth, circulation, sustainability, parks, environmental justice, and health.

[10] Please see the Recreation and Parks and Circulation Elements for additional policies and actions related to development impact and mitigation fees.

Action LU-15.1.1: Coordinate with Santa Barbara County Association of Governments, Santa Barbara County, LAFCO, and other regional agencies on an ongoing basis.

Policy LU-15.2: Internal and external coordination. Continue to coordinate planning efforts internally among all City departments and externally with property owners, residents and their representatives, and special districts.

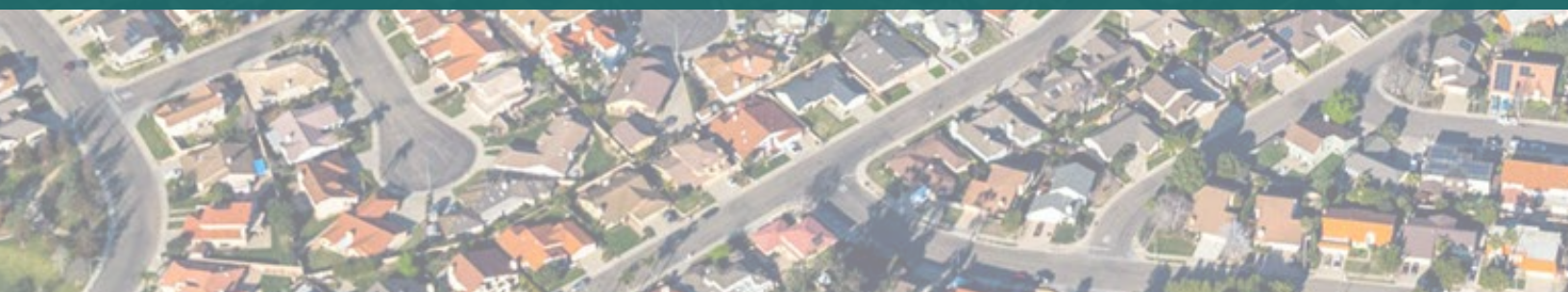


Santa Maria General Plan

imagine

Circulation Element

Final Draft | May 5, 2026



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Introduction

California law mandates the development of a Circulation Element as part of the General Plan. The Circulation Element must contain the "general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities," all correlated with the land use element of the General Plan per California Government Code Section 65302(b).

Santa Maria's Circulation Element focuses on the street, bicycle, and pedestrian networks, safety, parking, transit, rail, and aviation facilities. Utility-oriented facilities, such as water and storm drainage, are addressed within the Public Facilities and Services Element.

This Element consists of three main sections: Background, Issues and Opportunities, and Circulation Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Circulation Policies* section establishes regulatory standards and diagrams and outlines the City's Circulation goals, policies, and implementation actions.

The Circulation Policies focus on establishing and maintaining a citywide mobility network that meets the needs of users of all ages and abilities, including people walking, riding bicycles, using micromobility devices like e-scooters, riding on transit, and driving and riding in vehicles, as well as for trucking and goods movement. In support of that mobility network, policies also prioritize safety, parking, land use compatibility, equitable sharing of costs and benefits, and the mitigation of traffic and vehicle usage impacts.



Cyclists use a multi-use path.

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Background

This section introduces existing conditions and trends related to priorities addressed in the Circulation Policies.

Regulatory Setting

Regulations that affect the policy direction of this Element include:

AB 1358. Assembly Bill 1358 (AB 1358), the California Complete Streets Act, requires the City of Santa Maria to focus the update of the Circulation Element of the General Plan on a multimodal transportation system that accommodates all users, including motorists, transit vehicles, bicyclists, pedestrians, and people of all ages and abilities. A few features of Complete Streets include sidewalks, bikeways, safe crossings, transit amenities, traffic calming, and universal accessibility elements.

SB 743. Senate Bill 743 (SB 743) took effect July 1, 2020, and fundamentally changed the way Transportation Analysis is conducted as part of the California Environmental Quality Act (CEQA). Automobile Level of Service, although permitted as a local policy threshold, is no longer considered an impact on the environment. Instead, Vehicle Miles of Travel (VMT) is now the primary transportation metric for evaluated projects under CEQA.

Measure A. Santa Barbara County's Measure A, approved by voters in November 2008 and scheduled to sunset in 2040, will provide more than $1 billion of estimated local sales tax revenues for road repair, congestion relief, and transportation safety projects. Measure A also funds a portion of major regional transportation improvements, including interchange and highway projects throughout Santa Barbara County Current programs in Santa Maria being funded by Measure A are Roadway Maintenance, Specialized Transit for Elderly and Disabled Program, Interregional Transit Program, Safe Routes to School, and the Clean Air Express.

AB 98. Assembly Bill 98 (AB 98) seeks to address environmental justice issues associated with the rapid expansion of warehouse uses in the state. AB 98 requires local agencies to update the circulation elements of their general plans to establish specific travel routes for the transport of goods and materials, avoiding sensitive land uses.

Existing Roadway Network

The City of Santa Maria is served by an extensive network of freeways, arterials, collectors, and local roads. The network provides a high level of north-south/east-west connectivity with adjacent counties (i.e., San Luis Obispo, Ventura, and Kern Counties) by way of United States Highway 101 (US-101), Broadway (SR-135) and Main Street (SR-166) that traverse the city. Broadway and Main Street both intersect with State Route 1 (SR-1) to the south and west, respectively, of the city.

Existing Bicycle and Pedestrian Facilities

The condition of Santa Maria's existing bicycle and pedestrian networks varies widely. Some locations have a comprehensive network, while infrastructure is limited in other locations. Network and spot improvements will help improve access, safety, and comfort, including crossing improvements, shared-use paths, and trails. These needs and priorities are addressed in the City's Active Transportation Plan (ATP), which provides a long-term framework for expanding and enhancing bicycle and pedestrian facilities across the city.

Bicycle and pedestrian facilities are also used by people operating micromobility devices. Micromobility refers to all small, lightweight personal vehicles, including those powered or featuring power-assistance from motors, usually electric-powered. These include electric bicycles (e-bikes), electric scooters (e-scooters), electric skateboards, one-wheelers, and other new devices.

Santa Maria Regional Transit

Santa Maria is primarily served by the Santa Maria Regional Transit (SMRT) agency. The City of Santa Maria operates SMRT's local fixed route, regional bus service, and on-demand Microtransit and ADA paratransit bus services. SMRT ridership demographics reflect a broad cross-section of the service area, including seniors, persons with disabilities, K-12 students, college students, working professionals, tourists, and riders who choose to use transit instead of driving. Private transit companies, though not operated by the City, provide additional services, such as Smooth's Senior Dial-A-Ride. Transit ridership is rapidly growing and is expected to continue to grow in the years to come.



Santa Maria Transit Center.

Truck Routes

Santa Maria has two designated Surface Transportation Assistance Act (STAA) truck routes, which are on US-101 and Broadway. US-101, Broadway (SR-135), Main Street (SR-166), and Betteravia Road carry the vast majority of STAA truck traffic in terms of absolute volumes. US-101 carries the highest percentage of STAA-sized vehicles, relative to the overall traffic on the route, followed by Main Street and Broadway. On average, STAA-sized trucks make up 5 percent of the overall truck traffic on the segments of State Highways within Santa Maria according to data from the California Department of Transportation (Caltrans) Annual Average Daily Truck Traffic in 2018.

Aviation Facilities

Santa Maria Public Airport

The Santa Maria Public Airport, owned and operated by the Santa Maria Public Airport District, is the only public-use airport within the Santa Maria Valley. As defined by the FAA, the Santa Maria Public Airport is a primary commercial service airport, which serves the aviation needs of the local community and the region by providing support to commercial, aerial firefighting, military, and private aircraft. The Airport is also a hub for the City of Santa Maria's commercial and industrial sector, as a majority of the City's industrial land uses are located at or near the airport.

Heliports

The City of Santa Maria has one heliport at Marian Medical Center. The authority to regulate their development and use is shared among the heliport owners, the Federal Aviation Administration, and the State of California.



Santa Maria Public Airport. Credit: Santa Maria Chamber of Commerce

Railway Facilities

Passenger Railway Facilities

The Guadalupe Amtrak Station (GUA) is the closest passenger rail service to Santa Maria. There is a thruway bus service that connects passengers from GUA to the Santa Maria Amtrak Bus Stop (SAT), served by a curbside bus stop located next to the northbound off-ramp of US-101 and East Main Street.

Santa Maria Valley Railroad

The Santa Maria Valley Railroad (SMVRR) is a short line or Class III carrier service consisting of 14 miles of main line track interchanging with the Union Pacific Railroad tracks in Guadalupe. The railroad also operates transloading facilities located at 1599 A Street and the Betteravia Industrial Park on Betteravia Road. The SMVRR provides access to long-haul rail lines for commercial and agricultural customers in the Santa Maria Valley.



Guadalupe Amtrak Station (GUA). Credit: Amtrak.

Issues and Opportunities

This section describes the issues and opportunities that informed the policy direction of the Circulation Policies. More information and technical details can be found in the *Transportation and Mobility Existing Conditions Report* included in Appendix A.

Vehicle Miles Traveled (VMT). VMT measures the amount of travel by motor vehicles to and from residences, jobs, and other destinations. Regional Greenhouse Gas Emissions reduction targets are based on achieving a reduction in per capita VMT. With a compact land use pattern and a transportation system that provides improvements for all modes of transportation, the efficiency of the existing street system is increased.

Traffic volumes and Level of Service (LOS). US-101 interchanges with Santa Maria streets have level of service deficiencies. Interchanges at Main Street, Betteravia Road, and Stowell Road need operational and capacity improvements. Betteravia Road is the most congested corridor in the city, with several intersections and segments experiencing excessive or unacceptable delays. Main Street, Broadway, and Stowell Road also have many congested segments and intersections.

Travel time reliability. There is some travel time unreliability on US-101 around the Santa Barbara/San Luis Obispo County border that extends to the Broadway off-ramp. Other study segments on Broadway, Main Street, and Betteravia Road have unreliable travel times due to congestion in the AM and PM peak hours.

Excess capacity. In contrast, several street segments are below traffic volume thresholds and have low delay given the excess roadway capacity. Reclassifying streets with excess travel lanes relative to actual volumes, and/or overly wide travel lane widths, provides opportunities to reallocate space in a manner that better serves all modes of travel. Such measures will also help to reduce motor vehicle speeds in many cases.



Entrances to US-101, a major thoroughfare for Santa Maria residents.

Pavement system management. Per the 2023 Pavement Management Report, the overall average pavement condition index (PCI) for the city is 69, and 58.9 percent of the city's pavement is in very good to good condition. However, with the current level of funding at approximately $4 million annually, pavement quality is forecasted to deteriorate over time.

Walkability. Downtown is the most walkable part of the city due to its proximity to retail, services, employment, and civic destinations. However, residents in most other areas of the city have less convenient walking access to schools, parks, and/or retail. Improving walkability via improved pedestrian connections and public realm design could improve health, reduce vehicle dependency, and improve the visual appearance of the city's streets.

Safety. Speeding and automobile right-of-way violations are the top violation categories for the past five years of city collisions.

Transit service. The City has a population of residents who are designated as "at-risk" that struggle with low income, high and persistent poverty, high unemployment and underemployment, linguistic isolation, high housing costs, substandard housing, distressed neighborhoods, high transportation costs with low transportation access. The City's public transit system is a vital lifeline service and is expected to continue to grow over the years to come.

Aviation facilities and services. The Santa Maria Public Airport has seen a decline in passenger travel over the last two decades as the number of enplanements was 23,008 in 2018, down from 47,741 in 2010 and 77,738 in 2000. In 2025, the Santa Maria Public Airport had nonstop service with Allegiant Airlines to Las Vegas, Nevada, and with American Airlines to Phoenix, Arizona.

Downtown Santa Maria. Downtown has a diverse mix of land uses and housing types, and as the heart of the city, it has many of Santa Maria's historic, civic, and cultural resources. Implementation of the General Plan and Downtown Specific Plan could create opportunities for job and population growth and transformational improvements to the public realm.



Wide roads and limited pedestrian crossings limit walkability.

Downtown Multimodal Streetscape Plan. In 2015, the City updated its Downtown Specific Plan and identified the need for a multimodal streetscape plan. The goal of the plan was to address beautification in Downtown by transforming Broadway and Main Street into corridors that accommodate all users—from cyclists to transit riders to pedestrians—while also accommodating existing freight traffic until alternative truck routes become available. Since Main Street and Broadway are State highways, the transformation of these corridors must occur in partnership with Caltrans. The Downtown Multimodal Streetscape Plan was adopted by the City Council and is utilized as a part of the City's Downtown redevelopment efforts. Its goals are to accommodate all users, including pedestrians, bicycles, transit riders, automobiles, and trucks. This Plan helps to define and rebrand Downtown into a community gathering place and a great place to live and visit. The Plan includes proposed roadway improvements, including raised cycle tracks, wider sidewalks, and on-street parking.

Santa Maria Active Transportation Plan. The 2020 Santa Maria Active Transportation Plan (ATP) was adopted in January 2021. Its goal is to "facilitate the design and implementation of a connected bicycle and pedestrian network to provide safe, affordable, and accessible transportation choices in the community."

Safer Streets for Santa Maria Plan. The City's Local Road Safety Plan (LRSP), adopted in 2022, identified, analyzed, and prioritized roadway safety improvements around the principles of what are referred to as the "4Es" of traffic safety: Engineering, Enforcement, Education, and Emergency Services. The LRSP has been instrumental in securing State Highway Safety Improvement Program (HSIP) funding awarded by Caltrans. In addition to citywide or systemic strategies, the plan identified three priority corridors for transportation safety grants:

- Broadway Corridor (US-101 to Betteravia Road)
- Main Street Corridor (Blosser Road to US-101)
- Miller Street Corridor (Donovan Road to Betteravia Road)



Community engagement for the City Active Transportation Plan at Open Streets Santa Maria (2019).

Short- and long-range transit plans. Every five to seven years, SMRT develops and adopts Short- and Long-Range Transit Plans. The plans include performance improvement, service enhancement, and innovation and technology recommendations. These plans serve as general business plans outlining the growth of the transit system. These indicate areas for the creation of new transit lines along with regional connectivity opportunities throughout Santa Barbara and San Luis Obispo Counties.

Bus rapid transit and autonomous shuttles. SMRT is planning to introduce new and enhanced forms of public transit to Santa Maria. Bus Rapid Transit (BRT) corridors are in development along Broadway, the city's busiest transit corridor, and conceptual plans are in place to expand BRT lines on Main Street, Betteravia Road, and future high-intensity corridors. Similarly, work is underway to develop Autonomous Shuttle corridors for the implementation of driverless buses with an initial focus of connecting Allan Hancock College with the Transit Center as an initial pilot project.

Parking. The City's 2018 parking ordinance allows developers to credit parking in the paved front setback and utilize tandem parking toward the required parking. The ordinance only affects medium- or high-density developments by allowing more flexibility for the development of infill lots with limited space available. In addition, the Downtown Specific Plan allows for shared/off-site parking, allowing for higher-density residential development.

Roundabouts. Roundabouts improve safety by reducing vehicle speeds and avoiding conflicting movements. In the past twenty-five years, modern roundabout designs have grown in popularity in the U.S. due to their safety, their ability to move more vehicles through intersections with less delay, and their lower long-term costs compared to signals that require electricity, maintenance, and replacement over time. When designed properly, roundabouts can easily accommodate large vehicles like fire service ladder trucks and freight trucks. It is important for the City to collaborate with local communities to be engaged and involved in the design and implementation of local roundabouts to ensure that they are sited and designed appropriately.



Landscaped roundabout at the intersection of S. College Drive and E. McCoy Lane. Credit: Google

Circulation Policies

The Circulation Policies address the key issues and opportunities identified above and establish a comprehensive roadmap for establishing and maintaining a citywide mobility network that meets the needs of users of all ages and abilities.

The *Standards and Diagrams* section establishes regulatory standards and diagrams. A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Likewise, a diagram is a graphic expression of the text of a particular policy.

The *Policy Framework* section outlines Circulation goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The Circulation Policies are focused on establishing and maintaining safe and convenient travel options throughout Santa Maria with a citywide mobility network that meets the needs of all users, including bicyclists, pedestrians, motorists, transit riders, and people of all ages and abilities. These goals and policies ensure that future land use, transportation, and transit planning are consistent with that focus on complete streets and a balanced network (Goals CIR-1 and CIR-6). Policies require that other City policies and plans related to transportation are consistent with this Element (Goal CIR-2) and that the funding for transportation improvements and maintenance are managed responsibly and shared equitably (Goal CIR-3). Policies also mitigate the impacts of traffic noise and heavy vehicles (Goal CIR-4) and seek to provide adequate parking options (Goal CIR-8). Together, these policy priorities should result in improved safety (Goal CIR-5) and reduced VMT (Goal CIR-7).

Standards and Diagrams

Street Classifications

The Santa Maria Street Network comprises freeways and four main street classifications, as described below:

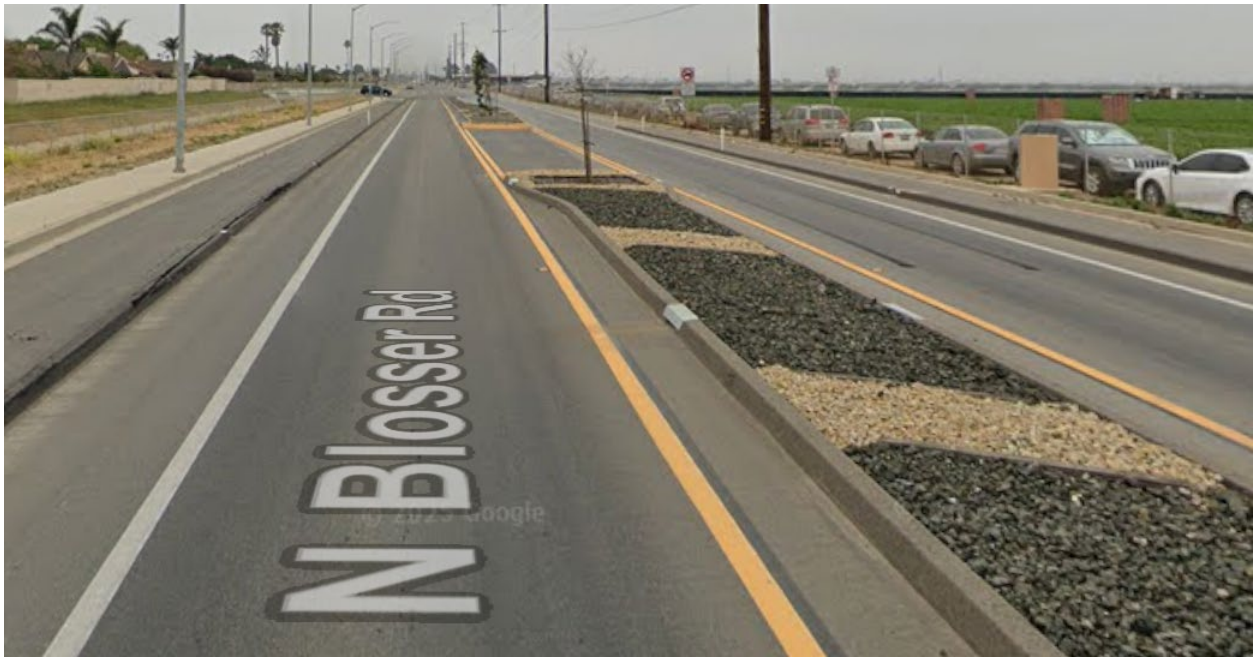
- Freeways are designed for high-speed vehicular traffic with controlled/limited access.
- Primary Arterials serve as major routes for vehicular traffic, connecting freeways with secondary arterials, collectors, and local streets.
- Secondary Arterials serve to distribute vehicular traffic from primary arterials to collector and local streets and neighborhoods. They support moderate-distance travel and provide access to commercial and residential areas.
- Collector Streets provide connections for all modes of travel within and between residential areas and activity centers. They serve travel between arterial and local streets, within and between neighborhoods and major activity centers, and provide direct access to abutting properties.
- Local Streets provide direct access to abutting properties and for localized travel within residential, commercial, and industrial areas, and include both public and private streets.

Street Network

Figure CIR-1 presents the street classifications for each roadway segment. The figure also identifies proposed roadways within the planned annexation areas.

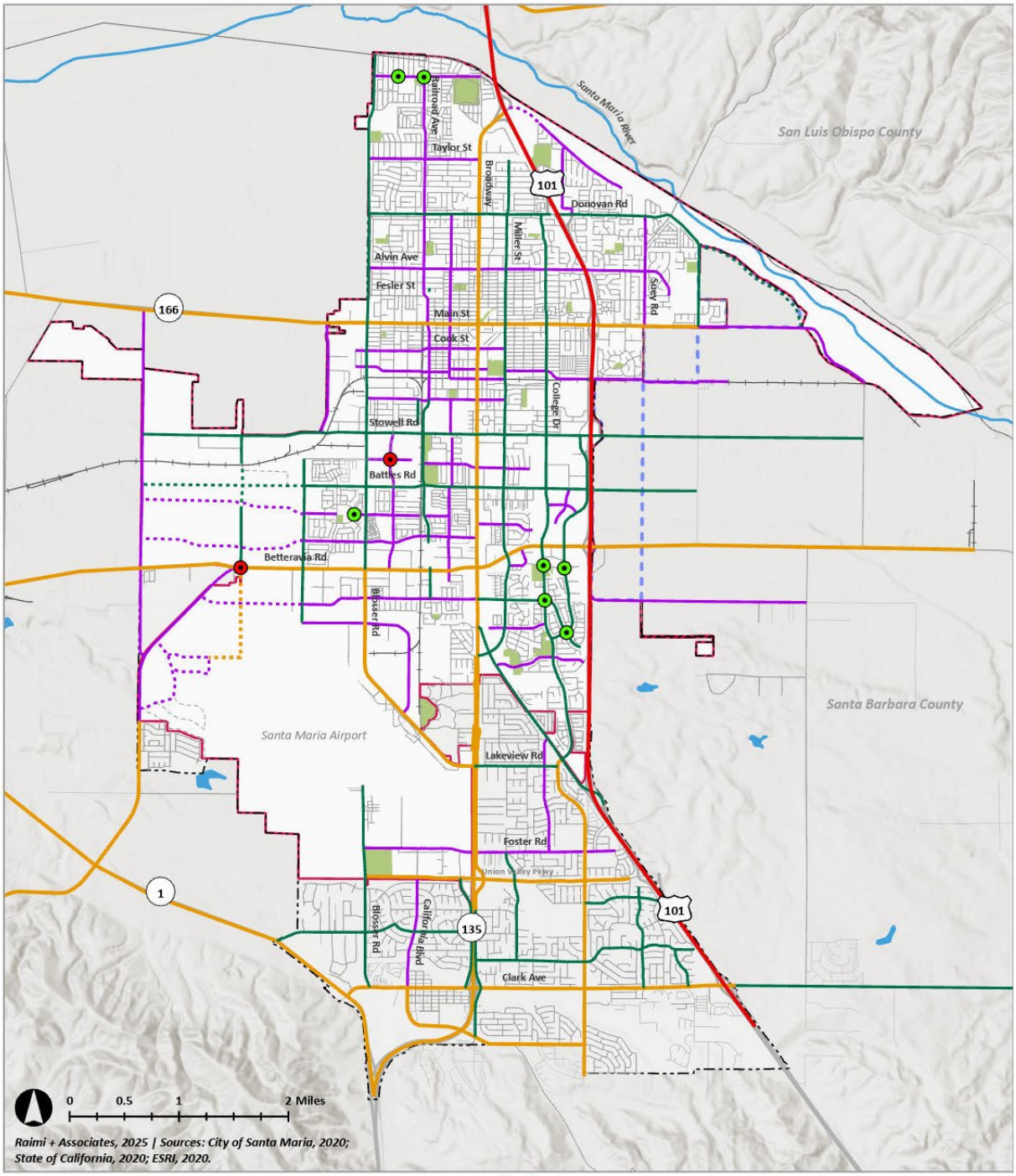


Protected bike lane installed on Bloser Road in 2023.



Roadway on Blosser Road with center landscaped median and bike lane.

Figure CIR-1: Street Network



Traffic Level of Service

Traffic Level of Service (LOS) is a qualitative measure of traffic operating conditions, whereby a letter grade "A" through "F" is assigned to an intersection, or roadway segment, representing progressively increasing traffic congestion, as detailed below in Table CIR-1. LOS "A" represents free-flow operating conditions and LOS "F" represents over-capacity conditions. LOS calculation methods are documented in the Transportation Research Board, most recently in the publication Highway Capacity Manual, Sixth Edition, A Guide for Multimodal Mobility Analysis, 2016 (HCM 6).

Table CIR-1: Traffic Level of Service (LOS)

LOS	Type of Flow	Delay	Maneuverability	Stopped Delay per Vehicle—Signalized*	Stopped Delay per Vehicle—Un-signalized*
A	Stable Flow	Very slight delay. Progression is very favorable, with most vehicles arriving during the green phase not stopping at all.	Turning movements are easily made, and nearly all drivers find freedom of operation.	≤10.0	≤10.0
B	Stable Flow	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	>10.0 and ≤20.0	>10.0 and ≤15.0
C	Stable Flow	Higher delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	Back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted within groups of vehicles.	>20.0 and ≤35.0	>15.0 and ≤25.0

LOS	Type of Flow	Delay	Maneuverability	Stopped Delay per Vehicle—Signalized*	Stopped Delay per Vehicle—Un-signalized*
D	Approaching Unstable Flow	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	>35.0 and ≤55.0	>25.0 and ≤35.0
E	Unstable Flow	Generally considered to be the limit of acceptable delay for most drivers. Indicative of poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.	There are typically long queues of vehicles waiting upstream of the intersection.	>55.0 and ≤80.0	>35.0 and ≤50.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with over-saturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending principally on the downstream back-up conditions.	>80.0	>50.0

**Seconds per vehicle.*

Bikeway Classifications

Santa Maria utilizes the four classifications of bikeway facilities defined by Caltrans:

- Multi-Use Paths (Class I Bikeways). A path physically separated from motor vehicle traffic by an open space or barrier, used by bicyclists, pedestrians, joggers, skaters, and other non-motorized travelers. They can provide recreational opportunities and serve as a direct connection to key destinations.
- Bicycle Lanes (Class II Bikeways). A portion of a roadway that has been set aside by striping and pavement markings for the preferential or exclusive use of bicyclists. Bicycle lanes are intended to promote an orderly flow of bicycle and vehicle traffic. This type of facility is established by using the appropriate striping, legends, and signs.
- Bicycle Routes (Class III Bikeways). Class III bicycle routes are facilities where bicyclists share travel lanes with motor vehicle traffic. Bike routes must be of benefit to the bicyclist and offer a higher degree of service than adjacent streets. Class III bikeways are often located on residential streets.
- Separated Bikeway (Class IV Bikeways). A Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and adjacent vehicle traffic. The physical separation may include flexible posts, grade separation, inflexible physical barriers, or on-street parking. Separated bikeways operate in the same direction as vehicle traffic on the same side of the roadway, while two-way separated bikeways can also be used in some cases.

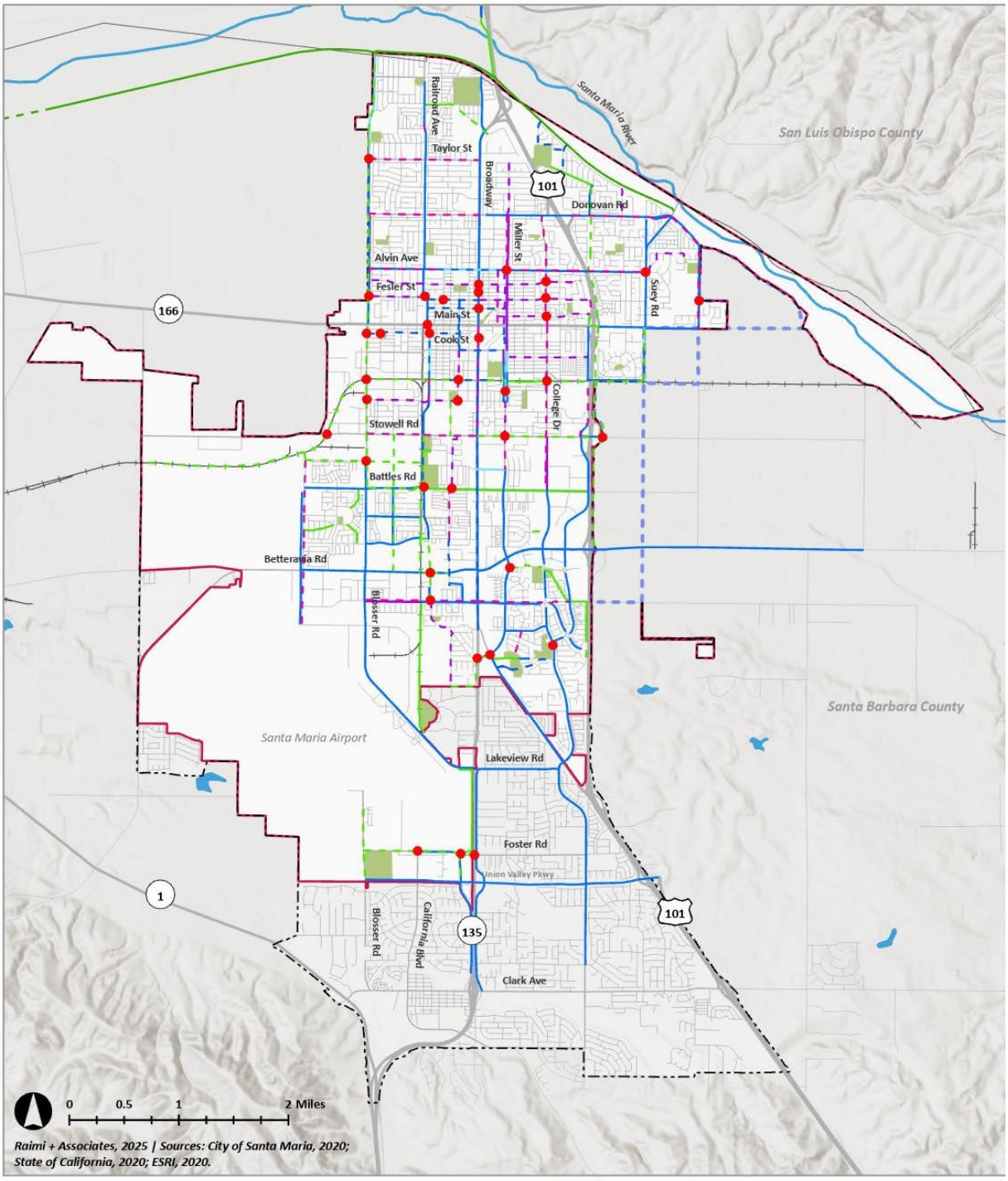
Bikeway Network

Figure CIR-2 presents the proposed Bikeway Network, which builds upon the foundation established by the City's previous planning efforts, including the 1994 Circulation Element, the 2009 Bikeway Master Plan, and the 2020 Active Transportation Plan (ATP). This updated network reflects a comprehensive strategy to enhance bicycle infrastructure citywide by integrating existing facilities with newly proposed routes.



Credit: Janene Scully

Figure CIR-2: Bikeway Network



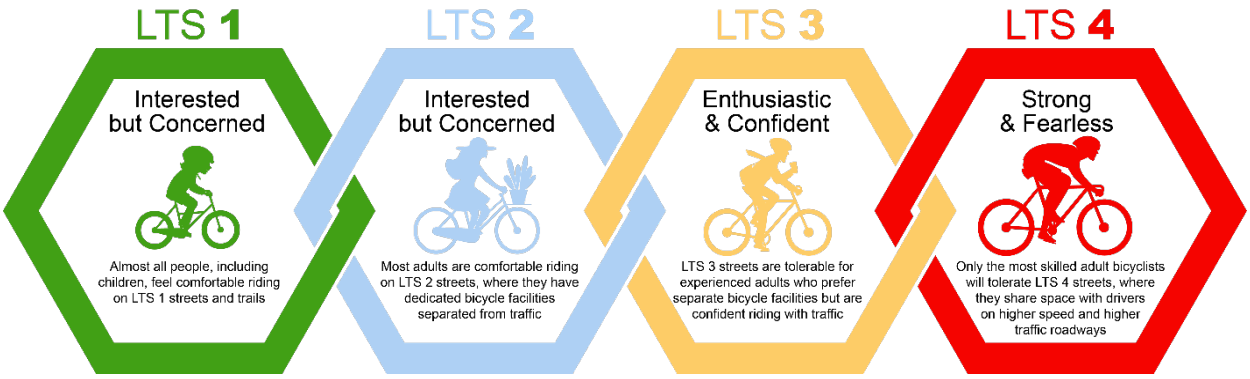
Bicycle Level of Traffic Stress

Like Vehicular LOS, Bicycle Level of Traffic Stress (LTS) is a qualitative measure based on quantitative factors, calculated for roadway segments, intersection approach segments and intersection crossings. However, instead of measuring operating conditions, this method is based on roadway and bike facility conditions.

LTS is calculated using methods documented in Oregon Department of Transportation's Analysis Procedures Manual, most recently in Version 2, 2025, pages 10-41. Bicycle LTS quantifies the stress level of a given roadway segment by considering a variety of criteria, including traffic volumes, street width (number of lanes), speed limit or prevailing speed, presence and width of bike lanes, and the presence and width of parking lanes. Bicycle LTS quantifies the stress level of intersection approaches and crossings by considering those factors as well as the intersection controls, presence and length of right-hand turn lanes, presence of bicycle detection technology, and the positioning or loss of bicycle lanes approaching the intersection.

As illustrated in Figure CIR-3, bicycle LTS scores roadway facilities into one of four classifications or ratings for measuring the effects of traffic-based stress on bicycle riders, with 1 being the lowest stress or most comfortable, and 4 being the highest stress or least comfortable. An LTS score of 1 indicates the facility provides a traffic stress tolerable by most children and less experienced riders, such as multi-use paths that are separated from motorized traffic, or neighborhood streets with observed speeds under 25 mph. An LTS score of 4 indicates a stress level tolerable by only the most experienced cyclists who are comfortable with high-volume and high-speed, mixed traffic environments. LTS 3 and 4 represent high stress conditions for bicyclists and reflect the need for visibility and safety improvements. The figure below presents the four scoring classifications.

Figure CIR-3: Bicycle Level of Traffic Stress



E-Bikes and Other Micromobility Devices

E-bikes and other micromobility devices are legally allowed to be operated in Class 2, 3, and 4 bike facilities. Jurisdictions may limit micromobility use to certain speeds or certain features may be restricted when using Class 1 multi-use paths. E-bikes are defined in the California Vehicle Code (CVC) Section 312.5 as "a bicycle equipped with fully operable pedals and an electric motor that does not exceed 750 watts of power." Any electric-powered two-wheeled device, with or without pedals, which exceeds 750 watts or is capable of speeds over 28 mph is not legally allowed to be operated on public roads. These should be referred to as e-motos.

E-bikes are divided into three classes:

- Class 1 E-Bikes are equipped with a motor that only provides assistance while the rider is pedaling, and ceases to assist when the bicycle reaches 20 mph.
- Class 2 E-Bikes are equipped with a motor that can exclusively propel the bicycle (often activated by a thumb throttle), and ceases to propel when the bicycle reaches 20 mph. Some jurisdictions may restrict throttle assistance on multi-use paths or trails.
- Class 3 E-Bikes are equipped with a motor that only provides assistance while the rider is pedaling and ceases to assist when the bicycle reaches 28 mph. Riders must be at least 16 years old, and helmets are mandatory for riders of all ages. Passengers are not allowed on Class 3 e-bikes.

Other micromobility devices include:

- E-Scooters are defined by CVC Section 407.5 as "a two-wheeled device with handlebars, a floorboard or seat, and powered by an electric motor. E-scooters are not legally allowed to exceed 15 mph or be ridden on sidewalks. The rider must have a valid driver's license and follow the same traffic rules as a bicycle rider.
- E-Skateboards are defined by CVC section 313.5 as "any wheeled device that has a floorboard designed to be stood upon when riding." E-skateboards must meet certain size restrictions, are limited to speeds of 20 mph or less, and limited to roadways with posted speed limits of 35 mph or lower. Riders must be 16 years of age or older, and riders of any age must wear a helmet.



E-scooters parked in a designated e-scooter parking area.

Pedestrian Priority Improvement Network

Figure CIR-4 presents the Pedestrian Priority Improvement Network which depicts the existing and proposed pedestrian facilities and highlights the corridors and intersections prioritized for pedestrian improvements. The Improvement Network reflects the targeted recommendations for enhancements along key corridors and intersections that were identified in the 2020 Santa Maria Active Transportation Plan. Not all streets lacking sidewalks are recommended for improvement, due to constraints related to right-of-way availability and limited implementation resources. These priority locations are listed below:

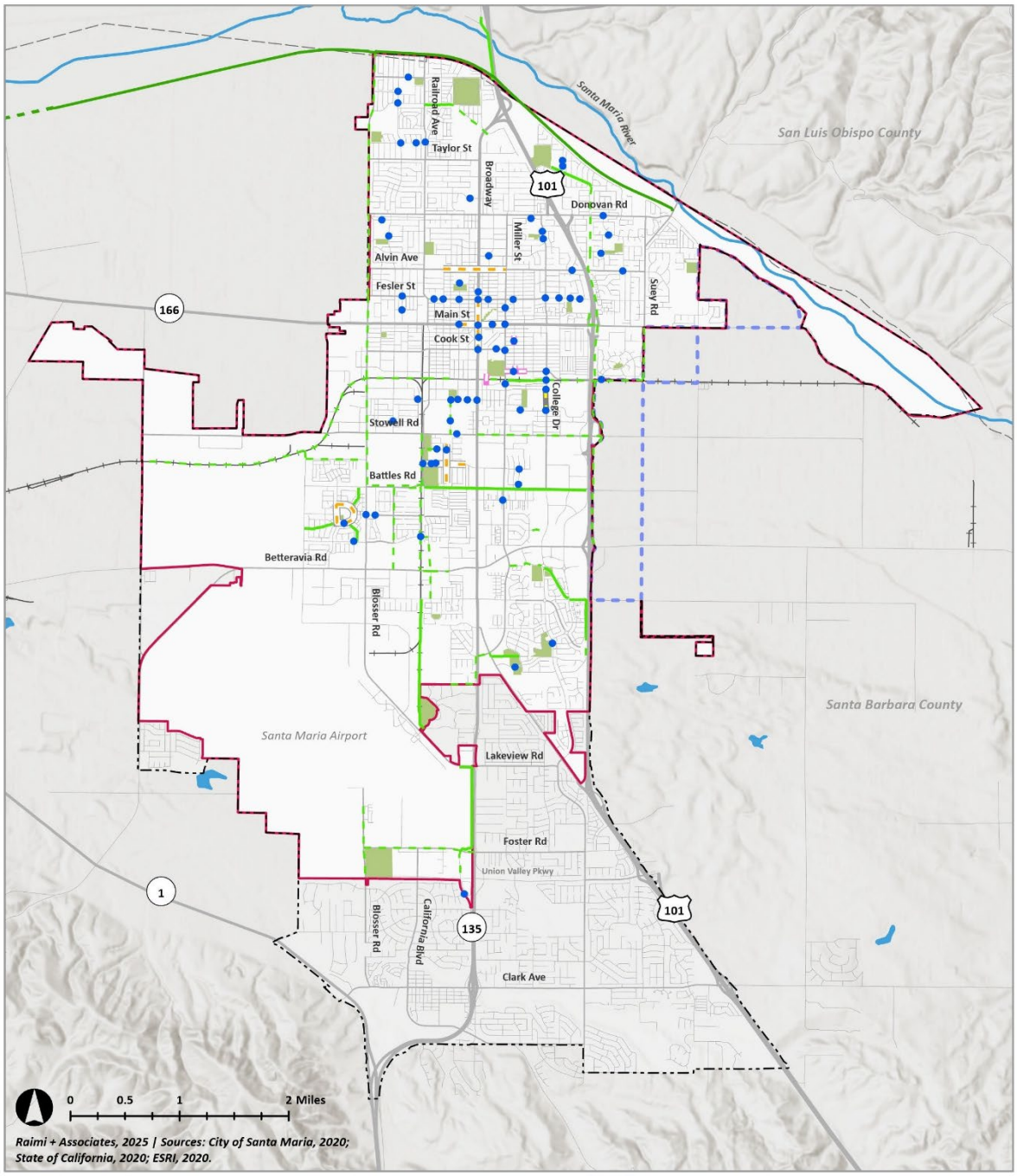
Priority Corridors

- Alvin Avenue
- Battles Road
- Betteravia Road
- Blosser Road
- Broadway
- College Drive
- Curryer Street
- Dena Way
- Depot Street
- Donovan Road
- Enos Drive
- Fesler Street
- Foster Road
- Hidden Pines Way
- La Brea Avenue
- Jones Street
- Main Street
- McClelland Street
- McCoy Lane
- Miller Street
- Morrison Avenue
- Pine Street
- Seaward Drive
- Stowell Road
- Suey Road
- Thornburg Street
- Western Avenue

Priority Intersections

- Pine Street and Fesler Street
- Fesler Street and McClelland Street
- Smith Street and Fesler Street
- College Drive and Fesler Street
- Fesler Street and Concepcion Avenue
- Fesler Street and Lucas Drive
- Fesler Street and Lucas Drive/Scott Drive
- Newlove Drive and Miller Street
- SMVRR Trail Extension and Battles Road
- Carmen Lane and SMVRR tracks
- College Drive and Camino Colegio
- College Drive and Jones/Boone Streets
- Morrison Avenue and Thornburg Street
- Thornburg Street midblock between Morrison Avenue and Stowell Road
- Morrison Avenue Lincoln Street
- Main Street and Broadway
- Boone Street and School Street
- Blosser Road and Sonya Lane
- Alvin Avenue and Curryer Street
- Cook Street and Miller Street
- Cook Street midblock between Miller Street and McClelland Street
- Morrison Avenue and Broadway
- El Medio Drive and Bethel Lane

Figure CIR-4: Pedestrian Priority Improvement Network



Policy Framework

Goal CIR-1: Complete Streets. Safe and convenient travel is provided throughout the community with a citywide network of complete streets that meet the needs of all users, including motorists, transit vehicles, bicyclists, pedestrians, and people of all ages and abilities.[1]

Policy CIR-1.1: Complete Street planning and design. Ensure that complete streets infrastructure improves transportation choices for pedestrians, bicyclists, motorists, and public transportation riders of all ages and abilities.

Action CIR-1.1.1: Pursue funding to retrofit existing public streets into complete streets.

Action CIR-1.1.2: Implement the improvements identified in the Downtown Multimodal Streetscape Plan, including raised cycle tracks, wider sidewalks, and on-street parking, incorporating input from recent Caltrans studies and further coordination with Caltrans where needed.

Action CIR-1.1.3: Educate the public on the importance of traffic safety in a multi-modal system through online resources, workshops, and webinars.

Policy CIR-1.2: Complete Streets construction. Construct City streets and private streets to be constructed and maintained, to the extent feasible, in accordance with the Street Network, Bikeway Network, and Pedestrian Priority Improvement Network diagrams, the Active Transportation Plan, and standards established by the City Engineer that should be consistent with accepted standards such as the National Association of City Transportation Officials (NACTO) street design guidelines.

Policy CIR-1.3: Complete Streets in new development. Condition approvals of new development with street improvements and access provisions, to the extent feasible, that would be necessary to maintain multimodal operating standards and require complete street amenities consistent with the General Plan and accepted standards for new public and private streets.

Action CIR-1.3.1: Update the Santa Maria Municipal Code to establish active transportation infrastructure standards for new development, such as minimum requirements for bicycle storage/lockers and requiring integration with existing nearby bicycle, pedestrian, and transit infrastructure.

Policy CIR-1.4: Bicycle and pedestrian facilities. Consistent with the Bikeway Network and Pedestrian Priority Improvement Network diagrams, develop bicycle and pedestrian facilities to meet the transportation and recreational needs of the residents throughout the city, and where possible, provide separate bikeway access to major destinations (e.g., schools, parks, and commercial and employment centers) to ensure safety.[2]

[1] Complete Streets as defined by AB 1358. See *Regulatory Setting* section for additional information.
[2] Please see the Conservation and Open Space, Recreation and Parks, and Health and Environmental Justice Elements for additional policies and actions focused on trails, infrastructure for physical activity, and multi-purpose open spaces and public lands.

Action CIR-1.4.1: Implement the bicycle and pedestrian projects identified in the Pedestrian Priority Improvement Network diagram above and the Active Transportation Plan.

Action CIR-1.4.2: Pursue all applicable revenue sources for the implementation of bicycle and pedestrian facilities.

Policy CIR-1.5: Bicycle and pedestrian facilities in new development. Require pedestrian- and bicycle-friendly facilities consistent with the Bikeway Network and Pedestrian Priority Improvement Network diagrams and the Active Transportation Plan when reviewing and approving private development applications, General Plan or zoning changes, and specific plans.

Policy CIR-1.6: Multimodal street standards. Maintain and update street standards that serve not just automobile operations, but also multimodal movement and adjacent land uses, including pedestrians, motorists, bicyclists, and transit riders of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, and promotes connectivity between uses and areas.

Action CIR-1.6.1: Review current arterial, collector, and local street standards and update as necessary to conform to best practice classification standards (see Street Classifications standards above), including National Association of City Transportation Officials (NACTO) street design guidelines. Alternatively, adopt and regularly update a City Engineering Design Manual to formalize roadway standards.

Policy CIR-1.7: Transportation network completion. Strive to complete the planned build-out of the street network as illustrated on the Street Network diagram and the bicycle and pedestrian improvements identified in the Bikeway Network and Pedestrian Priority Improvement Network diagrams and the Active Transportation Plan.

Action CIR-1.7.1: Review annually the functioning of the street system to identify problems and actively pursue implementation of improvements identified as needed in a timely manner.

Action CIR-1.7.2: Engage the community and transportation stakeholders to identify opportunities to add roundabouts to the street system.

Policy CIR-1.8: Transportation network completion in new development. Require new developments to align new streets with existing or approved streets wherever, in the opinion of the City Engineer, such is feasible.

Action CIR-1.8.1: Evaluate new developments to ensure that the safety, comfort, and convenience of pedestrians, bicyclists, and transit users are given an equal level of consideration to motor vehicle operators.

Policy CIR-1.9: Transportation studies. For all new larger developments or substantial improvements to existing development, require a transportation study to evaluate the potential effects on the transportation system associated with the proposed project prior to approval, including ensuring that the proposed project provides transportation amenities consistent with the

General Plan. The requirement of transportation studies for new developments is at the discretion of City staff and determined on a case-by-case basis.

Policy CIR-1.10: Acceptable Traffic Levels of Service. Maintain an acceptable peak hour level of service (LOS) of D or better, as determined using the most current edition of the Highway Capacity Manual (HCM) or other methodology formally adopted by the City Engineer, on all arterial and collector roadways and at all signalized intersections, except where achieving the LOS standard would result in unacceptable conditions for bicyclists, pedestrians, or transit users (see the Traffic Level of Service standard above). Deficiency plans shall be required for developments that cause intersections to cross the LOS threshold.

Traffic Impact Analyses: Traffic impact analyses (TIAs) shall be prepared using HCM-based methodologies or other methodology formally adopted by the City Engineer, consistent with the City's adopted traffic study guidelines.

Methodology: Where multiple methodologies are available to determine LOS, the City Engineer shall determine the appropriate analysis method based on facility type, context, and study purpose, including, as applicable:

- Control delay (seconds per vehicle) for signalized and unsignalized intersections; and
- HCM-defined performance measures for roadway segments, roundabouts, and other facilities.

Long-Range Planning Flexibility: For long-range planning horizons, area-wide planning efforts, or cumulative growth scenarios, LOS D need not be strictly maintained where the City determines that:

- Temporary or localized degradation of LOS is unavoidable; and
- Overriding transportation, land use, environmental, or community benefits justify the impact, supported by appropriate findings.

Such determinations shall be made using HCM-based analysis or other methodology formally adopted by the City Engineer and documented in the applicable planning or environmental review documents.

Downtown / Specific Plan Areas: Within designated specific plan areas or activity centers, including the Downtown Specific Plan area, projects that exceed City-established vehicle trip thresholds shall prepare a traffic impact analysis using HCM methodology or other methodology formally adopted by the City Engineer in accordance with City standards. Where the City determines that strict application of LOS D would conflict with adopted plan objectives, the City may approve alternative or equivalent transportation mitigation measures, including but not limited to multimodal improvements, transportation demand management strategies, or deficiency plans prepared consistent with State law.

Conditions of Development Approvals: Development approvals shall include conditions necessary to maintain or achieve LOS D unless alternative mitigation is approved pursuant to City policy.

Action CIR-1.10.1: Periodically review roadway and intersection performance using HCM metrics or other methodology formally adopted by the City Engineer and prioritize capital improvements to address identified deficiencies.

Policy CIR-1.11: Bicycle Level of Traffic Stress: Provide low-stress travel conditions for bicyclists that achieve Bicycle Level of Traffic Stress (LTS) 2 or better on arterial and collector streets (see the Bicycle Level of Traffic Stress standard above).

Action CIR-1.11.1: Develop access standards regarding new driveways and other encroachments to arterial and collector streets to optimize multimodal site access and minimize conflicts that are detrimental to safe and efficient operating conditions.

Action CIR-1.11.2: Plan the spacing between traffic signals to enhance pedestrian and bicycle crossings, optimize interconnection, and strive to implement signal timing that will result in fuel conservation while avoiding unnecessary delays to pedestrians and bicyclists.

Goal CIR-2: General Plan consistency. Local, regional, State, and private transportation plans, facilities, and services are consistent with the General Plan.

Policy CIR-2.1: Preservation of right-of-way. Require appropriate right-of-way dedications or public access easements of all new developments to facilitate the construction of transportation facilities shown in the Street Network, Bikeway Network, and Pedestrian Priority Improvement Network diagrams as well as the bicycle and pedestrian projects recommended by the Active Transportation Plan, including protection of right-of-way for future streets and trails.

Policy CIR-2.2: Transportation planning. Update and implement transportation plans to be consistent with the General Plan.

Action CIR-2.2.1: Continue to participate in circulation and transportation planning with Santa Barbara County, Santa Barbara County Association of Governments (SBCAG), and the State of California.

Action CIR-2.2.2: Seek inclusion in federal, state, and regional transportation improvement plans that support local capital improvements. These include the Federal Transportation Improvement Plan (TIP), the State Transportation Improvement Plan (STIP), the Santa Barbara County Regional Transportation Improvement Program (RTIP), and the County Regional Transportation Program (RTP).

Action CIR-2.2.3: Prepare an annual update to the Santa Maria Capital Improvement Program. This shall include a list of infrastructure improvements intended to be implemented by the City over the next five-year period, a priority ranking of those projects, and identification of the available sources of funding to finance the implementation of each improvement project.

Policy CIR-2.3: Air transportation. To support air transportation, ensure that circulation improvements surrounding the Santa Maria Public Airport are compatible with existing and future airport operations.[3]

[3] Please see the Land Use and Safety Elements for related policies and actions.

Action CIR-2.3.1: Coordinate master plans with the Santa Maria Public Airport District (SMPAD), the Airport Land Use Commission (ALUC), and SBCAG to facilitate consistency between the Santa Maria Circulation Element and the Airport Master Plan.

Goal CIR-3: Funding transportation improvements. The City's existing and future transportation needs are met through cost-effective operation and equitable distribution of funding for transportation improvements.[4]

Policy CIR-3.1: Distribution of costs. Equitably distribute the costs for transportation improvements among property owners/developers who benefit from new development and transportation system users.

Policy CIR-3.2: New development share of costs. Ensure that each new development, whether its impacts are individual or cumulative, pays its proportional share of the costs for any improvements or expansions needed on local or regional roadways when the City's existing revenue sources are not enough to fund those improvements. Any such street assessment district shall generate sufficient revenue to fund the long-term maintenance of the roadway at a target PCI of 80 in perpetuity.

Policy CIR-3.3: New private and public roadways: For each roadway that is constructed as part of new development, the City shall determine whether it (1) remains privately owned and privately maintained, (2) remains private but is included within a roadway maintenance district to be maintained by the City or its designee, or 3) is dedicated to the City and publicly maintained.

Policy CIR-3.4: Funding for pavement management system. Continue to secure adequate funding for the City's Pavement Management System (PMS) that identifies the required maintenance to maintain pavement quality through surface treatments, light rehabilitation, heavy rehabilitation, or reconstruction. Minimize asphalt pavement to be maintained by reducing existing paved areas or repurposing areas to be utilized for active transportation or transit.

Goal CIR-4: Land use compatibility. Transportation facilities and roadway improvements are compatible with land uses and minimize impacts on adjacent land uses.[5]

Policy CIR-4.1: Location of noise-sensitive land uses. Locate noise-sensitive land uses such as residences, hospitals, and schools away from heavily traveled arterials whenever possible. However, these uses may be located along heavily traveled arterials within the Downtown Specific Plan when designed in accordance with the Noise Element of the General Plan and City Ordinances. (Resolution 2008-163)

[4] Please see the Land Use and Recreation and Parks Elements for additional policies and actions related to development impact and mitigation fees.
[5] Please see the Recreation and Parks, Land Use, Noise, and Health and Environmental Justice Elements for policies and actions related to land use conflicts.

Policy CIR-4.2: Heavy vehicle traffic. Provide adequate facilities for heavy vehicle traffic for the transport of goods and materials that avoid sensitive uses and reduce the impact of such traffic on local circulation and residential environments.[6]

Action CIR-4.2.1: Regulate on-street parking of large vehicles such as trucks and RVs where necessary to discourage truck parking on public streets or in other locations where they are incompatible with adjacent land uses and cause visibility and safety problems.

Action CIR-4.2.2: Maintain a truck route plan identifying streets to be posted as designated truck routes to avoid sensitive uses, and to be posted with weight limit restrictions and accompanied with street design elements where possible to discourage their use by heavy vehicles.

Policy CIR-4.3: Coordination of transportation planning. Coordinate land use planning with existing and future transportation facilities so that transportation movement is neither impeded nor significantly impacts adjacent land uses.

Goal CIR-5: Safety. The transportation system is safe and eliminates traffic-related fatalities and reduces injury collisions.[7]

Policy CIR-5.1: Vision Zero. Advance efforts to eliminate traffic fatalities and serious injuries attributable to collisions on City streets by developing and implementing a "Vision Zero" strategy to reduce traffic fatalities and serious injuries to zero while increasing safe, healthy, and equitable mobility for all.

Action CIR-5.1.1: Monitor collision data and implement countermeasures to address identified collision patterns.

Action CIR-5.1.2: Implement safety improvements, including improvements consistent with those recommended by the Santa Maria Local Roadway Safety Plan (LRSP).

Policy CIR-5.2: Safe Routes to School. Promote pedestrian safety and connectivity between homes and schools by implementing infrastructure improvements (e.g., sidewalks, crosswalks, traffic calming measures, and bike lanes) to ensure safe, accessible pathways for students.

Goal CIR-6: Public transit. Public transit service is frequent, efficient, cost-effective, and responsive to the needs of residents, workers, and visitors.

Policy CIR-6.1: Public transit service and financial stability. Maintain and enhance convenient, safe, and reliable transit services.

[6] Please see the Health and Environmental Justice Element for policies and actions to mitigate the impacts of truck routes.
[7] Please see the Health and Environmental Justice Element for additional policies and actions focused on transportation safety.

Action CIR-6.1.1: Maintain the current level of bus services and expand such services as required when demand levels increase, covering new developments and underserved areas. This may include implementing flexible transit service (also known as microtransit) for off-peak hours, or providing night and weekend services where feasible.

Action CIR-6.1.2: Promote public transit to reduce single-occupancy vehicle trips. Identify and evaluate long-term transportation improvements including exclusive bus lanes, bus stop enhancements, bus rapid transit (BRT) and light rail facilities.

Action CIR-6.1.3: Ensure transit services are affordable and accessible for people of every age, ability, or income. Serve disadvantaged communities, transit-dependent individuals, and major employment centers, ensuring that all stops and stations are ADA compliant.

Action CIR-6.1.4: Deliver frequent and reliable service with minimal wait times and direct routes to key destinations. Provide real-time transit information through various channels (apps, digital signs) and integrate modern fare payment options.

Action CIR-6.1.5: Collaborate with regional transit agencies on coordinated scheduling to ensure seamless transfers, facilitating inter-city travel and access to regional employment centers and attractions.

Action CIR-6.1.6: Identify and secure stable funding sources for transit operations, maintenance, and capital projects. Explore federal, state, regional, and local funding opportunities, including potential value capture mechanisms from Transit-Oriented Development.

Policy CIR-6.2: Rights-of-way. Preserve railroad and utility rights-of-way to provide for future transportation system and facilities improvements.

Policy CIR-6.3: Integrated multimodal infrastructure. Develop a multimodal transit system that works for walking, biking, and shared mobility.

Action CIR-6.3.1: Develop mobility hubs that facilitate transfers between different local and regional transit modes (local buses, BRT, and/or future light rail) and other options such as shared micromobility and active transportation.

Action CIR-6.3.2: Invest in transit infrastructure such as bus lanes, and signal prioritization to make transit more attractive. Upgrade transit stops and stations to be universally accessible with comfortable seating, shelters, lighting, and real-time information.

Policy CIR-6.4: Transit-supportive land use and urban design. Promote Transit Oriented Development (TOD) by encouraging and incentivizing mixed-use, compact developments around existing and planned transit stops and corridors.

Action CIR-6.4.1: Adopt accessible citywide street design standards that support transit operations and active transportation. Plan new developments with direct pedestrian and bike connections to transit stops and ensure building frontages are accessible to transit users.

Action CIR-6.4.2: Integrate transit planning and City planning efforts, including land use, housing, economic development, and environmental plans for a holistic approach to development. Require new development and redevelopment sites to provide transit stops consistent with Santa Maria Regional Transit Standards and documents.

Action CIR-6.4.3: Adopt comprehensive transit design guidelines that provide clear direction for planners and developers on designing new developments and redevelopments that integrate transit. These guidelines should:

- Prioritize pedestrian and bicycle connections to transit stops, for safe, direct, and comfortable routes.
- Promote building orientation and entrances that face the street and transit stops, rather than being set back behind parking.
- Incentivize mixed-use development that places residential, commercial, and civic uses within easy walking distance of transit.
- Incorporate streetscape elements that enhance the pedestrian experience and encourage transit use, such as wide sidewalks, street trees, inviting public spaces, and appropriate lighting.
- Provide guidance on integrating transit stops directly into development sites for maximum convenience and visibility.
- Encourage human-scaled architecture and design that contributes to a vibrant and active public realm around transit facilities.

Goal CIR-7: Vehicle miles traveled. Vehicle miles traveled (VMT) are reduced.

Policy CIR-7.1: Reduce VMT. Reduce VMT in accordance with the reduction target set by the California Air Resources Board for the SBCAG region on a "per resident" and "per employee" basis.

Action CIR-7.1.1: Maintain VMT thresholds consistent with State guidelines for use in evaluating potential traffic impacts from projects subject to CEQA.

Action CIR-7.1.2: Encourage large regional employers to provide subsidized public transportation or shuttle services for commuting employees.

Policy CIR-7.2: Prioritize land use development patterns that reduce VMT. In existing and future planned areas of the city, prioritize infill and mixed-use development and encourage new development near existing employment, housing, schools, commercial centers, and other services and amenities.

Goal CIR-8: Parking. Convenient on-street and off-street parking facilities are provided for motor vehicles and bicycles (including charging stations for electric vehicles).

Policy CIR-8.1: Parking. Require new developments to provide parking to meet their needs on-site or within proximity to their sites, except within the Central Business District. Required parking should meet demand without resulting in excess or underutilized parking supply.[8]

Action CIR-8.1.1: Develop parking and traffic control plans, including neighborhood parking districts, for those neighborhoods that are adversely impacted by increased density, spillover parking, and traffic from commercial areas.

Action CIR-8.1.2: Periodically review the Santa Maria Municipal Code parking requirements for vehicles, electric charging stations, and bicycles to ensure that adequate parking is provided.

Action CIR-8.1.3: Allow for the joint use of parking facilities to support mixed-use development (i.e., light commercial and residential) by reducing the need for separate facilities.

Action CIR-8.1.4: Review the design of new parking facilities to ensure that pedestrian circulation is adequately accommodated and pedestrian or bicycle access is not negatively affected or impeded.

Action CIR-8.1.5: Encourage safe and accessible bicycle and micromobility device parking for both short-term and long-term parking. Short-term parking is best provided by conveniently located, inverted U-shaped structures, securely attached to the ground, which provide for locking a bicycle or e-bike at two points on the frame. Long-term parking should be secure, have controlled access, be well-lit, well-maintained, and easy to access while rolling a bicycle or e-bike.

[8] Please see Housing Element Program 3.E. to reduce the impacts of parking requirements on the production of housing by updating parking standards.



Santa Maria General Plan

imagine

Conservation and Open Space Element

Final Draft | May 5, 2026



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Introduction

The Conservation and Open Space Element combines two elements that are required to be included in the General Plan. This element describes the city's natural, cultural, historic, tribal, and open space resources and outlines strategies for their continued preservation. In the previous General Plan, these topics were addressed in the Resource Management Element.

This Element consists of three main sections: Background, Issues and Opportunities, and Conservation and Open Space Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Conservation and Open Space Policies* section outlines the City's Conservation and Open Space goals, policies, and implementation actions.

The Conservation and Open Space Element guides the protection, management, and enhancement of wildlife, habitat, agricultural uses, the city's urban forest, surface water and groundwater, and historic, cultural, and tribal resources. It also supports improving local air quality and reducing greenhouse gas emissions in alignment with State law. The Element leverages the city's open space areas as a foundation for long-term conservation of these resources, while also providing opportunities for community recreation and mitigation for natural hazards such as flooding and extreme heat. Through strategic land use planning, the City can minimize the impact of development on local natural resources, improving the quality of life for all residents.



Santa Maria River vegetation, US-101 and Preisker Lane



Santa Maria River and US-101

Background

This section introduces existing conditions and trends related to priorities addressed in the Conservation and Open Space Policies.

Natural and Working Lands

Wildlife Habitat

The varied topography and soil types of the Santa Maria Valley have enabled a mix of native plant communities to exist in the region, including chapparal, coastal scrub, riparian scrub, oak woodland, annual grassland (including grazing lands), sandyhill chaparral, and agricultural (see Figure COS-1). The plant communities in the region provide suitable habitat for various species of animals, including some wide-ranging and mobile species of raptors, waterfowl, and deer. In general, as cities urbanize and expand into undeveloped areas, there is potential for reduced biodiversity and increased human-wildlife conflicts as a result of habitat loss and fragmentation.

Wetlands

Santa Maria contains a number of United States Fish and Wildlife Service-recognized wetlands, which are registered in the National Wetlands Inventory (NWI) (see Figure COS-2). These wetlands include freshwater ponds and freshwater emergent wetlands, concentrated in agricultural and open space areas, as well as freshwater forested/shrub wetland and riverine habitat along the Santa Maria River. The wetlands provide habitat for fish, wildlife, and plants and have ecological and recreational value in the form of groundwater recharge, flooding prevention, and providing clean drinking water. However, urban development has the potential to result in the loss of wetland areas, disrupting natural ecosystems, increasing flooding, and reducing natural filtration.

Figure COS-1: Existing Vegetation Types

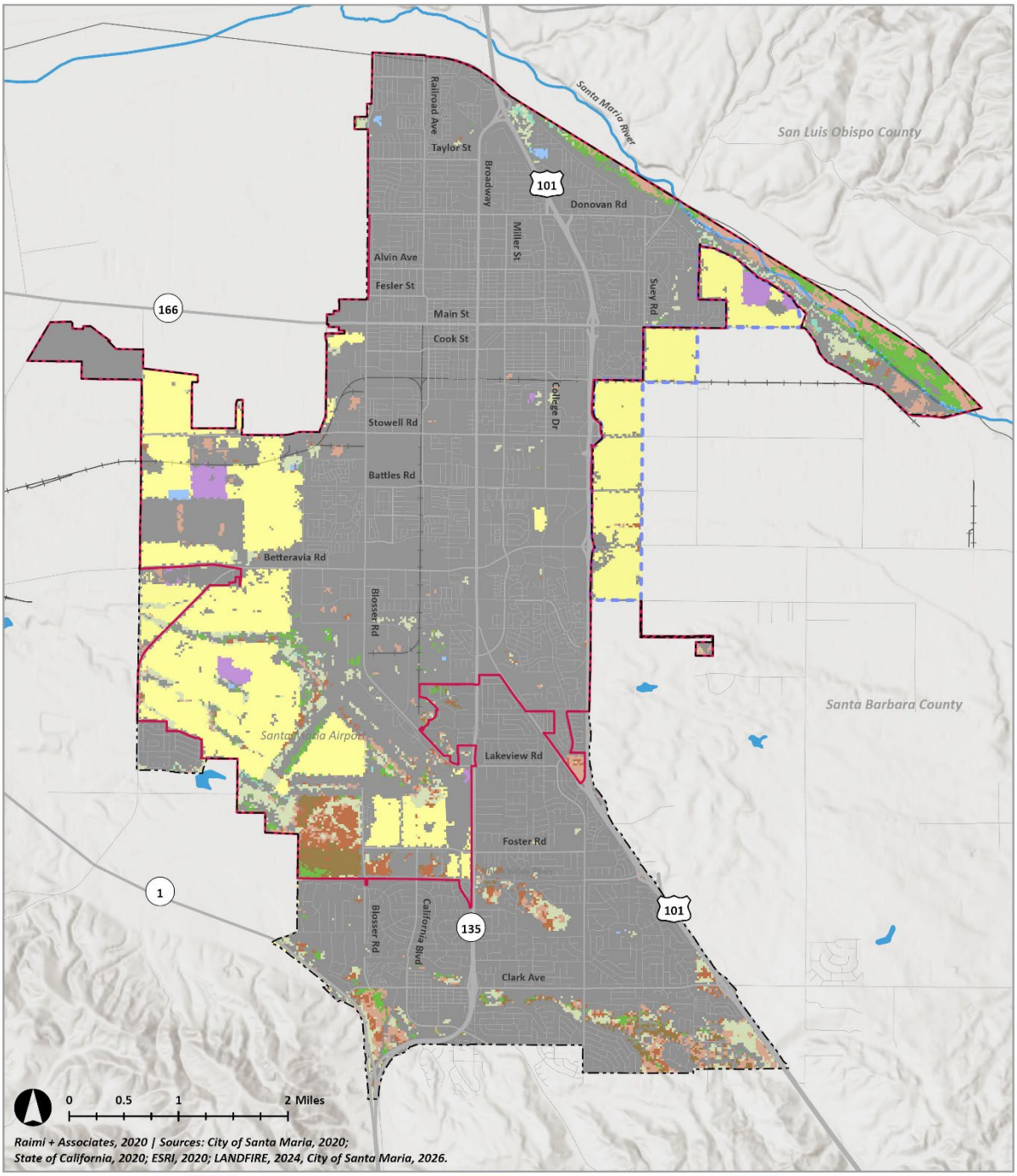
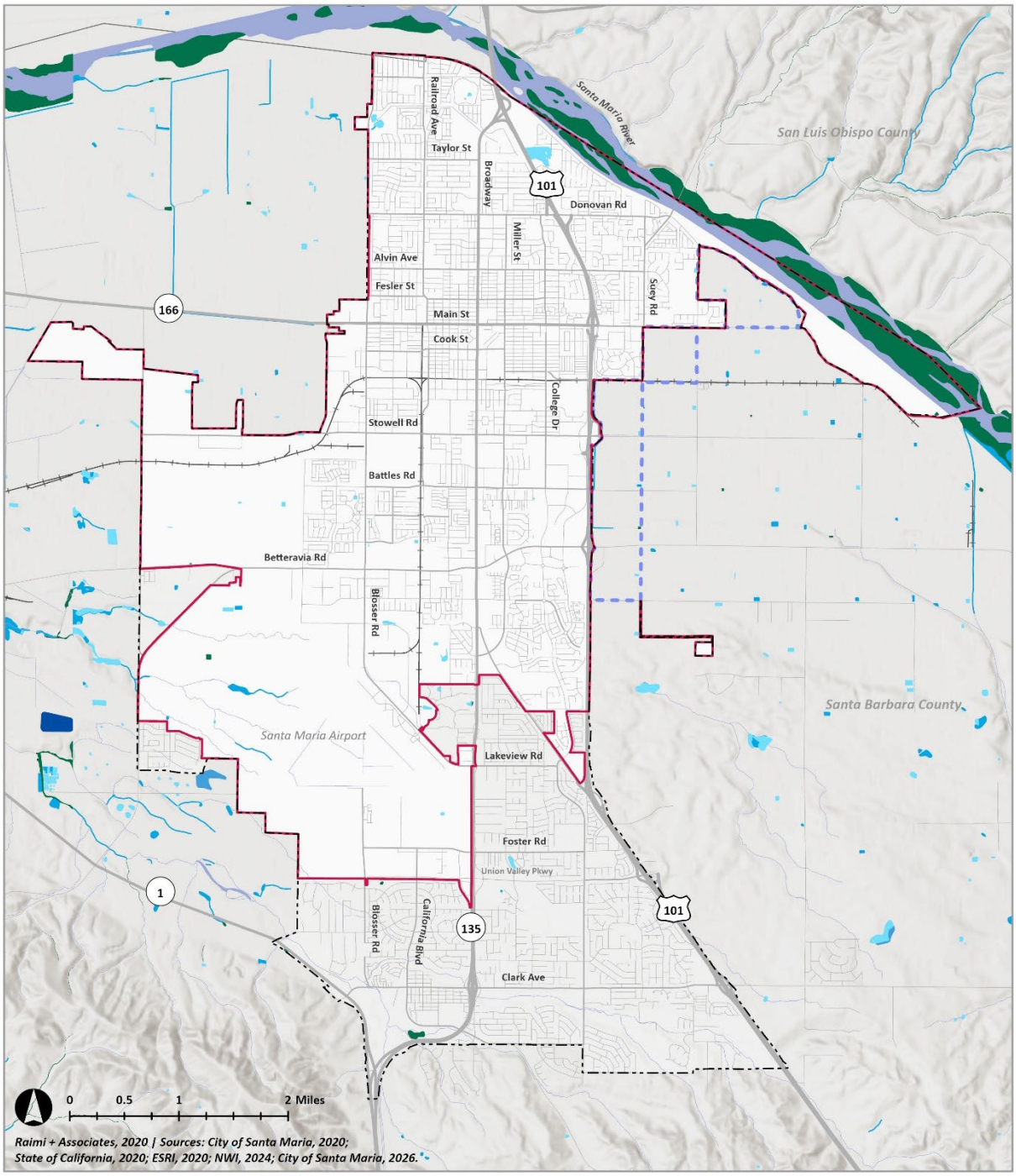


Figure COS-2: Wetlands



Santa Maria General Plan imagine

- Current Santa Maria City Limits
- Current Sphere of Influence
- Planned Annexation Area and Sphere of Influence
- County Boundaries
- Railroads
- Freeways and Highways
- Santa Maria River

Surface Water

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Protected Species

Santa Maria and its surrounding region have species of plants and animals that are protected at the federal and State level. Critical habitat, areas essential for the conservation of a listed endangered or threatened species, are scattered throughout the city (see Figure COS-3). New development in or near habitats of protected or special status species, or in areas where these species are known to live, can lead to habitat loss, fragmentation, or harm to the species.

Wildlife Movement Corridors

Wildlife corridors are generally defined as connections between habitat patches that allow for physical or genetic exchange between isolated animal populations. These connections may serve a local purpose, such as foraging, nesting, or denning, or they may be regional in nature. Wildlife corridors form a network that is essential to the regional ecology of an area.



Los Padres National Forest

While there is limited information on the actual use of wildlife corridors in the region, there is a potential that the Santa Maria River, Cuyama River, and Sisquoc River are used by wildlife to access habitats in the Sierra Madre and San Rafael Mountains (see Figure COS-4). Isolated populations can experience overcrowding and competition for resources, as well as decreased genetic diversity and a greater risk of extinction.



Santa Maria River

Figure COS-3: Critical Habitat

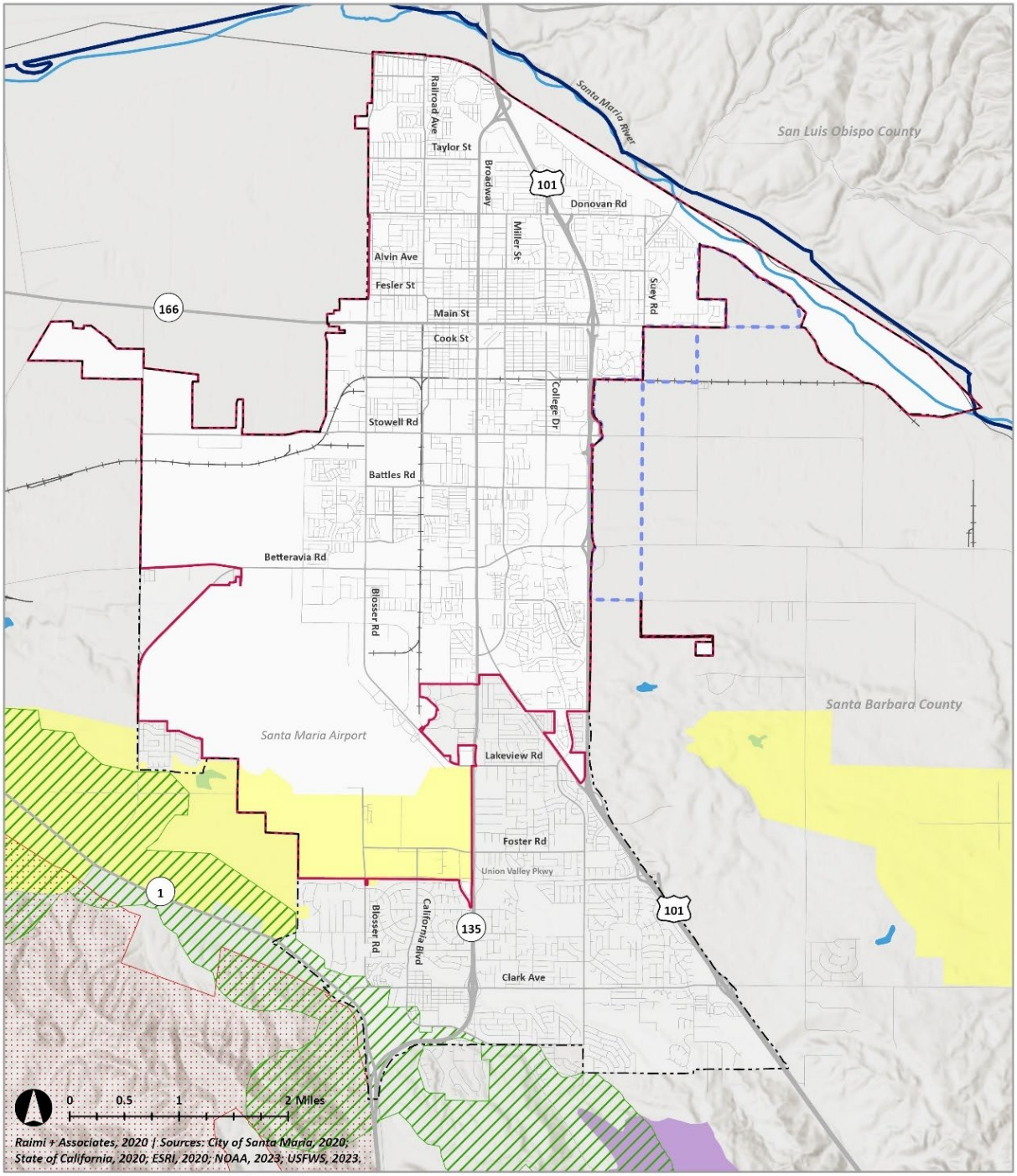
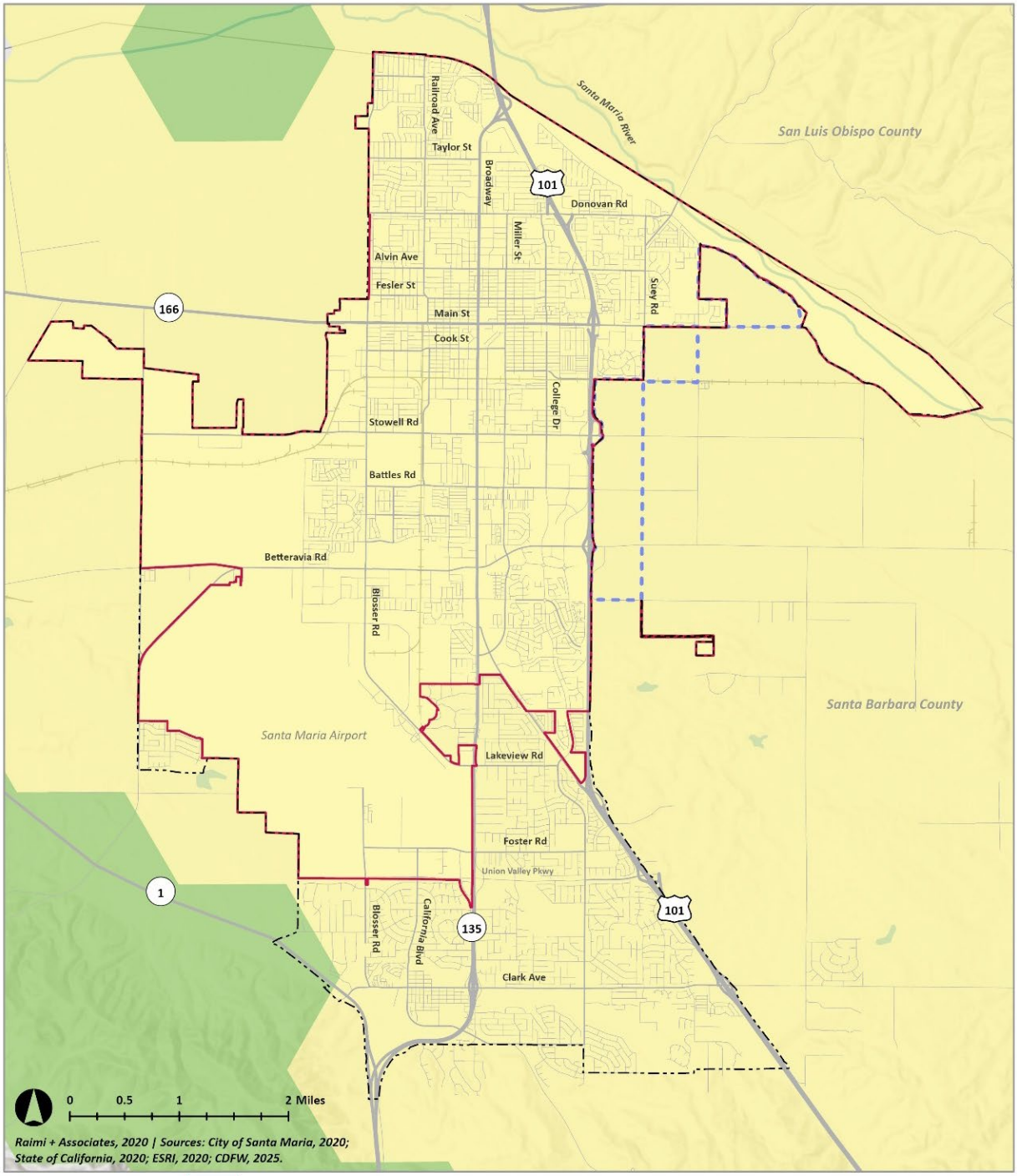


Figure COS-4: Wildlife Connectivity



Urban Forest

Santa Maria hosts a rich urban forest of over 27,800 trees that is managed by its Urban Forestry Program. The City has a tree planting easement in commercial and residential areas and requires tree planting along street frontages with new development. City-managed trees are protected, and tree removals must be approved by the Recreation and Parks Department. If healthy trees are removed, they must be replaced at a ratio according to the City's Landscape and Irrigation Standards (2007). In addition, Municipal Code Chapter 12-44 governs the removal and replacement of trees on development sites. The city's urban forest provides a number of benefits to the community, including reducing the urban heat island effect, improving air quality, sequestering carbon dioxide, reducing stormwater runoff, and filtering stormwater. Urban trees require proper maintenance and care to ensure these benefits can be materialized. Tree cover comprises only a small percentage of the total urbanized area of the city. In addition, urban trees are not evenly spread throughout the city, as some areas have fewer trees than others and, consequently, fewer benefits.



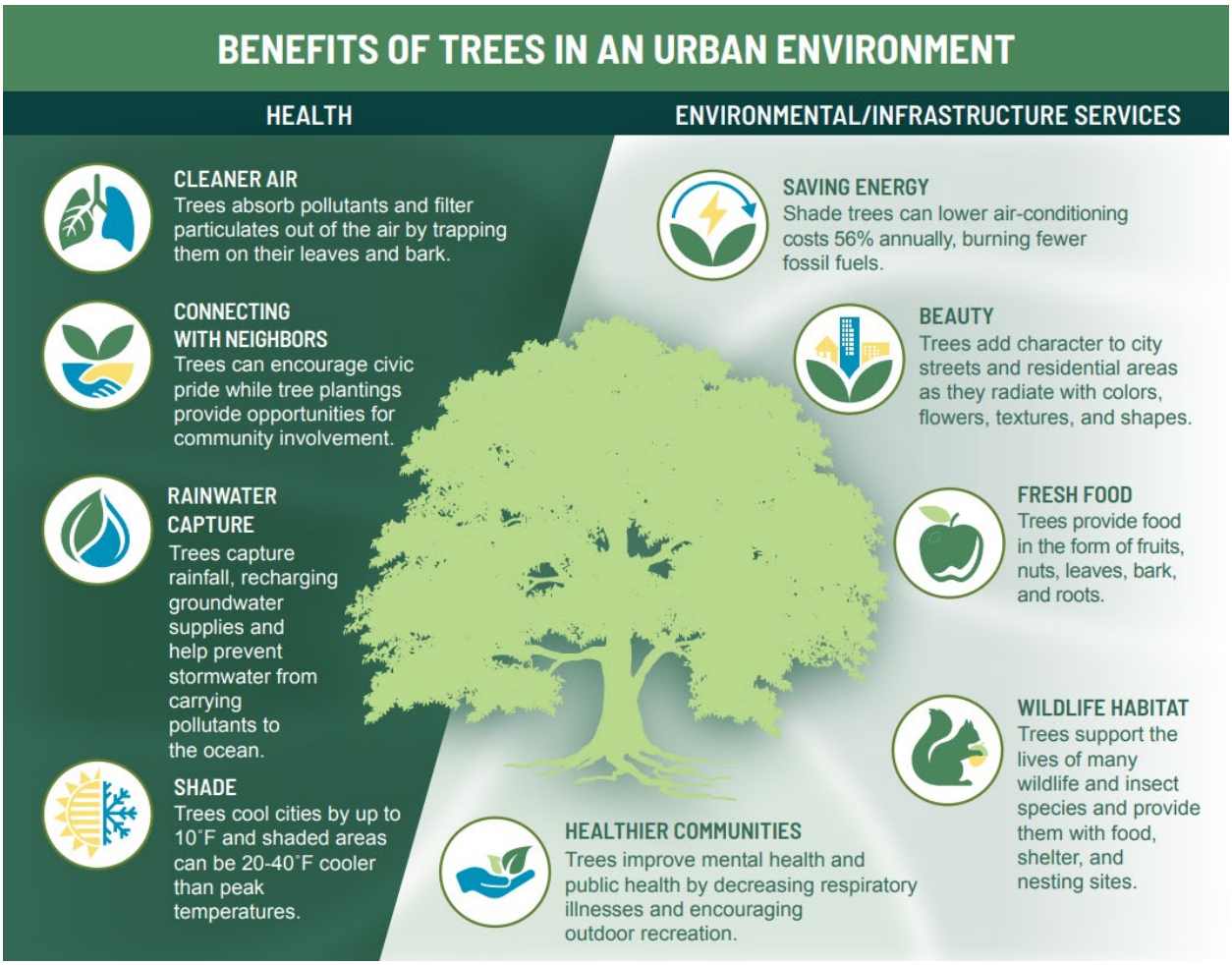
Residential neighborhood with mature Street Trees.



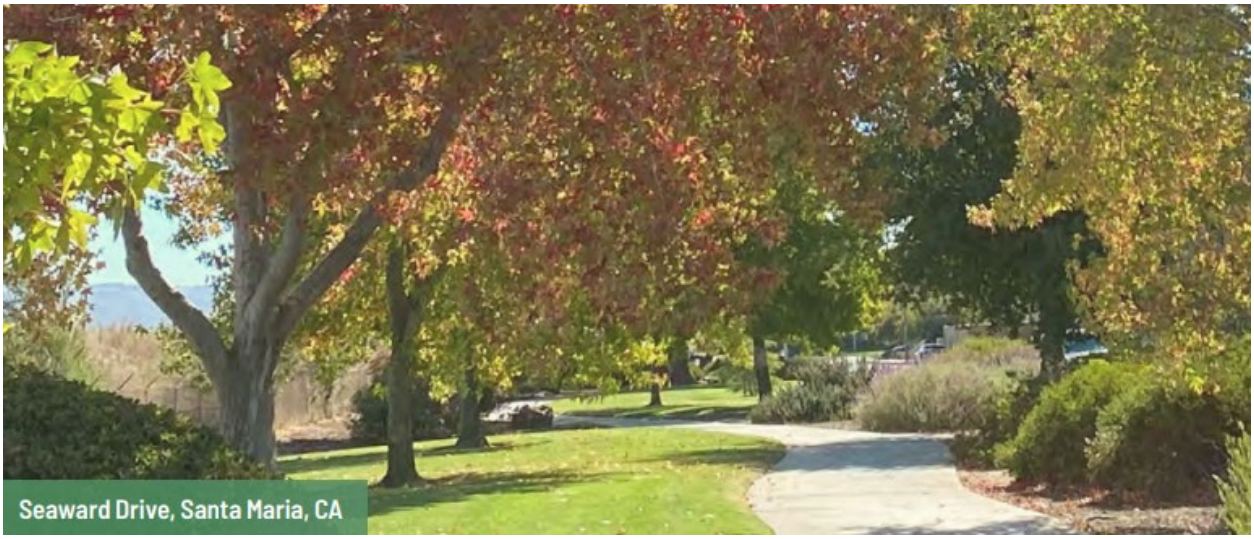
Credit: Rebecca Carey



Credit: Rebecca Carey



Source: Santa Maria Urban Forest Management Plan.



Credit: Rebecca Carey

Water Resources

Surface Water

The principal hydrologic feature in the Santa Maria River Valley is the Santa Maria River Watershed, which drains approximately 1,880 square miles and includes all tributaries of the Cuyama River, Sisquoc River, and the Santa Maria River. The Santa Maria River begins where the Sisquoc and Cuyama Rivers converge. The watershed generally drains to the west, where it meets the Pacific Ocean at Guadalupe. In the lower stretches, the Santa Maria River consists of a sandy, braided channel that is leveed along much of its length. Major land uses in the Santa Maria Watershed that may affect water quality and supply include irrigated and dry-land agriculture, oil production, and urban development. At this time, the Santa Maria River is not utilized for water recreation; however, there are trails adjacent to the river that are used by pedestrians and bicyclists.

Surface Water Quality

Surface water quality in Santa Maria may be impacted by oil, gas, agricultural, and urban land uses. The Santa Maria River is included on the Section 303(d) list for nitrate and other pollutants from agriculture, domestic animals/livestock, natural sources, and urban runoff/storm sewers. Runoff from agricultural areas may carry contaminants such as pesticides, herbicides, and fertilizers, which are then carried to the Santa Maria River through the drainage system. In more urbanized areas, where vehicle use and urban land use activities are common, water runoff picks up pollutants on the ground surface, including heavy metals, hydrocarbons, detergents, fertilizers, and pesticides. Generally, these pollutants are associated with sediments that collect on roadways and are flushed or wind-blown into drainage systems either in dry weather flows, during construction, or by rainfall. Construction activities can also create erosion and cause sediment to be transported off-site, as surface water runs through a construction site. The concentrated presence of contaminants has the potential to degrade potential beneficial uses such as aquatic habitat, drinking water supply, groundwater recharge, and agricultural supply. Decreased surface water quality can degrade natural ecosystems, leading to the loss of protected and special status species, and pose a public health risk, as contaminated water can spread waterborne diseases.

Groundwater Basin

The city overlies the Santa Maria Valley Groundwater Basin, which has a surface area of approximately 184,000 acres, or 287.5 square miles. Two reservoirs, Lopez Reservoir on Arroyo Grande Creek in the north, and Twitchell Reservoir on the Cuyama River (a tributary to the Santa Maria River in the south), provide storage of stormwater for recharge of the Basin. Groundwater discharges from the Basin include use of groundwater by agricultural, municipal, and industrial users, and groundwater discharges to the ocean. Subsurface groundwater flows to the ocean are required to prevent seawater intrusion into the Basin.

Groundwater Quality

Groundwater quality conditions vary within the Santa Maria Valley. Current and historic data indicate better groundwater quality in the eastern, central, and southern portions and poorer quality in the western portion. Groundwater quality concerns in the Santa Maria Valley are focused on increased mineralization and nutrient (e.g., nitrogen) concentrations. Salt and nutrient accumulation can be amplified by fertilizer application on agricultural lands. Higher concentrations of salts can make groundwater unsuitable for drinking or irrigation, corrode pipes and water infrastructure, and harm native vegetation. In Santa Maria, groundwater threats also include cleanup sites (e.g., leaking underground storage tanks, former Santa Maria Army Airport site), oil and gas sites, irrigated lands regulatory program sites, land disposal sites, and permitted underground storage tanks.

Air Quality and GHG Emissions

Air Quality

Santa Maria is located in the Santa Barbara portion of the South Central Coast Air Basin (SCCAB), which is under the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). While the SBCAPCD monitors criteria air pollutant levels in Santa Barbara County, the air quality monitoring station in Santa Maria is owned and operated by the California Air Resources Board (CARB). Santa Maria has the highest exceedances of small particulate matter (less than 10 microns in diameter, or PM_{10}) in the county, and the second highest annual mean PM_{10} concentrations. The main source of airborne particulate is local agricultural uses but may also include fugitive dust generated by the Oceano-Nipomo Dunes. The primary sources of toxic air contaminants (TACs) in Santa Maria include gas stations and industrial uses in the eastern portion of the city. While regional air quality has dramatically improved since the 1990s, long-term conditions may shift due to climate change, which could increase pollutants (e.g., smoke from a wildfire event).

Greenhouse Gas Emissions

Santa Maria currently has not adopted a Climate Action Plan. Santa Maria's Community-Wide Greenhouse Gas (GHG) Inventory compares the city's GHG emissions in 2020 to 2005 levels. The GHG Inventory reports that GHG emissions in 2020 totaled 441,390 metric tons of carbon dioxide-equivalent (CO2e), a 20 percent reduction from the 2005 baseline, consistent with the State's GHG reduction target set by Assembly Bill 32. During this time, the commercial/industrial sector has experienced the greatest reduction in GHG emissions (44 percent), followed by the residential sector (25 percent), and the transportation sector (12 percent). The transportation sector is the primary source of GHG emissions in Santa Maria, representing approximately 62 percent of the city's total GHG emissions, not including emissions emitted by airplanes at the Santa Maria Airport. Santa Maria continues to work towards the statewide goal of carbon neutrality by 2045 to reduce climate change impacts.

Historic and Cultural Resources

Historic District and Landmarks

The City of Santa Maria adopted the Historic Overlay District to encourage the preservation of local landmarks and objects of historical merit through flexible development standards. The City's Municipal Code defines objects of historical merit as places, sites, buildings, structures, or works of art that have special historical, aesthetic, or cultural value, according to the Recreation and Parks Commission. Historical landmarks are places, sites, buildings, structures, or works of art with historical, cultural, aesthetic, or special character or interest for the general public, and are at least 50 years old, and are approved by the City Council. As of January 2019, four parcels on Broadway (SR-135) are within the Historic Overlay District , and 36 landmarks and objects of historic merit are located between Liberty Street and El Camino Colegio. Buildings in these areas generally consist of California mission architecture. Santa Maria's historic resources [1] illustrate the community's history and culture; redevelopment on sites with historic resources and the aging of these structures pose a risk of damage or loss of these resources.

Archaeological, Paleontological, and Tribal Cultural Resources

Archaeological resources refer to the material remains (artifacts, structures, refuse) produced purposely or accidentally by human beings. Archaeological remains identify the type of activities, methods of adaptation to the environment, and changes in activities and organization that were experienced by people in the past. Furthermore, these remains often have special significance to ethnic groups, special interest groups, and the general public. Archaeological, paleontological, and tribal cultural resources provide a vital link to the shared history of human societies, and tribal resources continue to hold significant spiritual and cultural meaning for Native American tribal communities. Without appropriate mitigation, development can lead to the damage or destruction of these resources. Other cultural resources designated by the City of Santa Maria include the Santa Maria Museum of Flight and the Santa Maria Cemetery District

[1] A list of the historical landmarks and objects of historical merit in the city of Santa Maria is located on the City of Santa Maria website at https://www.cityofsantamaria.org/about-us/maps.



Santa Maria City Hall, City Historical Landmark Number 7



Buena Vista Park, City Historical Landmark Number 1



Santa Maria Inn, City Historical Landmark Number 6



Ruben Hart Residence, City Historical Landmark Number 4

Issues and Opportunities

This section describes the issues and opportunities that informed the policy direction of the Conservation and Open Space Policies.

Natural resource protection. The Santa Maria Valley hosts a diverse range of habitats and vegetation types that support a range of plant and animal species, including several State and federally protected species. Natural lands consist of areas that are primarily undeveloped and retain their ecological characteristics, such as providing critical habitat, ecosystem services, and supporting biodiversity. Through comprehensive conservation planning efforts, the City can improve the ecological health of local resources by preserving and expanding open space and natural areas, protecting habitat for special status species and wildlife connectivity, increasing biodiversity through native landscaping, and growing the city's urban forest. Natural and open space areas can also be multifunctioning, supporting healthy ecosystems, providing recreational opportunities, and enhancing climate resilience by mitigating climate-induced hazards such as flooding and extreme heat.

Water quality. Santa Maria's surface and groundwater resources are essential for supporting local municipal, agricultural, and ecological functions. These systems have faced challenges from water pollutants derived from agriculture, urban runoff, oil and gas operations, and industrial uses, impairing local waterways and the groundwater basin. The use of best management practices (BMPs) in agricultural operations, strengthening development standards to reduce runoff and enhance stormwater filtration, and monitoring the operation and closure of oil and gas production sites will minimize contamination of surface water and groundwater resources.

Environmental impacts of working lands. Working lands, which includes agricultural and mining operations, play a significant role in Santa Maria's economy and character. However, these activities can result in habitat loss and disruption, impact local air and water quality, and generate land use conflicts as urban areas expand, particularly between sensitive uses such as residential uses and agricultural operations. Implementing best management practices that encourage sustainability and utilizing strategic land use planning to minimize conflicts can help to mitigate these issues.

Air quality and greenhouse gas emissions. Since the 1990s, the City has made substantial progress in improving local air quality and reducing greenhouse gas emissions. Despite these improvements, there is still a high level of particulate matter and toxic air contaminants due to agricultural and industrial operations. Climate events, including the spread of wildfire smoke, may cause air quality conditions to change over the long-term. In addition, the City has limited existing policies or plans to further reduce greenhouse emissions to meet statewide targets. Adopting and implementing robust climate policies, including strategies for cleaner transportation and energy systems, will enable the City to decrease air pollutants and greenhouse gas emissions to meet State goals and support public health.

Historic, cultural, and tribal resource protection. Santa Maria is committed to preserving its architectural, cultural, and archaeological heritage. These resources illustrate the diverse history and community identity of the city and region. However, over time, development and physical deterioration of aging structures have challenged the continued preservation of these resources. By establishing flexible development standards, fostering collaboration with tribal communities, and promoting awareness of the local cultural heritage, the City can continue to preserve these resources while also accommodating future growth.

Community support and stewardship. Community participation is vital to the success of conservation efforts, as it fosters local stewardship, builds public awareness, and ensures that strategies are aligned with community values. Without community support in carrying out local conservation initiatives, these programs may struggle to gain traction, potentially face resistance, and overall are likely to be less effective. By creating opportunities for community members to participate in creating and implementing conservation plans, the City can foster a sense of ownership and responsibility that can lead to the long-term success of local conservation initiatives.



Volunteers with the Urban Forest Advisory Committee planting Coast live oak trees *(Quercus agrifolia)* in Santa Maria.

Credit: Rebecca Carey

Conservation and Open Space Policies

The Conservation and Open Space Policies address the key issues and opportunities identified above and establish a comprehensive roadmap for conserving Santa Maria's natural environment and open space areas. The *Policy Framework* outlines Conservation and Open Space goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Conservation and Open Element emphasize the continued preservation and enhancement of the city's natural resources, working lands, open spaces, and historic and cultural resources.

The Policy Framework promotes the long-term, sustainable stewardship of natural assets and open space, such as wildlife habitat and corridors (Goal COS-1), and addresses the potential adverse impacts of agricultural and mining operations on natural resources (Goal COS-2). The Framework also outlines actions for mitigating the impact of development on historic and cultural resources (Goal COS-7).

The Framework also includes initiatives for growing the city's urban forest (Goal COS-3), along with efforts to improve local water quality (Goal COS-4) and air quality (Goal COS-5) and reducing greenhouse gas emissions (Goal COS-6) to support a healthier and more resilient environment. To maximize public support and ensure effective implementation, the Framework highlights opportunities for incorporating community involvement in sustainability programs (Goal COS-8).

Policy Framework

Goal COS-1: Natural lands and biodiversity. A healthy and connected natural environment sustains the local natural resource biodiversity.

Policy COS-1.1: Natural habitat and wildlife corridors. Protect and, to the extent feasible, expand natural habitat and wildlife corridor areas, natural wetlands, and other natural lands throughout the city and Sphere of Influence.

Action COS-1.1.1: Prevent the loss of natural land area and/or the reduction of the quality of natural lands through the establishment of a *no net loss* land use management policy.

- Site new development outside of sensitive habitat and wildlife corridor areas.
- Prohibit redevelopment that would encroach upon sensitive habitat and wildlife corridor areas.

Action COS-1.1.2: If impacts to natural resources are identified during environmental review, require the applicant to adjust site design and/or incorporate additional mitigation measures to minimize the identified impacts.

Action COS-1.1.3: Coordinate with the California Department of Fish and Wildlife to identify critical wildlife corridors in Santa Maria.

Action COS-1.1.4: Encourage the establishment of conservation open space areas and conservation easements or acquisitions in sensitive habitat areas and areas identified as critical wildlife corridors through education, technical assistance, and pursuing grant funding (such as funding from the Habitat Conservation Fund).

Policy COS-1.2: City greenbelt. Develop a continuous system of greenbelts and natural corridors.

Action COS-1.2.1: Define the purpose and desired outcomes for a system of greenbelts and collaborate with Santa Barbara County to develop designation criteria and standards for the design, implementation, and use of greenbelt areas.

Action COS-1.2.2: Assess existing land use patterns to designate areas that will comprise the City's greenbelt. Design the greenbelt to ensure connectivity to existing and planned parks, trails, and open spaces to facilitate wildlife movement.

Action COS-1.2.3: Designate publicly owned portions of the Santa Maria River as greenbelt areas whereby riparian habitats may be preserved, and coordinate with private landowners on potential future options to voluntarily preserve such land.

Action COS-1.2.4: Explore the feasibility of allowing the transfer of development rights and permitting higher intensity uses in existing urban areas to conserve natural lands.

Policy COS-1.3: Natural biodiversity. Increase natural biodiversity through the reintroduction of native species, removal of non-native, invasive species, and proper sustainable maintenance of vegetated areas.

Action COS-1.3.1: Identify areas feasible for implementing sustainable maintenance practices on City-owned open spaces and landscaped areas and incorporate these practices into regular maintenance activities for the identified areas.

- Reduce mowing in targeted areas (i.e., within habitat buffers and in City open spaces) to promote natural plant growth and habitat for pollinators.
- Reduce the use of pesticides on City-owned lands through the adoption of minimum risk pesticide use and spot treatment.
- Incorporate the use of integrated pest management strategies on City-owned landscaped areas and parks.
- Use organic compost in landscaped and turfed areas to enhance soil quality and improve water retention.

Action COS-1.3.2: Eliminate non-native and invasive species in natural habitat areas, open spaces, and City-managed landscaped areas through regular maintenance and vegetation management activities.

Policy COS-1.4: Urban rewilding. Implement urban rewilding projects to reintroduce natural processes, restore natural ecosystems, and promote biodiversity.

Action COS-1.4.1: Identify areas where urban rewilding projects could be implemented, including vacant land, alleyways, underutilized parking lots, basins, channels, and underutilized areas within existing parks (landscaped areas, areas along trails and walkways).

Action COS-1.4.2: Develop and implement small-scale pilot projects on City-owned land, such as pocket forests or incorporating native plants in community gardens, to demonstrate how urban rewilding can be successfully achieved and the benefits of these efforts.

Action COS-1.4.3: Connect with private landowners where urban rewilding projects could be implemented. Provide educational information on potential rewilding projects and seek partnerships for implementation, including strategies that minimize potential fire hazards through proper maintenance, use of defensible space, and the use of appropriate vegetation.

Policy COS-1.5: Endangered, threatened, and special status species. Minimize potential impacts of development on federal or State endangered and threatened species and non-listed special status species through the development and permit review process. Condition development projects to avoid impacts to these species, to the greatest extent feasible.

Policy COS-1.6: Multifunctional open spaces. Design multifunctional open spaces that provide public recreational opportunities and protect the community from hazards. [2]

Action COS-1.6.1: Consult with utility companies and public agencies to establish walking trails and native landscaping in easement areas.

Action COS-1.6.2: Increase natural green spaces and green infrastructure throughout the city to reduce the risk of extreme heat impacts and incorporate climate-resilient, native vegetation. [3]

Goal COS-2: Working lands. Sustainable and productive working lands support healthy local ecosystems.

Policy COS-2.1: Agricultural preservation. Collaborate with Santa Barbara County and local landowners to preserve existing agricultural uses on lands not proposed for future development, including croplands and rangelands.

Action COS-2.1.1: During review of projects that would alter or convert existing agricultural uses, balance State and regional efforts to preserve existing agricultural uses, including the Santa Barbara County Right to Farm Ordinance, clustering of urban land uses/development, and transfer of development rights —with other factors. These include providing adequate housing, achieving a jobs-housing balance, supporting economic sustainability, and advancing other City interests.

[2] Please see the Circulation Element for additional active transportation policies and actions.
[3] Please see the Safety Element for additional natural cooling policies and actions.

Policy COS-2.2: Sustainable agriculture. Encourage the adoption of sustainable agricultural practices to preserve productivity while protecting natural environments.

Action COS-2.2.1: Support local agricultural operators to encourage the continued use and adoption of best management practices that enhance soil quality, protect plant health, conserve water, and reduce soil erosion.

Policy COS-2.3: Sustainable resource extraction. Ensure sustainable extraction and processing of mineral resources that preserve the health of local natural ecosystems.

Action COS-2.3.1: Review applications for the extraction and processing of mineral resources for consistency with the Santa Maria General Plan, and compliance with the State Surface Mining and Reclamation Act of 1975 and the City of Santa Maria Surface Mining Ordinance (Municipal Code Chapter 47).

Action COS-2.3.2: Update the City's Surface Mining Ordinance to require operators and new mineral extraction uses to develop plans for post-extraction land rehabilitation to restore the natural environment after mineral operations cease. Such post-extraction rehabilitation plans must, at a minimum, meet the requirements set forth by State law.

Action COS-2.3.3: Update the City's Surface Mining Ordinance to require operators to conduct annual training to educate employees on safe practices and how to effectively monitor and report potential environmental concerns.

Goal COS-3: Urban forestry. A healthy and expansive urban forest is cohesive with the city's natural environment.

Policy COS-3.1: Urban forestry regulations. Adopt and implement the Urban Forest Management Plan with the goal of expanding the urban canopy to 20 percent of the city by improving tree maintenance and planting standards in the City's Municipal Code.

Action COS-3.1.1: Ensure implementation of urban forestry projects to comply with the adopted Urban Forest Management Plan.

Action COS-3.1.2: Pursue grant funding to support expansion, maintenance, and education related to the city's urban forest, such as funds provided through the California Urban and Community Forestry Inflation Reduction Act. Dedicate a share of received funds to support programs for disadvantaged communities.

Action COS-3.1.3: Evaluate and dedicate local revenue mechanisms for urban forestry management, such as funding from the following sources:

- Recycled urban lumber sales
- Fines for illegal removal of trees
- In lieu fees for tree replacement
- Municipal fuel taxes

- Grants

Action COS-3.1.4: Partner with local agencies and non-profit organizations to implement a tree planting program on City-owned lands and streets.

Action COS-3.1.5: Develop street tree master plans to outline how the City will expand the urban forest in areas with an overlap of disadvantaged communities and inadequate canopy cover.

Goal COS-4: Water resources. Sustainable watershed management protects the city's water quality and natural ecosystems. [4]

Policy COS-4.1: Santa Maria River protection. Protect and enhance the beneficial uses of the Santa Maria River to support essential community and environmental needs, including municipal and domestic water supply, agricultural supply, and groundwater recharge.

Action COS-4.1.1: Implement best management practices to reduce pollutants from city runoff.

Action COS-4.1.2: Support regional recharge programs and projects that use the Santa Maria River for replenishing local groundwater sources.

Policy COS-4.2: Stormwater management. Improve local surface water and groundwater quality through strategic land use and zoning practices.

Policy COS-4.3: Groundwater contamination. Minimize groundwater contamination from current and previous oil and gas operations. [5]

Action COS-4.3.1: Consult CalGem and Santa Barbara County Environmental Health, as required, to update the City's Petroleum Ordinance to adopt standards for post-production restoration, including requirements for timing, equipment removal, borehole and well plugging, and site restoration. Require the use of native vegetation in all site restoration efforts.

Policy COS-4.4: Sustainable water management. Ensure the long-term sustainability of groundwater resources through conservation management practices and supporting opportunities for expanding groundwater recharge.

Action COS-4.4.1: Assess and enhance stormwater retention systems that integrate groundwater recharge and contribute to natural resource conservation.

Action COS-4.4.2: Continue and expand local water conservation programs. Increase awareness of the City's water-wise landscaping program, including the use of native and drought-tolerant plants.

[4] Please see the Safety and Public Facilities and Services Elements for additional water resources and stormwater policies and actions.
[5] Please see the Safety Element for additional policies and actions related to oil extraction sites.

Action COS-4.4.3: Continue to support the reduction of local per capita water consumption through community education programs.

- Update the City's Water Conservation webpage to provide additional and up-to-date information on the City's water conservation initiatives and the role the community serves in reducing water consumption.
- Publicize home projects residents can implement to reduce water consumption, such as installing low-flow water fixtures, smart irrigation systems, rainwater harvesting systems, and permeable paving. Host community workshops to demonstrate how to implement these projects. Publish this information on the City's website with links to affordable fixtures, irrigation systems, and rain barrels.

Goal COS-5: Air quality. The community breathes clean and healthy air.

Policy COS-5.1: Santa Barbara County Air Pollution Control District policies. Ensure consistency between the City and the Santa Barbara County Air Pollution Control District (SBCAPCD) air quality plans and regulations. Continue to enforce the standards and regulations set by the SBCAPCD.

Action COS-5.1.1: Continue to refer projects requiring an Air Pollution Control District (APCD) permit to the SBCAPCD and require ACPD permit approval.

Action COS-5.1.2: Evaluate potential impacts of proposed development on air quality during the development and environmental review process, using APCD threshold standards as guidelines.

Action COS-5.1.3: Ensure new development complies with the Air Quality Attainment Plan (AQAP), Ozone Plan, and other relevant regulations during the development and environmental review process.

Policy COS-5.2: Agricultural air pollutant emissions. Reduce air pollutant emissions associated with agricultural uses.

Action COS-5.2.1: Work with agricultural operators located within City limits and in adjacent unincorporated areas to encourage the adoption of farming practices that minimize dust, consistent with the Santa Barbara County's dust control measures. These practices include limiting plowing, disking, mowing, and tilling when soil is dry and winds are high, and using surface coverings or cover crops to reduce wind erosion and stabilize soil.

Action COS-5.2.2: Coordinate with SBCAPCD to report illegal burnings and enforce SBCAPCD regulations pertaining to agricultural burnings.

Action COS-5.2.3: Update the Municipal Code to establish a minimum buffer requirement between existing agricultural uses, including agricultural supply businesses, and new development based on the type of use. Sensitive land uses, including residential uses, schools, day cares, senior homes, and hospitals, require the largest buffer distance from agricultural and related uses.

Policy COS-5.3: Fugitive dust emissions. Mitigate air pollutants and fugitive dust emissions resulting from construction and demolition activities by requiring the use of best management practices consistent with SBCAPCD Guidelines regarding fugitive dust control.

Action COS-5.3.1: Utilize SBCAPCD's short-term construction emissions guidelines to determine levels of significance for construction-related emissions.

Goal COS-6: Greenhouse gas emissions. The city strives to be carbon-neutral.

Policy COS-6.1: GHG reduction strategy. Develop and implement a citywide GHG reduction and monitoring strategy.

Action COS-6.1.1: Establish City GHG emissions reduction targets that are consistent with State-mandated targets of reducing emissions to 40 percent below 1990 levels by 2030 and achieving carbon neutrality by 2045.

Action COS-6.1.2: Develop a sustainability plan or similar document that outlines how the City will achieve its GHG reduction targets. Integrate City-led GHG reduction strategies with regional efforts.

Policy COS-6.2: Vehicle emissions reduction. Reduce vehicle-generated air pollution and GHG emissions by expanding active transportation opportunities. [6]

Policy COS-6.3: City vehicle fleet electrification. Transition the City's vehicle fleet to electric/zero-emission vehicles.

Action COS-6.3.1: Amend the City's Capital Improvement Plan to incorporate the replacement of high-mileage fleet vehicles with clean fuel vehicles.

Action COS-6.3.2: Pursue State and federal grants for transitioning City vehicles to clean fuel sources and installing electric vehicle charging stations at City facilities.

Policy COS-6.4: Energy conservation programs. Promote energy conservation through public awareness programs.

Action COS-6.4.1: Coordinate with the Tri-County Regional Energy Network (3C-REN) to increase awareness of local incentives for improving energy efficiency for homeowners.

Action COS-6.4.2: Identify and pursue funding to create a program offering home energy audits to help property owners identify updates to increase energy efficiency and funding assistance for home retrofits.

[6] Please see the Circulation Element for policies and actions focused on complete streets, active transportation, and transit.

Goal COS-7: Historic and cultural resources. The city's cultural heritage is preserved and celebrated.

Policy COS-7.1: Historic, cultural, and tribal resources. Protect the city's historic, cultural, and tribal resources through the City's Historic Overlay Ordinance, Historic Landmark Ordinance, and proper tribal consultation practices.

Action COS-7.1.1: Review and explore opportunities for strengthening the Historic Overlay Ordinance to protect and document culturally significant sites, including tribal and historic resources.

Action COS-7.1.2: Enforce federal, State, and local regulations related to the preservation of historic and cultural resources.

Action COS-7.1.3: Avoid the relocation, rehabilitation, or alteration of historic resources to the greatest extent feasible, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Action COS-7.1.4: Support the adaptive reuse of designated and non-designated historical resources by enforcing the U.S. Secretary of the Interior's Standards and Guidelines for rehabilitation, reconstruction, and restoration, and providing technical assistance and sharing of best practices.

Policy COS-7.2: Historic, cultural, and tribal resource impact mitigation. Identify impacts of new development on historic, cultural, and tribal resources during the development and environmental review process and incorporate site-specific mitigation measures accordingly to minimize the identified impacts.

Policy COS-7.3: Tribal resource protection. Protect tribal resources by partnering with representatives of Native American tribes during planning and development activities.

Action COS-7.3.1: Consult with local tribes and cultural organizations to identify and conserve cultural resources and points of interest.

Action COS-7.3.2: Continue to comply with State, regional, and local regulations pertaining to notification and engagement of Native American tribes, including AB 52 and SB 18.

Policy COS-7.4: Cultural resource access. Explore opportunities to incorporate cultural resources into parks and open spaces, enriching community access to Santa Maria's history.

Action COS-7.4.1: Develop wayfinding and educational signage for significant historical and cultural resources.

Action COS-7.4.2: Pursue grant funding to facilitate the preservation and restoration of historic sites significant to the city's cultural identity.

Policy COS-7.5: Archaeological resource protection. Protect archaeological resources by requiring development to incorporate adequate mitigation to ensure the integrity of these resources.

Action COS-7.5.1: Continue to analyze project-specific impacts to archaeological resources through the development review and CEQA processes with the goal of avoiding and reducing impacts on archaeological resources.

Action COS-7.5.2: Consult with representatives of Native American tribes to ensure the appropriate treatment of archaeological resources, including cultural artifacts and human remains, if found.

Goal COS-8: Community engagement. A knowledgeable and engaged community actively supports local conservation initiatives. [7]

Policy COS-8.1: Community conservation planning. Increase public involvement in conservation planning and decision-making processes to foster local stewardship of local natural resources.

Action COS-8.1.1: Integrate opportunities for public involvement, such as community forums, during the initial planning stages of the City's conservation initiatives to enable the community to help shape the vision for conservation projects.

Action COS-8.1.2: Establish community advisory committees to provide counsel during conservation planning for natural, historic, urban forestry, and parks and recreation resources. These committees should also ensure there are ample opportunities for public engagement throughout the planning process and provide opportunities for the community to co-design and participate in City-led conservation programs and collaborate in the creation of a shared community vision.

Policy COS-8.2: Community environmental stewardship. Offer a variety of community education opportunities to increase public understanding of the relationship between people and the natural environment.

Action COS-8.2.1: Offer self-guided nature walks in local open spaces, such as the Santa Maria River Levee trail, to educate the community on local natural resources and increase access to open space areas.

Action COS-8.2.2: Host community workshops on a variety of sustainability topics, such as composting, water conservation, and/or sustainable gardening.

Action COS-8.2.3: Facilitate the creation of local gardens specifically for native plants that support native birds, bees, and insects.

Action COS-8.2.4: Update the Utilities webpage on the City's website to include information about recycling centers.

Action COS-8.2.5: Develop a public dashboard for sharing data on the City's tree inventory, canopy cover, and environmental and economic benefits of the urban forest.

[7] Please see the Health and Environmental Justice Element for additional community engagement policies and actions.

Action COS-8.2.6: Facilitate the creation of a community-led team of volunteers to assist with implementing, maintaining, and monitoring conservation projects, such as the planting and maintenance of native plants and trash clean-up events, like the "Adopt-A-Road" program.

Action COS-8.2.7: Continue outreach and educational programs to raise awareness among community members about drinking water quality, including publicizing annual drinking water quality reports and how to read them, and the direct impact of individual actions on water quality and actionable guidance for its protection.



Santa Maria General Plan

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Noise Element

Final Draft | May 5, 2026



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Introduction

The Noise Element is one of the required elements of the General Plan and aims to minimize community exposure to excessive noise, particularly for noise-sensitive land uses and during nighttime hours.

This Element consists of three main sections: Background, Issues and Opportunities, and Noise Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Noise Policies* section establishes regulatory standards and outlines the City's Noise goals, policies, and implementation actions.

The Noise Policies guide land use planning to mitigate noise impacts in areas of higher noise exposure. Specifically, policies address current and anticipated noise impacts, with specific consideration for sensitive land uses such as residences, schools, and hospitals.



Examples of noise-sensitive uses in Santa Maria including a multi-family residential development (top left, top right), Liberty Elementary School (bottom left), and Marian Regional Medical Center (bottom right). Credits: Raimi & Associates, Homes.com, KSBY, respectively.



Automobile traffic on Broadway is a source of noise in the city.

Background

This section introduces existing conditions and trends related to priorities addressed in the Noise Policies.

Noise Ordinance

The Santa Maria Municipal Code contains requirements related to noise in Title 5 Chapter 5-5 and Title 12 Chapter 12. These regulations establish ambient noise level limits within residential, commercial, and industrial zones and provide a baseline framework for actions developers should take to mitigate anticipated noise concerns.

Measuring Noise Levels

Sound is commonly measured in decibels (dB). Noise levels referenced in the Noise Ordinance and this Element are measured in A-weighted decibels (dBA), which are frequency-adjusted to reflect the sensitivity of the human ear, unless otherwise noted. Additional noise level measurements commonly used and referred to in this Element include Community Noise Level Equivalent (CNEL) and equivalent energy level (Leq). CNEL measures the average sound level during a 24-hour period and incorporates adjustments for noise occurring during the evening and nighttime to account for increased sensitivity to noise during these times. CNEL is typically used to evaluate long-term noise exposure, such noise levels for airports, highways, and neighborhoods. Leq measurements consist of a single value used to represent varying noise levels over a specified period of time and is commonly used to measure traffic and construction noise.

Noise-Sensitive Land Uses

Certain land use types are especially sensitive to noise disturbance due to the nature of their use. The Noise Policies define noise-sensitive land uses as residential (single and multi-family dwellings, mobile home parks, dormitories, and similar uses); hospitals, nursing homes, convalescent hospitals and other facilities for long-term medical care; and public or private educational facilities, libraries, and churches.

The Santa Maria Municipal Code Section 5-5.09 requires that a permit be obtained from the Noise Control Officer to cover short-term construction activities within 500 feet of a residential zone that would exceed the City's noise standards, set in Santa Maria Municipal Code Section 5-5.05.

Noise Sources

Stationary Noise

Stationary noise sources contribute to the ambient noise environment only in their immediate vicinity. Examples include heating, ventilation, and air conditioning (HVAC) systems, loading docks, machinery, and commercial activity associated with restaurants, bars, outdoor dining, and parking garages and lots. Stationary noise can be generated by any land use, although industrial and commercial activities typically generate the highest noise levels.

Residences and schools typically generate lower noise levels, and the sources are often intermittent. Residential noise sources include landscaping, maintenance activities, and HVAC systems. Schools can generate enough noise through outdoor activities on both weekdays and weekends to elevate ambient noise levels. Commercial manufacturing, industrial plants, and agriculture operations generate stationary noise at their facilities. These operations are primarily located near the airport and in other concentrated areas away from noise-sensitive land uses to achieve acceptable noise levels and maintain land use compatibility.

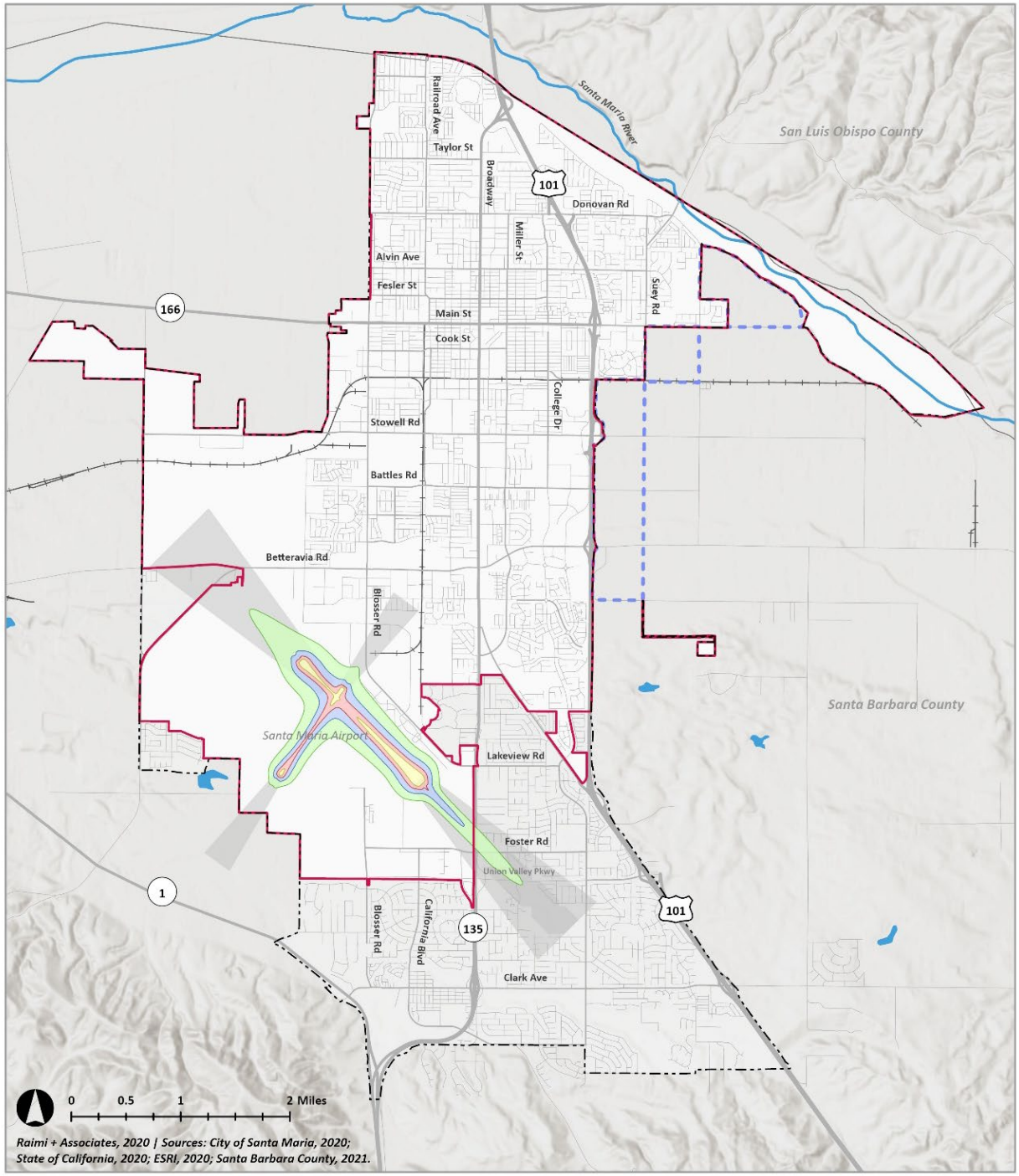
Vehicle Traffic Noise

Traffic noise from motor vehicles driving along roadways can be disruptive because it often creates a sustained noise level, even if the noise generated by a single vehicle does not seem significant. The level of noise can depend on the type of vehicle and its engine, speed of traffic, pavement type and texture, and distance from the roadway. In Santa Maria, roadway noise is a significant source of noise, particularly along major travel corridors such as U.S. 101, Broadway (SR-135), and Main Street (SR-166). Other major roadways that generate substantial noise in the city include Miller Street, Blosser Road, Skyway Drive, Donovan Road, Stowell Road, and Betteravia Road. Noise-sensitive residential uses are located along and near these major arterial roadways.

Air Traffic Noise

The Santa Maria Public Airport, located in the southern portion of the city, is a major source of noise in the area. The airport has two runways and provides facilities for commuter airlines, as well as flight instruction, aircraft rental and repair, and refueling services. The Airport Land Use Compatibility Plan (ALUCP) has noise policies to address noise compatibility of land uses within the Airport's noise contour zones. Noise-sensitive uses, including residential development, schools, and hospitals, are generally prohibited in the 65 to 75+ dB CNEL (Community Noise Equivalent Level) contour zones. As shown in Figure N-1, the 65-75+ dB CNEL noise contour zones are located within airport property, but the 60-65 CNEL noise contour extends past the airport property and overlaps with residential uses southeast of the airport.

Figure N-1: Airport Noise Contours



Rail Traffic Noise

Railway operations generate a localized source of noise along the railway corridor. However, noise from rail operations, for both goods and passengers, is primarily regulated by the Federal Railroad Administration (FRA), which sets and enforces safety standards that include noise for cabs, bells, and horns. The privately owned Santa Maria Valley Railroad provides daily freight service and consists of 14 miles of mainline track from Guadalupe to Santa Maria. This includes two railways with one route through the city: one from east to west along Jones Street and Stowell Road, and one from north to south, parallel to Depot Street. These trains are restricted to a speed of 10 miles per hour through the city. Transload facilities are located at 1599 A Street and the Betteravia Industrial Park on Betteravia Road.

Construction Noise

Construction activity can generate substantial short-term increases in noise levels within the vicinity. Each phase of demolition and construction has its own noise characteristics; some may generate substantial intermittent noise levels from high-impact activities like pile-driving, while others may generate high continuous noise levels, depending on the type and amount of equipment used. Noise levels from individual pieces of construction equipment range from 76 to 101 dBA Leq (Equivalent Energy Level) at 50 feet, and nearby noise-sensitive receivers may find this disruptive.



Noise generated from the construction of a housing development.

Other Noise Sources

Other sources of noise in the city may include amplified noise from events, such as those held at the fairgrounds. Amplified noise is sound magnified in volume by amplification devices such as radios, televisions, loudspeakers, stereos, megaphones, and public address systems. This type of noise is usually associated with social gatherings in residential areas and large events held in public spaces (schools, parks, restaurants, music/event venues). Although these events tend to occur more frequently in summer months, amplified noise from school speakers, drive-through restaurant speakers, and daily recreational activities can contribute to ambient noise levels throughout the year. Amplified noise levels can range from approximately 65 dBA Lmax (Maximum Sound Level) at 30 feet for drive-through restaurant speakers to approximately 90 to 100 dBA at outdoor festivals.

The Santa Barbara County fairgrounds are located near the center of the city and operate year-round to hold both public and private events beyond the fair itself. The amplified sound produced at these events can be a temporary source of amplified noise near noise-sensitive land uses (e.g., schools and residences). Other land uses like car washes or industrial areas that use loud equipment, such as air blowers, pumps and shredders, are also a localized source of noise in the city.

Additionally, noise from operations at the nearby Vandenberg Space Force Base continues to impact many communities on the Central Coast, including Santa Maria. Launch noise and subsequent sonic booms can be heard throughout the city and central coast region.

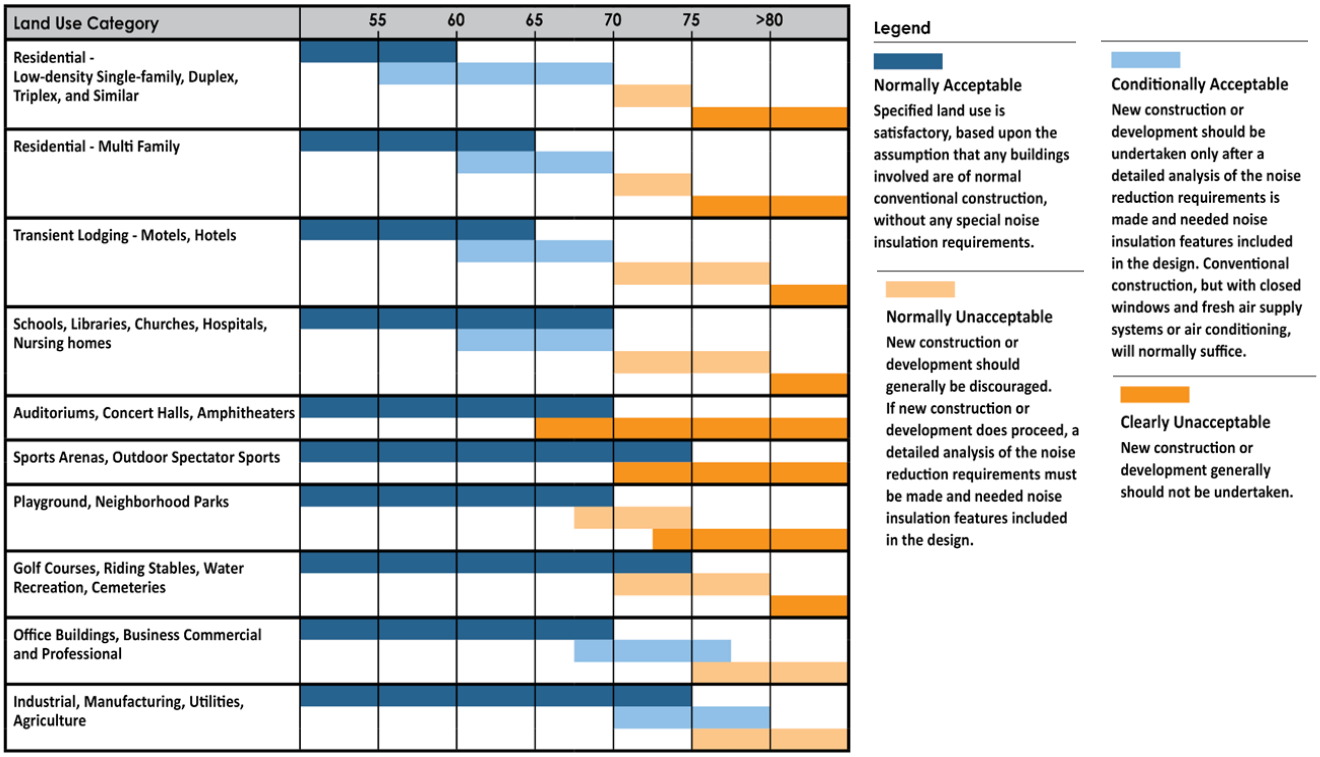


Santa Barbara County Fair at the Santa Maria Fairpark. Credit: Santa Maria Fairpark.

Community Noise and Land Use Compatibility

The California Governor's Office of Land Use and Climate Innovation (LCI), previously the Office of Planning and Research, created guidelines specifying acceptable community noise levels for various land uses (see Figure N-2). Residential uses have the lowest acceptable noise levels, while uses such as sports areas and industrial, manufacturing, and agricultural uses have the highest acceptable noise levels.

Figure N-2: Community Noise and Land Use Compatibility Guidelines (shown in CNEL, dB)



Source: General Plan Guidelines, California Office of Planning and Research 2017

Vibration Sources

Typical vibration sources in Santa Maria include construction activities, railroad operations, and heavy manufacturing. Areas near the airport may also experience air and ground-borne vibration. The City of Santa Maria has not adopted standards to limit vibration in the city.

Issues and Opportunities

This section describes the issues and opportunities that informed the policy direction of the Noise Policies.

Noise-sensitive land use planning. Noise-sensitive land uses, such as residential areas, require proactive protections to preserve the community's quality of life. The City establishes noise standards and addresses potential land use compatibility and noise mitigation through the Santa Maria Public ALUCP and the City's Noise Ordinance. Continued refinement of these regulations will ensure new development remains compatible with community expectations and environmental conditions.

Transportation noise. Major transportation corridors such as US-101, Broadway, and Main Street, along with rail and airport operations, generate noise that can affect adjacent neighborhoods. As these roadways, railroads, and the airport continue operating, enhancing existing noise regulation and mitigation efforts and planning for future transportation infrastructure will continue to help reduce noise impacts and preserve quality of life.

Construction noise. Ongoing development and infrastructure improvements have the potential to generate noise that may be disruptive to nearby sensitive land uses, especially during nighttime construction activities, which can be particularly obtrusive to residents. The City requires approvals for nighttime construction, and all construction is required to comply with noise regulations within the City's Noise Ordinance. Strengthening development standards and enforcement mechanisms can provide greater clarity on when the City should approve such nighttime construction noise and enhance mitigation efforts that would benefit nearby noise-sensitive land uses.

Vibration mitigation. Construction activities, along with railroad and airport operations, may generate ground-borne vibration that can damage buildings and disturb sensitive land uses. The California Environmental Quality Act requires both programmatic and project-level documents to evaluate whether proposed activities could result in ground-borne vibration impacts and their potential effects on noise-sensitive land uses. However, the City has not established local regulations to address vibration. Cumulative impacts from ongoing construction, rail freight, and airplanes could lead to vibration concerns. Therefore, identifying areas with higher exposure to vibration sources and implementing best practices to mitigate potential impacts will help maintain a healthy and livable environment.



Housing abutting main corridors is often impacted by transportation noise.

Noise Policies

The Noise Policies address the key issues and opportunities identified above and create a comprehensive roadmap for the management and mitigation of noise and vibration impacts.

The *Standards and Diagrams* section defines regulatory requirements. Standards establish levels of quality or quantity that must be complied with or satisfied, while diagrams visually illustrate the intent or application of specific policies.

The *Policy Framework* section outlines Noise goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Noise Element are centered on preventing noise impacts on nearby sensitive land uses through the proper placement of new noise-generating activities (Goal N-1), mitigating noise disturbances from transportation sources (Goal N-2), enhancing City noise regulations to alleviate noise impacts from construction activities (Goal N-3), and minimizing disruptions from ground-borne vibration (Goal N-4).

Standards and Diagrams

Noise-Sensitive Land Uses

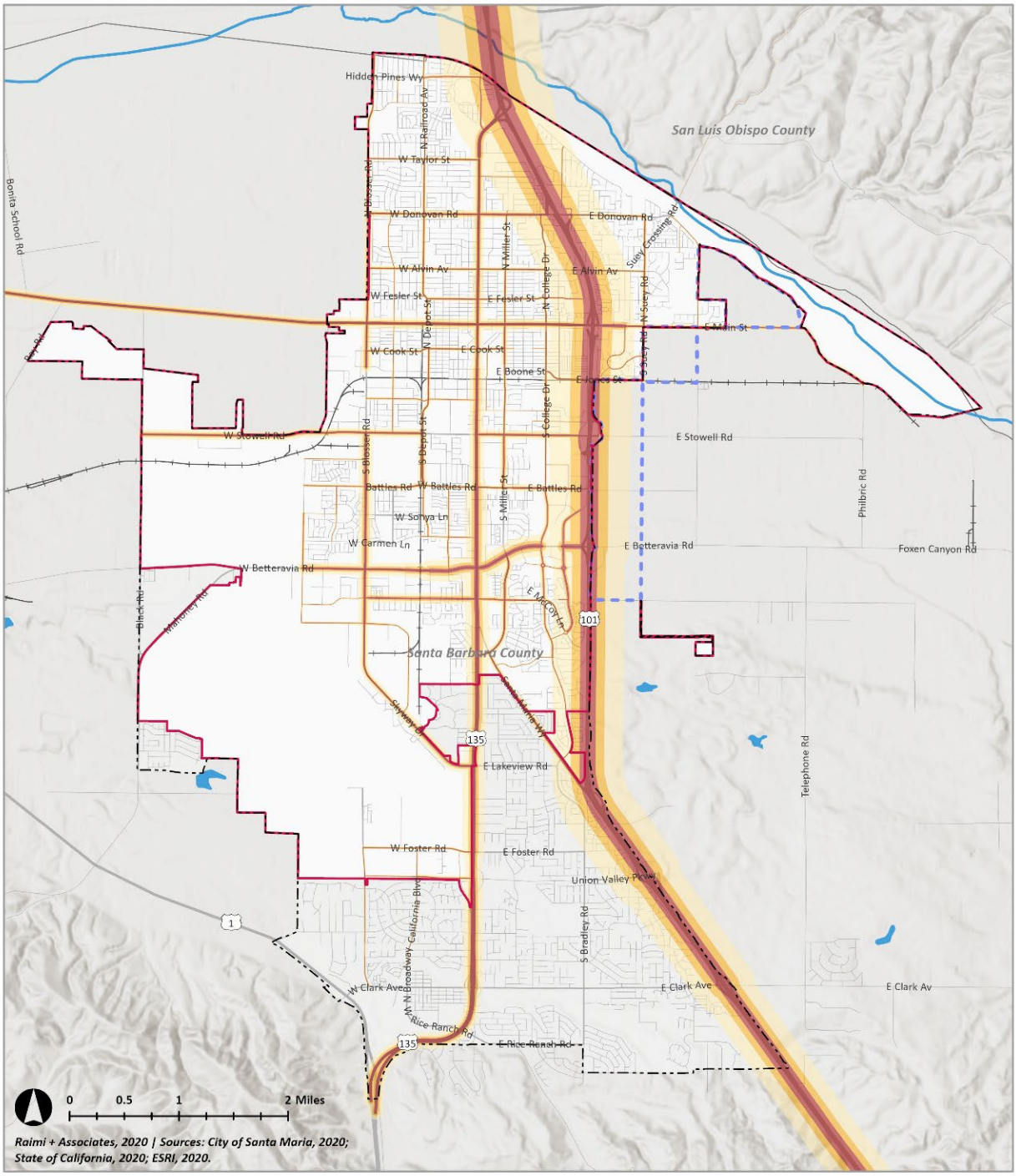
Noise-sensitive land uses include residential (single and multi-family dwellings, mobile home parks, dormitories, and similar uses); hospitals, nursing homes, convalescent hospitals, and other facilities for long-term medical care; and public or private educational facilities, libraries, and churches.

Noise Contours

The City's noise contour map identifies noise levels for different areas within the city, showcasing areas where noise impacts may affect land use compatibility. This map guides planning decisions that minimize noise exposure to residents (see Figure N-3).

The noise contour map shows generalized noise conditions based on conservative assumptions and may not reflect all local features that may reduce noise levels, such as topography, vegetation, sound walls, or other physical barriers. In some locations, actual noise levels may be lower than those shown. The figure is intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise-reduction infrastructure.

Figure N-3: Existing Noise Contour Map



Policy Framework

Goal N-1: Compatible land uses. Land uses are planned to provide a harmonious environment by considering the compatibility of adjacent uses.

Policy N-1.1: Placement of noise-generating uses. Regulate the placement and construction of new noise-generating uses to avoid excessive noise impacts on adjacent noise-sensitive land uses, as defined in the Standards and Diagrams section above.[1]

Action N-1.1.1: Incorporate into the Noise Ordinance the definition of noise-sensitive land uses and the noise contours map (see Figure N-3) to reference when reviewing development applications. If possible, do not locate known noise-generating sources adjacent to noise-sensitive uses, or require appropriate mitigation if adjacent location is unavoidable.

Action N-1.1.2: Establish land use compatibility guidelines for community noise to determine which types of land use categories are generally considered compatible with the ambient decibel levels by most communities. Reference or incorporate LCI's Community Noise and Land Use Compatibility table (see Figure N-2).

Policy N-1.2: Interior and exterior noise standards. Require development proposals to meet the interior and exterior noise standards specified in the Santa Maria Municipal Code.[2]

Action N-1.2.1: Require applicants to provide a noise study for projects requiring discretionary review to determine if they will generate noise that would exceed the allowable noise levels for adjacent noise-sensitive land uses. Require applicants to implement appropriate mitigation measures to meet acceptable noise levels established by the Noise Ordinance.

Action N-1.2.2: Promote federal, State, and regional financial incentives and funding programs for noise mitigation retrofits—such as soundproof windows, improved insulation, and acoustic barriers—of existing buildings that are located in areas of high traffic noise or incompatible adjacent land uses.

Policy N-1.3: Noise compatible land uses. Identify current and planned noise-generating commercial manufacturing and industrial businesses within the city and the Santa Maria Valley. Consider these plans when making land use planning decisions to prevent potential future noise conflicts.

Action N-1.3.1: Establish bi-annual meetings with the Santa Maria Public Airport and the Santa Maria Valley Railroad to collaboratively discuss upcoming planning, projects, and expansions that may impact overall operations or community wellbeing.

[1] Please see the Recreation and Parks, Circulation, Land Use, and Health and Environmental Justice Elements for policies and actions related to land use conflicts.
[2] Please see the Land Use and Safety Elements for additional policies and actions related to building design.

Action N-1.3.2: Consider potential noise conflicts in short- and long-term plans for the Santa Maria Public Airport and Santa Maria Valley Railroad, as well as when reviewing development applications involving noise-generating uses.

Policy N-1.4: Stationary noise sources. Ensure outdoor machinery, appliances, and other noise-generating devices are located away from noise-sensitive uses and mitigated to reduce exposure to intrusive noise.

Action N-1.4.1: Update the Municipal Code to require mixed-use and commercial development applicants to locate noise-generating components such as loading areas, mechanical equipment, and other similar facilities as far from residential units as possible.

Action N-1.4.2: Update the Municipal Code to establish a threshold for requiring additional noise buffering of machinery to reduce intrusive noise from new development. Such buffering may include, but is not limited to, acoustic paneling, sound-absorbing materials, and enclosures.

Policy N-1.5: Ongoing evaluation and update of Noise Ordinance. Regularly evaluate and update the Noise Ordinance to ensure alignment with current best practices, compatibility with ongoing planning and development efforts, and community needs.

Action N-1.5.1: Conduct assessments of the Noise Ordinance at least once every five years to identify areas for improvement based on modern standards, emerging urban development trends, and stakeholder feedback, ensuring alignment with broader development goals.

Action N-1.5.2: Regularly update and post resources on the City's official website to inform residents about the City's noise regulations, including permissible noise levels and reporting mechanisms.

Goal N-2: Transportation noise. Noise impacts from traffic and other transportation-related activities are minimized or mitigated.

Policy N-2.1: Major thoroughfare noise mitigation. Require future development and redevelopment to implement feasible noise mitigation measures along major thoroughfares like Main Street, Broadway, and US-101.

Action N-2.1.1: Coordinate with the California Department of Transportation to effectively attenuate State freeway and roadway noise through the use of 'quiet' paving materials, placement of noise barriers, berms, and landscaped open space within State right-of-way and incorporating design features in new development to reduce future noise level increases.

Action N-2.1.2: Work with the California Department of Transportation to ensure adequate noise studies are prepared and noise mitigation measures are considered in State transportation projects.

Action N-2.1.3: Regularly update the noise contour map to reflect changes in ambient noise levels from transportation sources as airport and roadway conditions and patterns within the city evolve.

Action N-2.1.4: Update the City's Municipal Code to require new residential and mixed-use development within the 60 dBA CNEL noise contours or higher of transportation corridors to submit an acoustical analysis and incorporate noise reduction strategies, such as vegetation buffers and physical sound barriers, as necessary to meet the requirements of the Noise Ordinance.

Policy N-2.2: Industrial and agricultural traffic noise reduction measures. Evaluate and identify measures and strategies to reduce traffic noise from industrial and agricultural truck traffic, and coordinate with local businesses to implement the measures and strategies as needed.

Action N-2.2.1: Coordinate with businesses to identify possible limitations on local truck traffic, including loading and unloading, specific routes, times, and speed limits appropriate for each zoning district, while ensuring compatibility with essential business operations.

Action N-2.2.2: Work with local businesses, Public Works, and law enforcement to minimize traffic noise by encouraging the use of preferred routes and delivery times.

Policy N-2.3: Airport noise mitigation. Require aviation easements and noise mitigation measures in new residential developments near the airport in the 60+ dB CNEL contour.

Action N-2.3.1: Encourage future Santa Maria Airport facility development or expansion to incorporate noise reduction measures to minimize stationary source noise impacts on surrounding areas where necessary.

Action N-2.3.2: Review and, as needed, revise land use designations to ensure consistency with the ALUCP noise contour maps.

Policy N-2.4: Roadway vehicle noise reduction measures. Require projects that may result in a substantial increase in roadway traffic noise on area roadways to implement measures designed to reduce noise and minimize the impact on noise-sensitive land uses.

Action N-2.4.1: Where cumulative roadway traffic noise would exceed the applicable traffic noise increase standards, require applicants for new development projects to retain a qualified acoustical consultant to prepare a Traffic Noise Reduction Study that specifies, at a minimum, the specific locations, extent, height of sound walls, and other design details. Project-specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site-specific conditions.

Action N-2.4.2: For locations where a Traffic Noise Reduction Study identifies a need for sound barriers, require developers to contribute their fair share toward constructing new sound barriers (e.g., walls or solid fences) along roadways where there are no driveways that would break continuity and along the residential portions or other sensitive receiver locations of such roadways. The study shall identify the appropriate sound barrier to reduce the noise impacts on the proposed development.

Goal N-3: Temporary and construction noise. Noise from temporary sources and construction activities is minimized to the greatest extent possible.

Policy N-3.1: Construction noise mitigation. Limit construction noise in residential areas to reduce noise impacts, especially in the early morning, late evening, weekends, and during holidays.

Action N-3.1.1: Develop criteria to clearly define conditions of approval for nighttime construction activities that will balance project requirements and minimize community disturbance and update the Noise Ordinance accordingly to establish approval criteria and thresholds for determining the need for additional noise attenuation strategies.

Action N-3.1.2: Revise the Noise Ordinance to require appropriate noise attenuation strategies for any approved nighttime construction to minimize disturbance to the greatest extent feasible.

Action N-3.1.3: Update the Noise Ordinance to require the use of mufflers on construction equipment and maintain physical separation of machinery maintenance areas from nearby residential uses.

Goal N-4: Vibration. The impacts of excessive ground-borne vibration from temporary and ongoing operations are limited.

Policy N-4.1: Vibration reduction for noise-sensitive land uses. Reduce vibration impacts to noise-sensitive land uses and prevent building damage.

Action N-4.1.1: Update the Municipal Code to require new vibration-sensitive uses within 200 feet of a potential vibration-causing source, including the Santa Maria Valley Railroad, to prepare a ground-borne vibration and noise assessment consistent with Federal Transit Administration-recommended methodology and criteria.



Santa Maria General Plan

imagine

Safety Element

Final Draft | May 5, 2026



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Introduction

The Safety Element is one of the required elements of the General Plan, focusing on identifying and mitigating hazards that may affect the city, with the goal of minimizing risk to people and property.

The Safety Element addresses risks associated with seismic and geologic hazards, wildland and urban fires, flood and dam inundation, hazardous materials and solid waste, airport hazards, and climate change. In addition, the Element highlights the City's emergency response and preparedness capabilities, and emergency access and evacuation capacity.

This Element consists of three main sections: Background, Issues and Opportunities, and Safety Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Safety Policies* section outlines the City's Safety goals, policies, and implementation actions.

The Safety Element illustrates how Santa Maria will maintain and strengthen essential infrastructure and emergency services to protect the community. It supports the establishment of robust development standards to better protect people and buildings in hazard zones and retrofitting existing structures to withstand potential hazard events. The Element also encourages coordinated planning efforts among local and regional entities and promotes diverse community education programs to ensure the City can continue to mitigate hazard risks and provide efficient emergency response services.



Santa Maria Fire Department Station No. 5



Santa Maria Police Department



Santa Maria Police vehicle

Background

This section introduces existing conditions and trends related to priorities addressed in the Safety Policies.

Hazards

Seismic and Geologic Hazards

Although Santa Maria has a high risk for seismic hazards and a low risk of liquefaction, the complexity of the local geotechnical landscape and limited available historical data suggest that existing information may significantly underestimate the true level of risk. However, areas near the Santa Maria Public Airport do have potential for liquefaction due to perched groundwater in the area (see Figure S-1). There are several active faults in proximity to Santa Maria, including the Santa Maria Fault, the San Luis Range Fault (South Margin), the Bradley Canyon Fault, and the Casmalia Fault (see Figure S-2), although the risk of seismically induced ground rupture from these faults is expected to be minor. Significant ground shaking can occur from these and larger faults in the region due to the soil type in the Santa Maria Valley. Most areas within City limits are unlikely to have expansive soils; however, there are areas of the city that have the potential to be at risk to expansive soils, including areas near the northeastern and western city boundary and the Planned Annexation Area (see Figure S-3).



Earthquake causes major damage to roadway.

Figure S-1: Liquefaction Potential

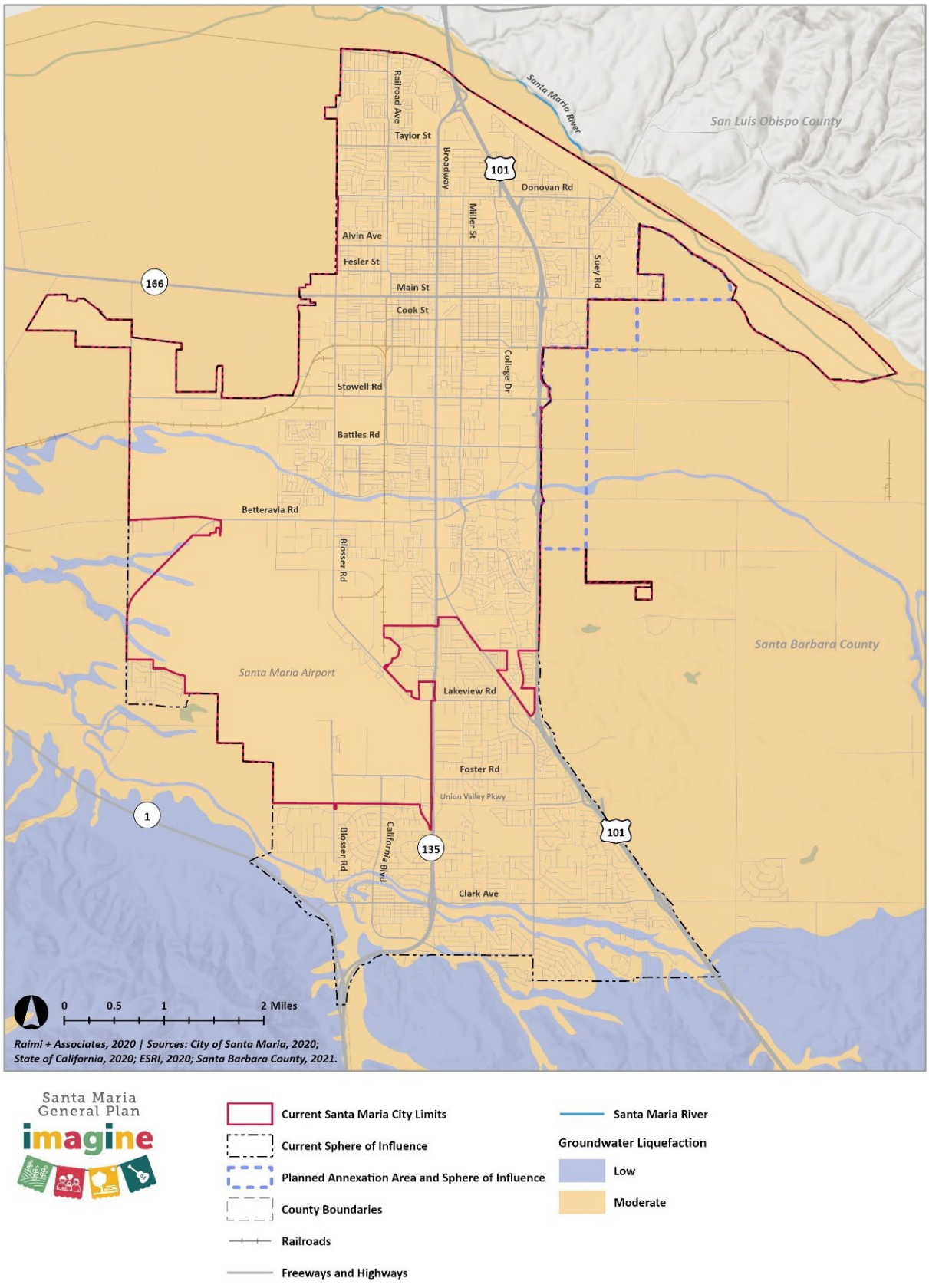


Figure S-2: Earthquake Faults

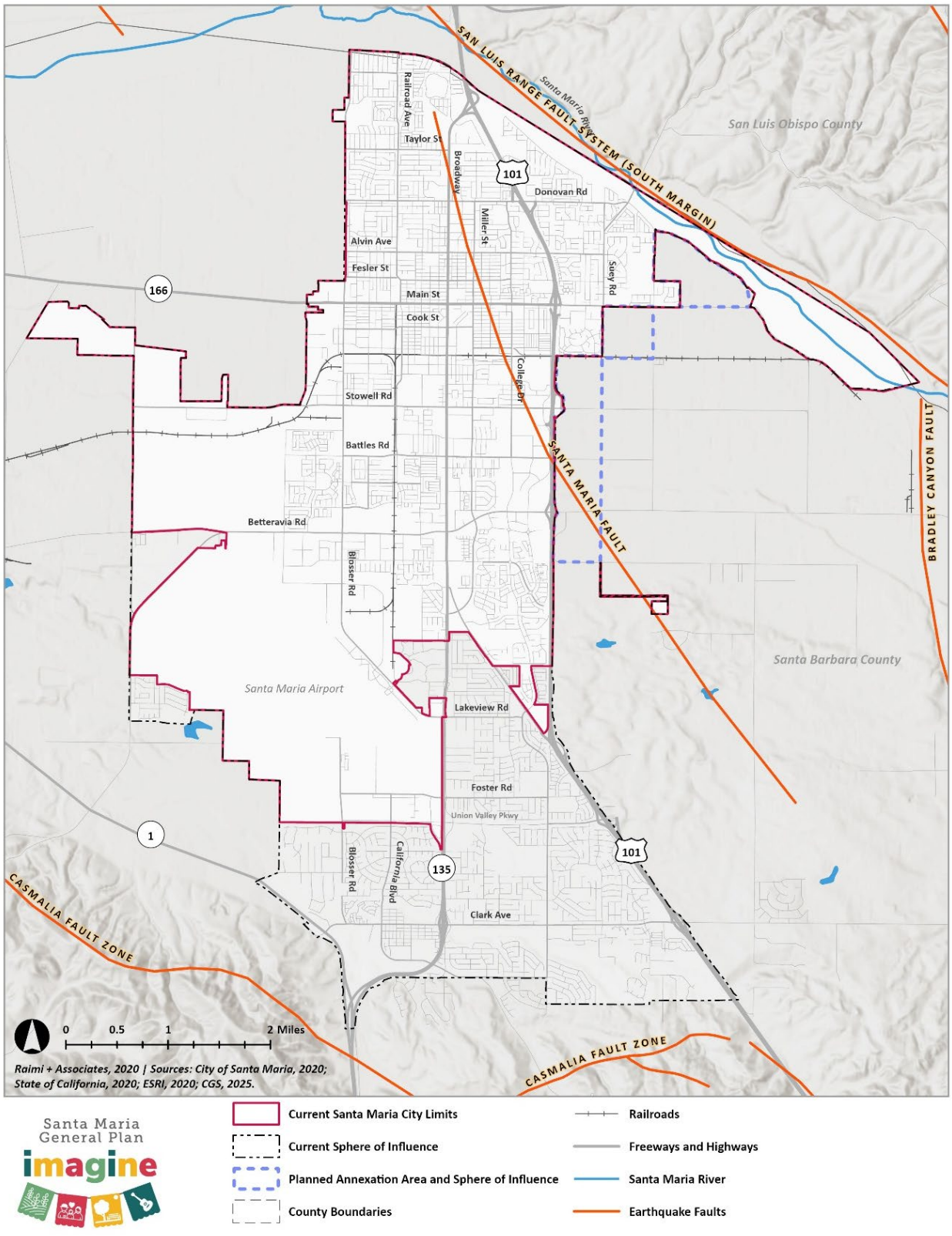
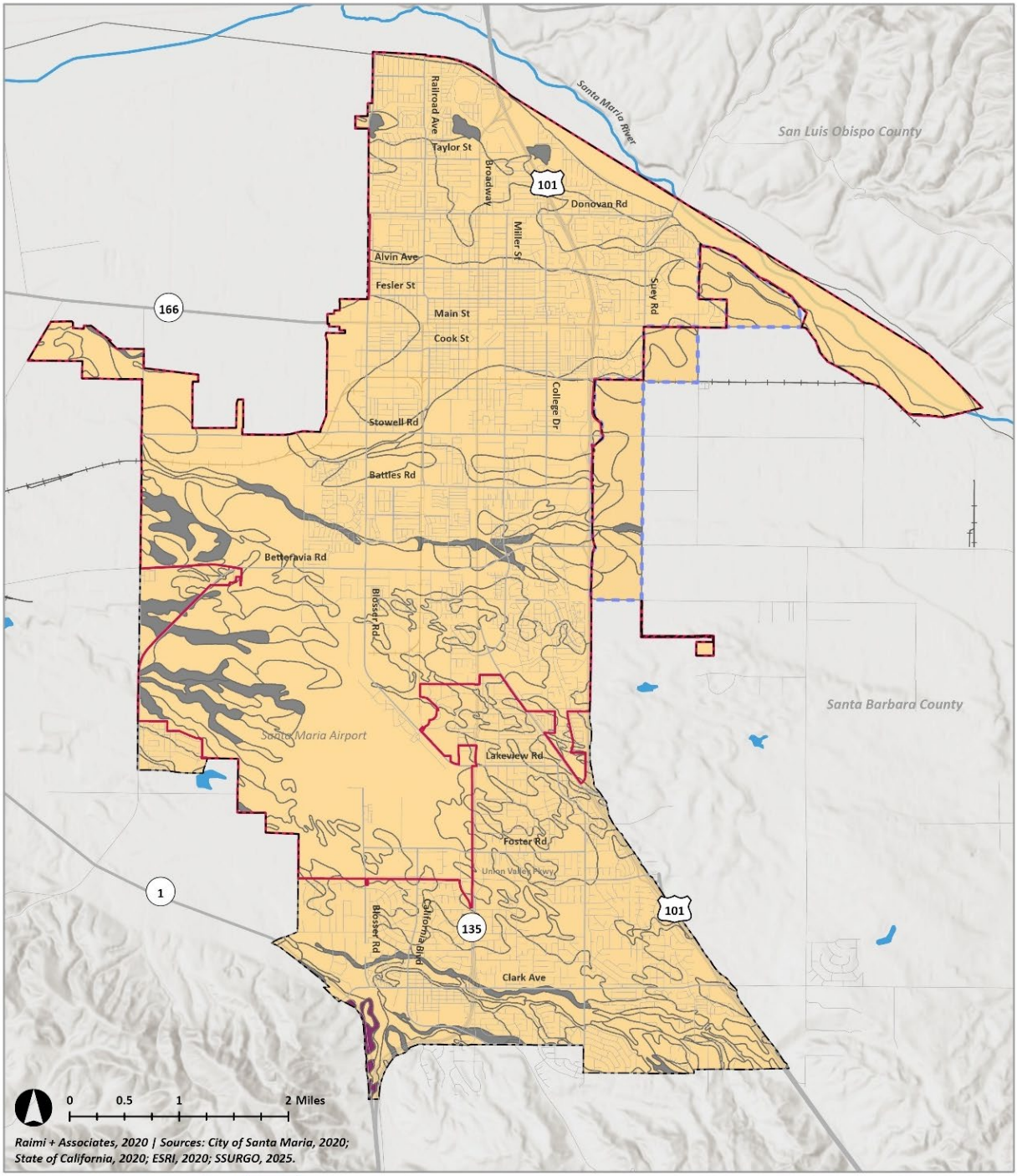


Figure S-3: Expansive Soils



Wildland and Urban Fires

According to the City of Santa Maria Local Hazard Mitigation Plan, there is a low probability of wildland fires in the city (see Figure S-4). Santa Maria is surrounded by irrigated row crop farms and has not experienced a wildfire within or immediately adjacent to the city since the very early 20th Century. The most significant wildland fire hazards in Santa Maria are associated with the coastal sage scrub and grass-covered slopes in the Casmalia and Solomon Hills area, south of the City limits. While a large urban fire is rare, it has the potential to have greater adverse effects to property and life. Low humidity, high temperature and high wind events can cause an urban fire to spread rapidly, especially given the close proximity of buildings and the multiple ignition points commonly found in modern construction and landscaping.



Firefighters fighting a structure fire.

Flood and Dam Inundation

Santa Maria is exposed to a low risk of flood hazards related to Twitchell Dam, the Santa Maria River, levee breaches, and agricultural runoff; however, flat topography can result in localized incidents of flooding during rain events. The Santa Maria River Levee, originally constructed by the U.S. Army Corps of Engineers in 1963 and heavily retrofitted in 2010, provides flood protection for the Santa Maria Valley and includes a system of levees along both sides of the river. Areas of the city within a 100-year flood zone are concentrated along the city's northern border, near the Santa Maria River. Areas within the 500-year flood zone are concentrated near Main Street (SR-166) and Orcutt Creek (see Figure S-5).



Credit: Noozhawk.com

The City's stormwater system has repeatedly been overwhelmed by winter storms, leading to flooding of roadways. Furthermore, the increased frequency and intensity of storm events due to climate change will intensify existing flood issues throughout the city.



United States Geological Survey (USGS) technician measures streamflow in the Santa Maria River. Credit: USGS



Santa Maria River following the February 2024 rain events. Credit: KSBY

Figure S-4: Fire Hazard Severity Zones

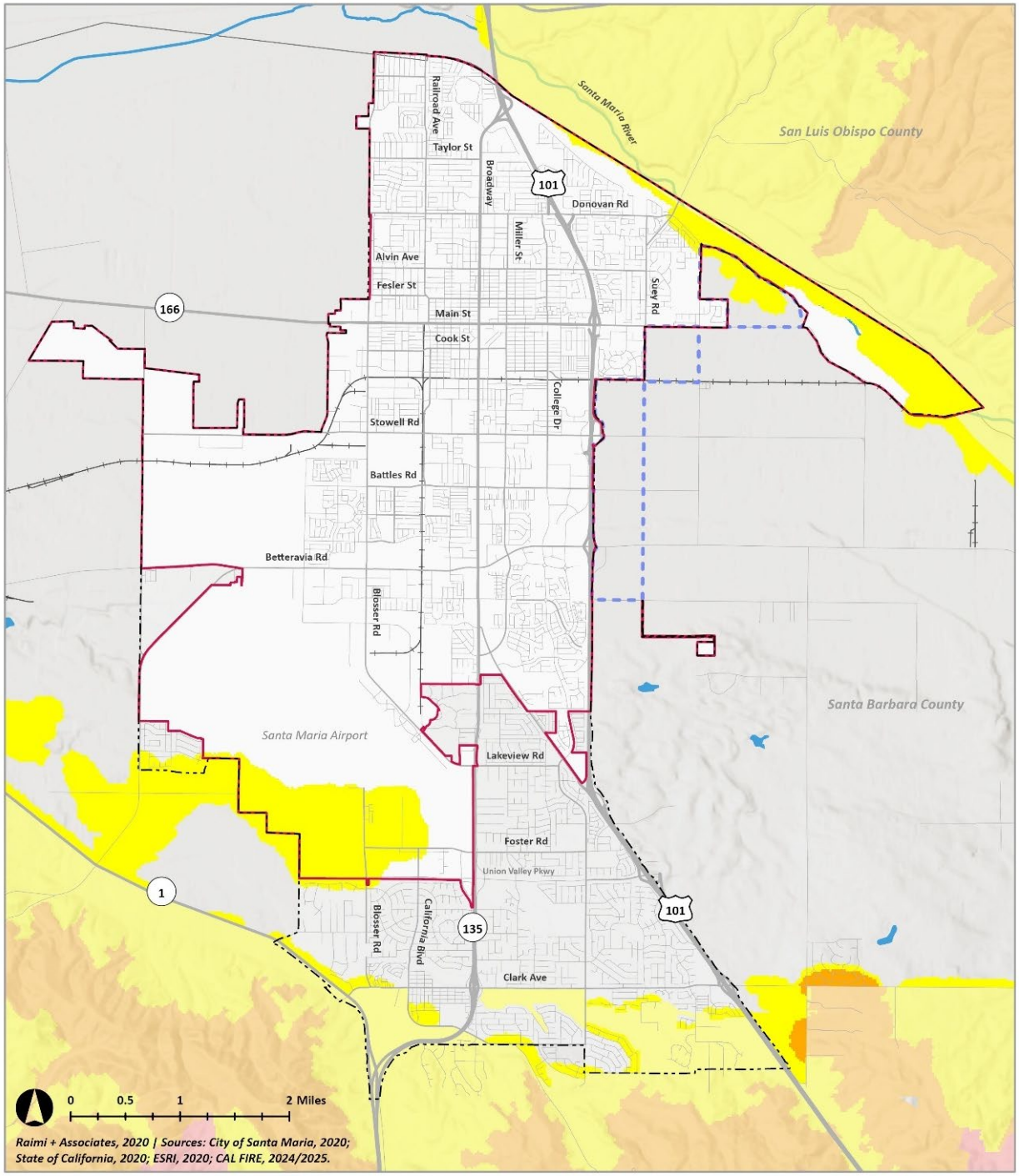
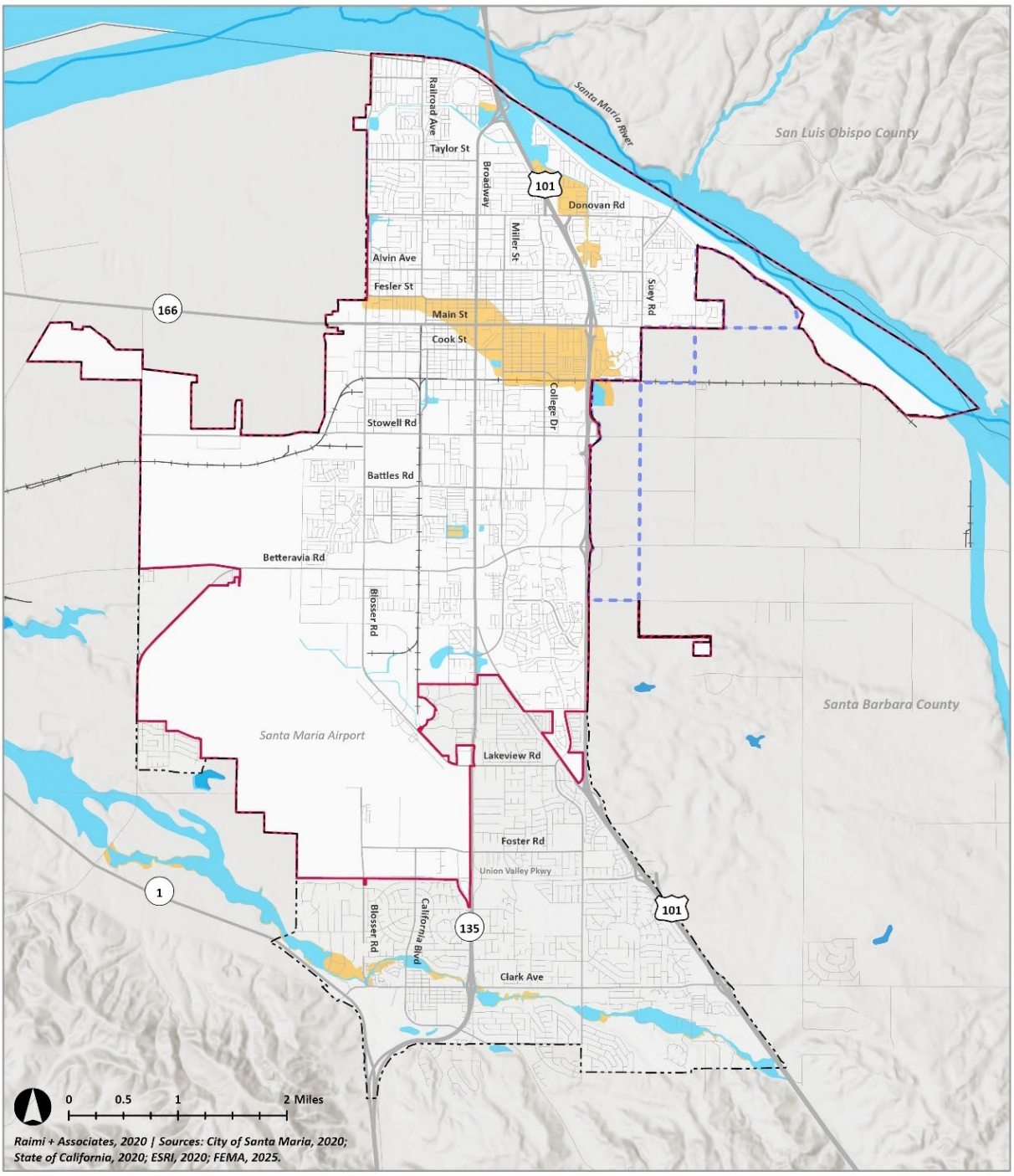


Figure S-5: 100-Year and 500-Year Flood Zones



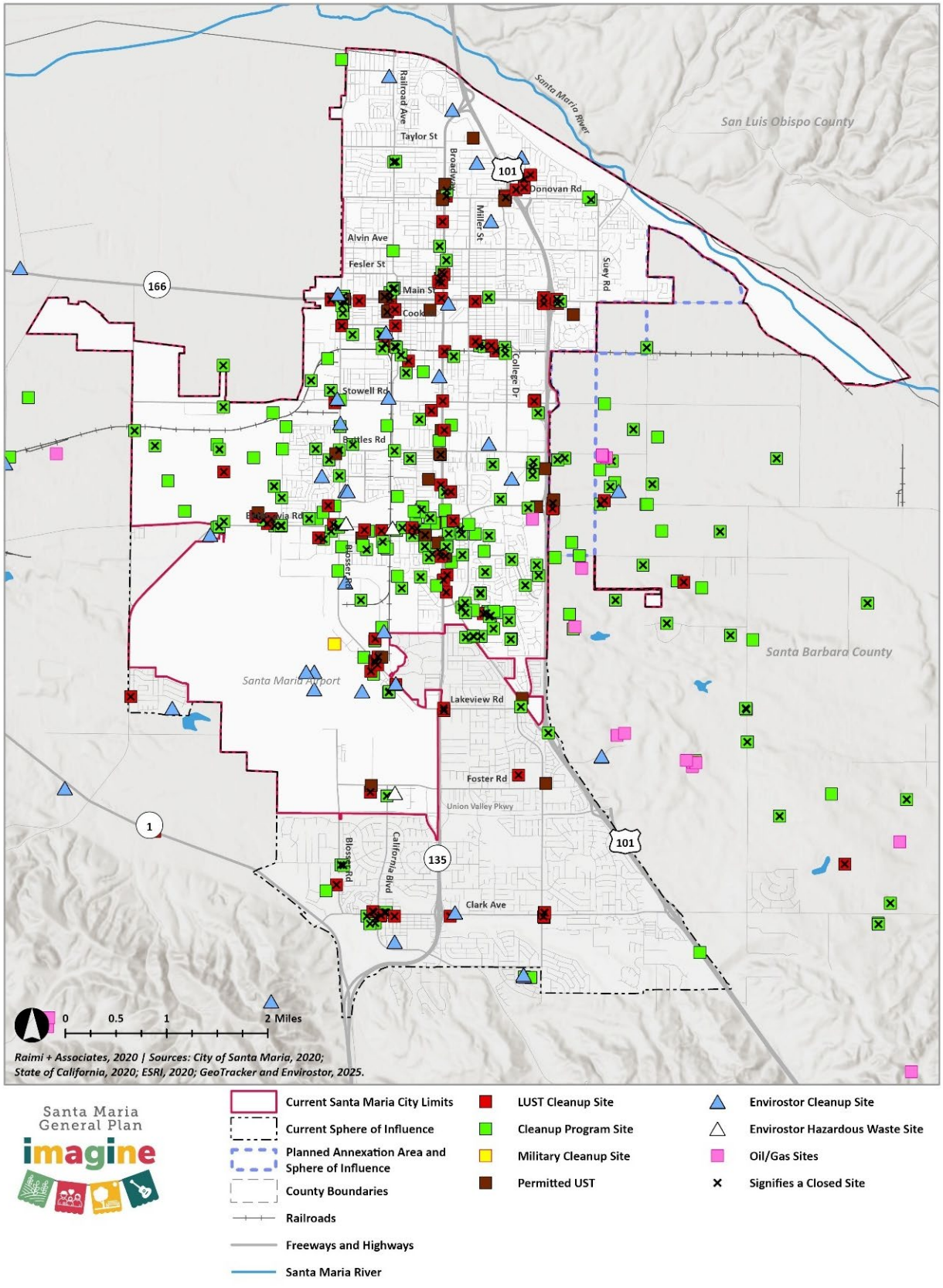
Hazardous Materials

Santa Maria has leaking underground storage tanks (LUST) sites and contaminated groundwater sites (see Figure S-6). Oil operations include an extensive network of oil and natural gas wells, primarily located near the city's southern edge and the Planned Annexation Area, presenting a potential risk for fire, explosion, and water supply contamination (see Figure S-7). Additional hazards are related to industrial, commercial, and agricultural activities that utilize or store hazardous and toxic chemicals; spills or mishandling of these materials can result in site contamination and illicit discharges to the stormwater drainage system, sewer system, and wastewater treatment plant. The transport of hazardous materials is also a potential hazard, as truck and railroad accidents along transportation routes could result in hazardous materials spills. Areas with the highest risk of hazardous materials accidents include major transportation routes (such as US-101 and SR-166), Betteravia Road, Blosser Road, railroads, and airport industrial zones.



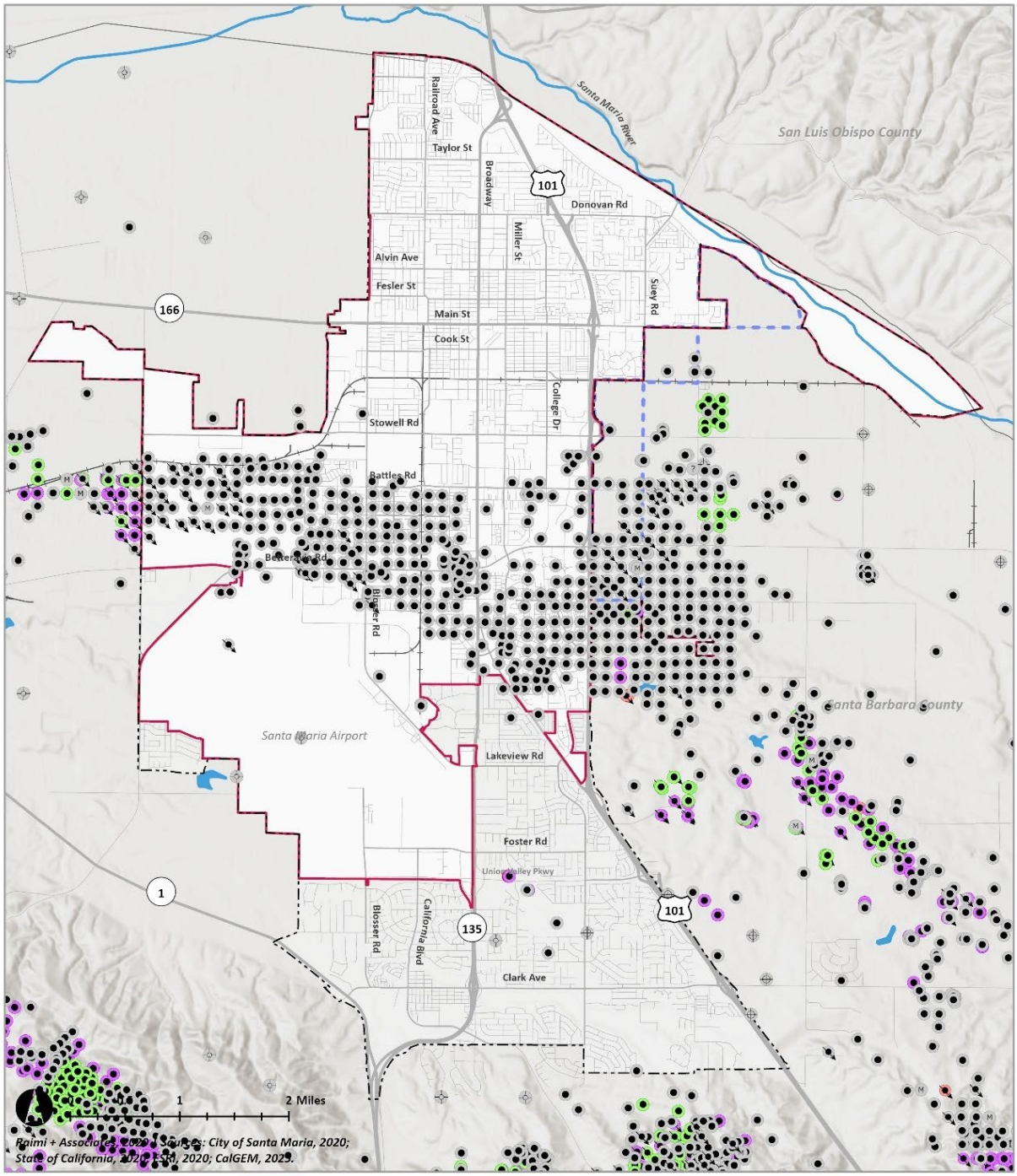
An abandoned underground storage tank is removed as part of the remediation process.

Figure S-6: Hazardous Materials Sites



Santa Maria General Plan imagine

Figure S-7: Oil and Natural Gas Network



Santa Maria General Plan imagine

- Current Santa Maria City Limits
- Current Sphere of Influence
- Planned Annexation Area and Sphere of Influence
- County Boundaries
- Railroads
- Freeways and Highways
- Santa Maria River
- Active Oil and Gas
- Active Injectors
- Canceled Oil and Gas
- Canceled Injectors
- Idle Oil and Gas
- Idle Injectors
- Idle Water Source
- Plugged Oil and Gas
- Plugged Injectors
- Plugged well of Unknown type
- Plugged Multipurpose
- Plugged Dry Hole
- Plugged Core Hole

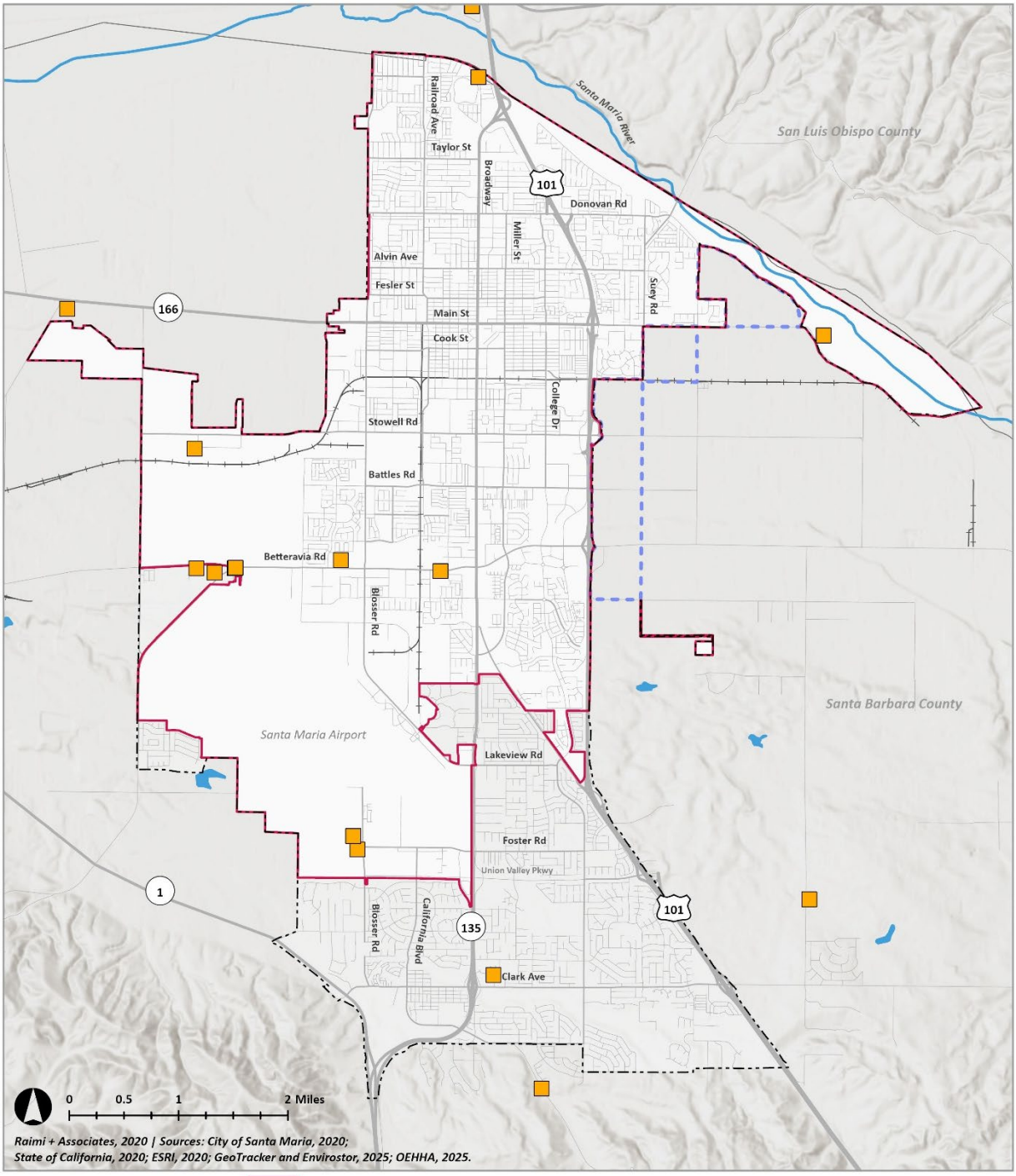
Solid Waste

Solid waste sites, including landfills, recycling facilities, transfer stations, and composting facilities, collect, process, and/or store household garbage and other types of waste from industry or commercial sources. There are three disadvantaged communities impacted by three regulated solid waste sites in the city: Santa Maria Regional landfill, Engel & Gray composting site, and the Santa Maria Recycle Facility (see Figure S-8). The City's former landfill is located at the site of Preisker Park. The landfill ceased operations in the 1950s and was converted to a 40-acre park which opened in 1968. In addition, other unidentified former waste sites may be located on former military sites outside City limits in areas. Potential odors, waste gases, and fires can all threaten the health and well-being of nearby residents.

Airport Hazards

The Santa Maria Public Airport is in the southwestern corner of Santa Maria. Airport hazards include those related to obstructing landing and approach zones, airplane accidents, and noise. Noise concerns related to the Santa Maria Airport are covered in the Noise Element. The Santa Barbara County Association of Governments' Airport Land Use Commission released an updated Airport Land Use Compatibility Plan (ALUCP) for the Santa Maria Airport in 2023. The ALUCP provides land use compatibility policies and criteria to promote the orderly growth of the airport without significant impacts to the welfare of the community. The ALUCP includes airport safety zones, land use and development standards and policies, and overflight notification and real estate disclosure zones to mitigate safety hazards related to airport uses. The City's land use designations in the area of the Airport are consistent with the updated ALUCP; however, updates to the Airport area zoning designations may be necessary to maintain consistency between the ALUCP and the City's Zoning Ordinance.

Figure S-8: Solid Waste Sites



Climate Change

Based on the findings in California's Fourth Climate Change Assessment and the 5th National Climate Assessment, in the coming decades, Santa Maria will likely have increases in average maximum and minimum temperatures, increases in extreme heat events, changes in precipitation patterns, more severe storms, more urban flooding, more frequent and severe wildfires and associated poor air quality, and prolonged periods of drought.

Santa Maria is projected to experience more extreme heat conditions with an anticipated increase in the number of extreme days per year. This could result in increased public health risks, particularly to vulnerable populations like farm workers, through heat-related diseases, air quality degradation, more vector-borne illnesses, and an increase in harmful algal blooms.

Projections show that Santa Maria will likely experience fewer but more severe rainfall events, resulting in intense stormwater runoff that may overwhelm percolation ponds at the sewer and treatment facilities, and potentially adversely impact riverine and coastal water quality. Low-lying areas throughout the city may experience more frequent flooding and an increase in the extent of 100-year floods. The potential for flash flooding and debris flows, particularly after wildfires, will increase.

Climate change will also increase the likelihood of drought due to higher average temperatures and changes in precipitation. However, the specifics of projected drought conditions are not currently available for California or Santa Maria.

Emergency Preparedness

Emergency Response

Emergency preparedness and response are primarily the responsibility of the Santa Maria Fire Department and Police Department. As of 2020, the City's Police and Fire Departments have identified that staffing and equipment for these departments are currently at capacity. However, increased risk of various hazards due to climate change could result in increased service needs, which will result in insufficient service levels from emergency responders. In addition, the City has noted language and technology barriers that can make it challenging to disperse information equitably to the entire community.

In the event of an emergency, the City will need to rely on temporary shelters and coordinate with neighboring jurisdictions and private organizations to provide adequate shelter and resources for affected residents. Furthermore, Santa Maria is anticipated to experience the largest increase in population in the county, which will result in a substantial increase in demand for emergency response resources.

Emergency Access and Evacuation

Hazard events such as flooding, fire, dam failure, and hazardous materials incidents can necessitate the need for evacuation of individuals from a particular area or the entirety of the city. The Police Department is primarily responsible for coordinating evacuation efforts in the event an evacuation is needed, including the management and allocation of mutual aid resources per the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS).

The main evacuation routes out of the city are US-101 and SR-1 (see Figure S-9). Without proper evacuation protocol and preparation, inadequate evacuation capacity could threaten the safety of residents. Recent State legislation encouraging the development of housing near transit and reduced parking requirements for housing is likely to result in more residents parking on the street and may reflect reduced dependence on personal vehicles, and in turn increase dependence on public transit. This shift will introduce additional evacuation challenges, including potential roadway obstructions and greater reliance on public or community transportation resources during an emergency evacuation.

In addition, neighborhoods with only one evacuation route are likely to experience evacuation constraints. Thirteen neighborhoods within the City's Sphere of Influence have a single entry or exit point, of which seven are located within City limits and six are located outside City boundaries (see Figure S-10).These include neighborhoods at the following cross streets:

Within City limits:

- Santa Maria Way & College Drive
- Whippoorwill Drive & South College Drive
- Sunrise Drive, between Santa Maria Way and Santa Barbara Street
- Knightbridge Drive & San Ysidro Street
- East McCoy Lane, between South Broadway Street and South Miller Street
- East Riddering Street & South College Drive
- Stonebridge Drive & Concord Avenue

Within the City's Sphere of Influence:

- Del Cielo Estates Trail & Santa Maria Way
- Larch Avenue & South Bradley Road
- Oakridge Park Road & East Clark Avenue
- Ashbrook Lane & Stillwell Road
- Jensen Ranch Road & Stillwell Road
- Canyon Creek Road & Stillwell Road

Figure S-9: Evacuation Routes

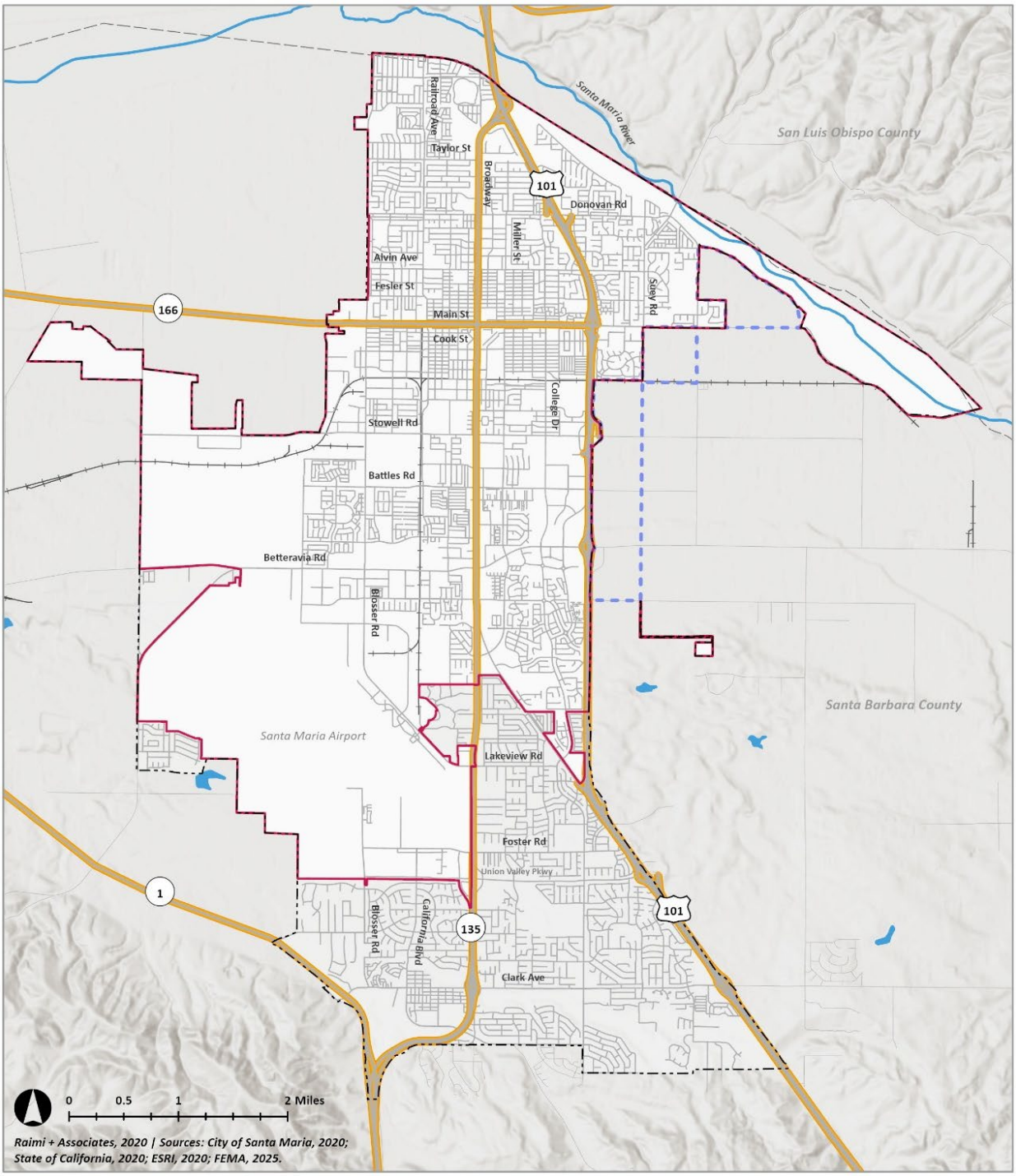
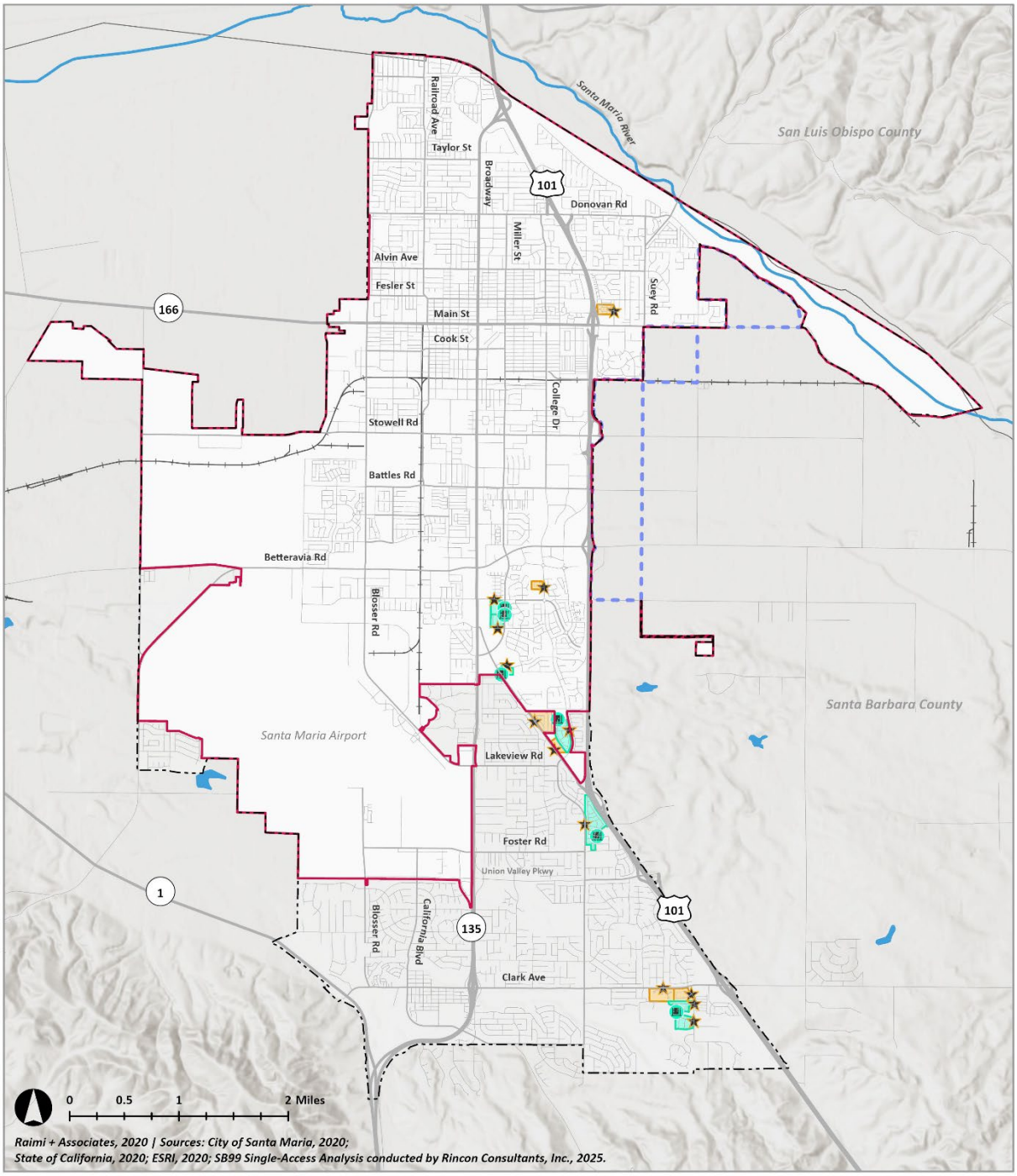


Figure S-10: Single-Access Point Neighborhoods



Local and Regional Hazard Plans

Santa Maria has several existing plans that evaluate existing risk and community capabilities, as well as identify resources and mitigation to reduce risk and better prepare the city for a potential disaster. The City of Santa Maria Annex to the Santa Barbara County Operational Area Hazard Mitigation Plan was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and follows FEMA's Local Hazard Mitigation Plan guidance. [1] The Hazard Mitigation Plan incorporates a process where hazards are identified and profiled, the population and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involves planning, policy changes, and the implementation of programs, projects, and other activities.

The Integrated Regional Multi-Hazard Emergency Response Plan was adopted in 2016 and developed by the Santa Maria Fire Department. The goal of the plan is to clearly delineate the procedures and policies applicable to responding to a major emergency event, and the plan was designed to be applicable to all emergency incidents. The plan provides direction for the coordinated response efforts between the Santa Maria Police Department and Fire Department, including guidance for different types of emergency incidents. The City is in the process of updating the Emergency Response Plan.

The Fire Department also prepared the Community Risk Assessment: Standards of Cover, which is periodically updated every few years. This Report evaluates current conditions of the Fire Department and the city and identifies critical issues and future challenges associated with providing adequate emergency response services to the community.



Santa Maria Fire Department Station No.1. Credit: Randy De La Peña

[1] https://www.countyofsb.org/510/2022-Hazard-Mitigation-Plan-Update

Issues and Opportunities

This section describes the issues and opportunities that informed the policy direction of the Safety Policies.

Risk assessment and infrastructure vulnerability. Proper construction and ongoing maintenance of existing structures can effectively mitigate impacts from seismic, wildland and urban fire, flood and dam inundation, hazardous materials, and airport hazards. Existing structures built prior to modern building codes and those in need of maintenance may be in need of retrofits and upgrades to enhance protection from hazards. By conducting risk assessments, vulnerabilities and appropriate improvements to structures and infrastructure can be identified.

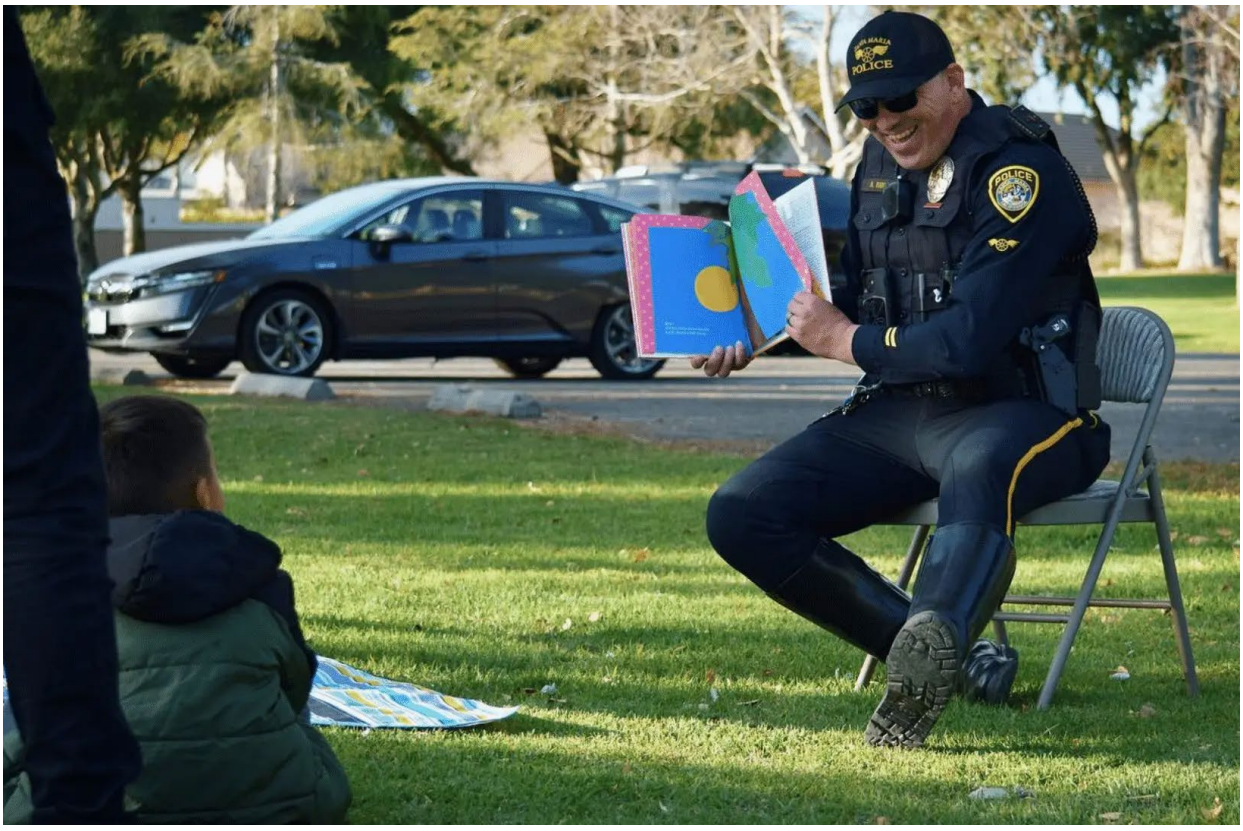
Development in hazard-prone areas. Existing and future development in hazard-prone areas, including within flood zones, very high wildfire hazard severity zones, and on and near fault lines, increases risk to people and property. Implementing hazard-specific development standards, such as restricting the siting of structures and requiring implementation of protective building and maintenance methods in these zones, can improve safety and reduce potential losses.

Emergency response and preparedness. Effective emergency response relies on the efficient allocation of resources, maintaining organized response systems, and coordinated planning and implementation efforts with internal City departments, neighboring jurisdictions, and regional, state, and federal agencies. Strengthening coordination among local, state, and federal agencies, improving resource allocation, and investing in training programs can enhance the overall response capacity. Public preparedness programs and drills also play a crucial role in increasing community resilience.

Emergency access and evacuation capacity. The ability for emergency responders to access affected areas and residents to evacuate during emergencies is critical for preserving lives and property. Access and evacuation constraints, such as poorly maintained roads, congestion, poor signage, and unclear communication, can result in delays that can increase the risk to life and property. The City can employ a variety of strategies to enhance emergency responder and public mobility in the event of a disaster or evacuation, such as updating roadway design standards, creating secondary access routes for neighborhoods with only one point of access, maintaining unobstructed roadways and clear signage, and educating residents on evacuation procedures.

Climate change adaptation. Climate change is anticipated to increase the frequency and severity of natural hazards, including flooding, wildfires, and extreme heat, increasing risks to people and property. Existing infrastructure and development are often unprepared for climate change impacts, having been built prior to the adoption of land use and zoning regulations that account for future climate scenarios. Proactively adopting climate adaptation measures, such as expanding green infrastructure, implementing climate-resilient development standards, and retrofitting vulnerable structures, can significantly reduce community vulnerability to climate change impacts. Critical facilities should be prioritized for the implementation of climate adaptation retrofits, due to their role in minimizing disruptions in essential services and providing shelter to affected residents. Certain populations are more vulnerable to the impacts of climate change, so targeted outreach and education, as well as ensuring equitable access to climate resilience resources, can improve resiliency.

Public education and preparedness. A lack of awareness and preparedness among the public can result in panic and confusion during an emergency event, potentially reducing the effectiveness of response efforts. Preemptive and effective public education efforts can strengthen the community's preparedness and resiliency to hazards of all types. Programs should include encouraging residents to create emergency kits and sign up for emergency notification systems, informing property owners and residents how to secure their homes from various hazards, distributing emergency evacuation routes, and publicizing resources for staying informed and connected in the event of an emergency.



Police officer reads to children in the park as part of Santa Maria Police Department's ongoing community engagement efforts.

Safety Policies

The *Policy Framework* addresses the key issues and opportunities identified above and outlines Safety goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

Four of the eight goal areas in the Policy Framework focus on the mitigation of specific hazards. The first two include strategies for refining and enforcing development standards to mitigate seismic, geologic (Goal S-1), and wildland and urban fire hazards (Goal S-2). To mitigate flood hazards, the third goal area advances resilient land use and site design, maintenance and upgrades to stormwater and flood control infrastructure (e.g., levee), and coordination with regional partners for dam inundation (Goal S-3). To reduce hazardous materials exposure, the fourth goal area identifies needed enhancements to regulations for crude oil operations, active and closed landfills, and hazardous materials and waste management (Goal S-4).

Two of the goal areas focus on preparedness. The Policy Framework highlights strengthening emergency response by growing emergency response capacity, ensuring the resilience of critical facilities, expanding emergency training and planning efforts, and intensifying community education and outreach (Goal S-6). Likewise, the Framework improves emergency access and evacuation capacity with a focus on infrastructure improvements, effective traffic management, community education, and providing evacuation assistance to vulnerable populations (Goal S-7).

The Policy Framework also addresses airport hazards by ensuring consistency with the Santa Maria Airport Land Use Compatibility Plan (Goal S-5) and aims to create a climate-resilient community, with a focus on vulnerable populations, natural cooling solutions, retrofits to existing structures and critical facilities, and water conservation measures (Goal S-8).

Standards

This section establishes standards and levels of service that determine the provision and improvement of public safety services in Santa Maria. These standards ensure equity, efficiency, and quality in service delivery while supporting the City's long-term goals.

Public Safety Standards

The City's Police Department service ratio is **1.3 officers per 1,000 people** (Policy S-6.3:).

The Fire Department service standard is a **5-minute response capability** to all areas within the City limits (Policy S-2.1).

Policy Framework

Goal S-1: Seismic and geologic hazards. Impacts to people and property from geologic and seismic hazards are minimized.

Policy S-1.1: Mitigate seismic and geologic hazards. Ensure new development is designed and constructed to adequately mitigate seismic and geologic hazards through compliance with the City's Municipal Code.

Action S-1.1.1: Update the Municipal Code as new versions of the California Building Code are published, and review and adopt seismic safety standards as needed to reflect current, updated information on seismic hazards in relation to the city.

Action S-1.1.2: Review and update seismic and geologic hazard assessments and policies within the Safety Element and Local Hazard Mitigation Plan (LHMP) as new data becomes available.

Action S-1.1.3: Utilize the land use review processes to identify seismic and geologic hazard risk associated with proposed development and condition projects to mitigate risk to an acceptable level (acceptable level shall be consistent with the current California Building Code).

Action S-1.1.4: Enforce the Unreinforced Masonry Ordinance to require the rehabilitation of identified unreinforced masonry buildings in accordance with the "adopted by" dates outlined in the ordinance.

Policy S-1.2: Seismic and geologic safety standards. Establish enhanced seismic and geologic safety standards to be applicable to development in high-risk seismic and geologic hazard zones.

Action S-1.2.1: Update the Municipal Code to require development projects in high seismic and geologic risk areas conduct a geotechnical investigation and analysis by a state-licensed engineering geologist or civil engineer, with the resulting report to be included as a part of the land use and/or subdivision permit application. The geotechnical investigation report shall assess hazard risk and identify appropriate mitigation measures to reduce identified risks to an acceptable level.

Action S-1.2.2: Update the Municipal Code to prohibit the redevelopment of sites where habitable structures are significantly damaged or destroyed by a geologic hazard event unless findings can be made by a state-licensed geologist that the proposed redevelopment would adequately mitigate future geologic hazard risks.

Policy S-1.3: Public information on seismic hazards. Inform the public of existing seismic and geologic hazards through community engagement efforts, along with actions they can take to protect themselves and their property from these hazards.

Action S-1.3.1: Publish a guide that outlines the permitting process for retrofitting older structures that do not adhere to current seismic and geologic building standards.

Goal S-2: Wildland and urban fires. Impacts of wildland and urban fire hazards to people and property are minimized. [2]

Policy S-2.1: Fire and emergency response capacity. Maintain a five-minute response capability to all areas within the City limits and Planned Annexation Area by ensuring facilities are strategically located and properly resourced for timely intervention.

Action S-2.1.1: Require all development to maintain minimum fire flow requirements established by the California Fire Code.

Action S-2.1.2: Evaluate firefighting capacity and emergency response needs as new land is annexed and developed within the Santa Maria Fire Department jurisdiction.

Policy S-2.2: Weed abatement. Enforce the City's weed abatement program.

Action S-2.2.1: Coordinate with Santa Barbara County and local property owners to ensure proper implementation of the City's weed abatement program, including removing cut-down grass and other vegetation that could be a source of fuel for wildfires or urban fires.

Policy S-2.3: Development review. Require Fire Department review of development plans to ensure compliance with fire codes, safety standards, and best practices for emergency access, incorporating fire prevention and mitigation measures as necessary.

Goal S-3: Flood and dam inundation. Impacts from flood and dam inundation to people and property are minimized. [3]

Policy S-3.1: Santa Maria River Levee development buffer. Require new development and sites undergoing redevelopment to provide a non-development buffer of 60 feet, measured from the toe of the Santa Maria River Levee, to provide access to the Santa Maria River levee for maintenance and repairs.

Policy S-3.2: Agricultural runoff reduction. Work with the County of Santa Barbara to reduce off-site and urban flooding caused by agricultural runoff.

Action S-3.2.1: Work with the County of Santa Barbara to educate agricultural operators on best management practices to address runoff and irrigation control and the implementation of efficient onsite drainage systems.

Action S-3.2.2: Collaborate with local agricultural operators and the Cachuma Resource Conservation District to implement and enforce agricultural runoff control measures.

[2] Please see the Public Facilities and Services Element for additional fire policies and actions.
[3] Please see the Public Facilities and Services Element for additional stormwater management policies and actions as well as the Recreation and Parks Element for policies focused on flood resilience in parks.

Policy S-3.3: Low-impact design. Require new development and redevelopment projects to incorporate low-impact design measures for stormwater management, such as bioswales, permeable pavement, and onsite detention ponds.

Action S-3.3.1: Update the Municipal Code to adopt stormwater site design standards as required by the Regional Water Quality Control Board, based on low-impact design principles and best practices. These standards should emphasize reducing impervious surfaces and maximizing open space and landscaped areas that support stormwater filtration and groundwater recharge.

Action S-3.3.2: Partner with State agencies and local conservation organizations, design professionals, and local nurseries to develop an outreach program to educate the public on low-impact design practices.

- Develop fact sheets and publicize resources and example projects that implement low-impact design practices for homeowners and property owners, such as rain gardens, rainwater storage, and permeable driveways.
- Create demonstration projects to showcase the successful implementation of low-impact design installations.

Policy S-3.4: Stormwater drainage system. Maintain and upgrade the City's stormwater drainage system to increase the system's capacity and reduce flooding.

Action S-3.4.1: Regularly evaluate the efficiency and capacity of the City's stormwater system for current and future projected increases to storm events and update the City's Stormwater Management Plan accordingly.

Action S-3.4.2: Identify and develop capital improvement projects to improve system deficiencies and capacity constraints.

Action S-3.4.3: Coordinate with the County of Santa Barbara on flood management activities outside the City limits and to mitigate peak flows from east of US-101, including the maintenance and management of the regional channel and basin system, storm pipes, and the Santa Maria River Levee.

Policy S-3.5: NFIP participation. Continue to participate in the National Flood Insurance Program (NFIP).

Policy S-3.6: Dam and levee inundation safety. Coordinate with the Santa Barbara County Flood Control District (SBCFCD) and other local and state agencies as required to remain current with dam and levee safety protocols.

Action S-3.6.1: Support the SBCFCD in maintaining and monitoring dam and levee infrastructure. Encourage the District to conduct regular assessments to identify potential maintenance needs, monitor the conditions during significant storm events and evaluate infrastructure afterward to identify any damage.

Action S-3.6.2: Utilize current hazard information for the levee and dam received from SBCFCD and other local, state, and federal agencies to update and maintain the City's Emergency Response Plan and LHMP.

Action S-3.6.3: Incorporate emergency response protocol for potential flood inundation into the Integrated Regional Multi-Hazard Emergency Response Plan.

Goal S-4: Hazardous materials and waste. Public exposure to hazardous materials and waste is minimized. [4]

Policy S-4.1: Crude oil extraction, production, and postproduction. Maintain and, as needed, update local land use regulations pertaining to crude oil extraction, production, and postproduction well site abandonment and closure. [5]

Action S-4.1.1: Update the City's Petroleum Ordinance to maintain consistency with regulations and standards established by the California Geologic Energy Management Division (CalGEM) and Santa Barbara County Environmental Health Division pertaining to petroleum extraction, processing, storage, and transport.

Action S-4.1.2: Update the minimum no-build easement buffer surrounding abandoned and existing oil wells to be consistent with current CalGEM policies for unimpeded access to well heads.

Action S-4.1.3: Update the Municipal Code to require responsible parties to remediate abandoned oil sumps and contaminated soils, and to plug and abandon (or re-abandon) oil wells in accordance with federal, state, and local regulations upon termination of the associated contaminating use or facility. For abandoned sites, these requirements must be met prior to any new site development.

Action S-4.1.4: Refer development applications for oil extraction, production, storage, or transport uses and sites to the City Petroleum Engineer —or to the County Petroleum Engineer, Energy, Minerals and Compliance Division, if authorized by the City Council—for review and approval. This includes sites with existing or former operations related to oil extraction, production, storage, or transport.

Action S-4.1.5: Update the Municipal Code to require new development and redevelopment projects on sites with existing or abandoned oil wells, or a history of oil drilling operations, to conduct a Phase I Environmental Assessment.

Action S-4.1.6: Conduct an environmental assessment prior to the development of newly annexed areas containing or in proximity to active and plugged oil and gas wells to identify potential public health concerns. Based on the findings of the environmental assessment, require site remediation or restrict development in areas near active, idle, and/or abandoned oil and gas wells that could expose people to contamination.

[4] Please see the Public Facilities and Services Element for additional policies and actions related to solid waste and the Health and Environmental Justice Element for policies and actions related to brownfield site remediation and household hazardous waste.

[5] Please see the Conservation and Open Space Element for policies related to groundwater contamination from oil extraction.

Policy S-4.2: Hazardous materials. Ensure the safe use, storage, transport, and disposal of hazardous materials.

Action S-4.2.1: Continue to enforce regulations of hazardous materials established by the Santa Barbara County Environmental Health Services Division and State Health and Safety Code.

Action S-4.2.2: Enforce and periodically review hazardous materials transport routes designated by the City and the California Highway Patrol to ensure routes limit exposure to existing sensitive land uses and critical facilities to the greatest extent feasible.

Action S-4.2.3: Maintain local hazardous materials disposal programs for businesses and residents to ensure safe disposal of hazardous materials.

Action S-4.2.4: Coordinate with the County of Santa Barbara Environmental Health Division and the California Highway Patrol to update and enforce local hazardous materials plans, programs, and transport routes.

Policy S-4.3: City hazardous materials usage. Reduce the use of hazardous materials in City operations.

Action S-4.3.1: Evaluate the feasibility of adopting procurement policies that prioritize the purchase of non-toxic and environmentally friendly products for City operations.

Action S-4.3.2: Maintain a list of pesticides and herbicides restricted for use on publicly owned land and implement integrated pest management practices and use of organic pesticides where feasible.

Policy S-4.4: Solid waste sites. Monitor and mitigate hazardous material exposure associated with solid waste site operations.

Action S-4.4.1: Update the Municipal Code to establish buffer zones surrounding solid waste sites to prohibit the placement of sensitive land uses adjacent to solid waste sites. Allowed uses in buffer zones may include green spaces.

Goal S-5: Airport hazards. The risk of aircraft hazards from the Santa Maria Public Airport is minimized. [6]

Policy S-5.1: Santa Maria Airport Land Use Compatibility Plan. Maintain consistency between the City's General Plan and Municipal Code and the current Santa Maria Airport Land Use Compatibility Plan.

Action S-5.1.1: Review and update the City's Land Use Element, Safety Element, and Zoning Code upon the adoption of an updated Santa Maria Airport Land Use Compatibility Plan to ensure consistency.

[6] Please see the Land Use Element for policies and actions related to infill development and land use compatibility adjacent to the airport.

Policy S-5.2: Airport Commission and District project review. Ensure new development within the Santa Maria Airport Area of Influence is consistent with the standards, regulations, and processes set forth by Article 3.5 of the Public Utilities Code, as described in the Santa Maria Airport Land Use Compatibility Plan.

Action S-5.2.1: Refer all applications for General Plan Land Use amendments within the Santa Maria Airport Area of Influence to the Santa Barbara County Airport Land Use Commission and the Santa Maria Public Airport District for review, consistent with the processes of Article 3.5 of the California Public Utilities Code.

Goal S-6: Emergency response and preparedness. The City is prepared for and responsive to emergencies.

Policy S-6.1: Emergency preparedness and response coordination. Strengthen the City's emergency preparedness and response capabilities.

Action S-6.1.1: Maintain mutual aid agreements and establish shared resource networks within the Operational Area to provide additional emergency response capacity in the event of a large-scale disaster.

Action S-6.1.2: Participate in updates to the regional emergency, safety, and hazard plans, including the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan and Santa Barbara Operational Area Emergency Management Plan.

Action S-6.1.3: Engage Operational Area partners and the whole community in the City's emergency planning efforts to ensure a cohesive and coordinated response in the event of a large-scale disaster consistent with Incident Command System (ICS)/SEMS/NIMS. Continue to work with other jurisdictions and regional agencies to develop a multi-jurisdictional emergency preparedness and response team to oversee and advise emergency planning efforts.

Action S-6.1.4: Partner with local organizations and regional agencies to offer a broader range of training and educational opportunities for emergency response personnel, City staff, and residents with the goal of sharing best practices and encouraging cross-collaboration. This can be accomplished by organizing joint training and cross-training sessions and emergency drills with other agencies, organizations, or jurisdictions.

Policy S-6.2: Police response time. Identify minimum standards for police response time and ensure compliance with these standards for all areas within the City limits. [7]

Action S-6.2.1: Continually monitor and report average law enforcement response time.

Action S-6.2.2: On an annual basis, evaluate police resource needs to achieve target response times, and include desired resources as needed.

[7] Please see the Public Facilities and Services Element for policies related to police facilities and services.

Policy S-6.3: Police emergency response capability. Maintain a ratio of 1.3 sworn officers for every 1,000 residents to ensure that the Santa Maria Police Department is sufficiently staffed and equipped to meet the community's safety needs.

Action S-6.3.1: Evaluate law enforcement capacity and emergency response needs as new land is annexed and developed within the Santa Maria Police Department jurisdiction.

Policy S-6.4: Police collaboration and engagement: Continue actively collaborating with other jurisdictions and with community members and organizations to advance community safety.

Action S-6.4.1: Recognizing that community safety is cross-jurisdictional, continue collaborating with the County Sheriff's Department.

Action S-6.4.2: Foster neighborhood safety and collaboration by promoting programs such as Neighborhood Watch, Community-Oriented Policing (COPS), and Drug Abuse Resistance Education (DARE) to strengthen relationships between the Santa Maria Police Department and residents.

Action S-6.4.3: Focus on community policing strategies, trust-building activities, and partnerships to enhance public safety awareness and address local concerns together.

Policy S-6.5: Resilient critical facilities. Create resilient critical facilities that minimize the exposure of people and property from disasters.

Action S-6.5.1: Update the Municipal Code to require the siting of new critical public facilities outside of high hazard risk areas, including the 100-year flood zone, wildland urban interface zone, and areas with high liquefaction potential, unless the facilities can be designed in such a way that the risk can be mitigated to an acceptable level.

Action S-6.5.2: Identify existing critical facilities in high-risk hazard zones that require relocation or retrofits. Create a ranked list of critical facilities requiring relocation and/or retrofits based on the degree of hazard risk and the magnitude of adverse impacts to the community in the event the functionality of the facility is reduced or interrupted.

Action S-6.5.3: Develop, prioritize, and implement a list of capital improvement projects to mitigate hazard risk for critical facilities. Prioritize improvement projects based on feasibility and impact, with emphasis on improvements that benefit disadvantaged communities.

Action S-6.5.4: Identify and pursue sources of funding to support critical facility improvement projects. Install backup energy systems, such as generators, renewable energy, and battery storage systems, for existing and new critical facilities to ensure continuity of operation in the event of a disaster or hazard event.

Action S-6.5.5: Conduct annual fire safety inspections for public buildings and recreational and utility infrastructure.

Policy S-6.6: Emergency response training. Prepare and train City staff to support emergency responders in the event of a disaster.

Action S-6.6.1: Update the Emergency Response Plan to designate roles and responsibilities for City staff by department, including non-leadership support roles.

Action S-6.6.2: Designate alternative operating locations for critical City staff in the event that the primary location is inaccessible or unusable during and after an emergency.

Policy S-6.7: Emergency plans. Maintain and update local emergency preparedness and response plans to ensure consistency between state, regional, and local safety requirements and current best management practices.

Action S-6.7.1: Upon adoption of an updated City or Regional Safety Element, Hazard Mitigation Plan, emergency response plan, or airport land use plan, review and update all other relevant City safety and emergency plans and regulations for consistency.

Action S-6.7.2: When updating a local safety or emergency plan, update hazard identification and mapping to include the most current state-approved data sources.

Policy S-6.8: Community emergency preparedness and response. Create opportunities for meaningful community involvement throughout all aspects of emergency preparedness and response planning.

Action S-6.8.1: Implement a community outreach program with diverse engagement methodologies to educate and prepare residents for potential hazards and emergency events that include multiple forms of media, including social media and print media, as well as in-person and virtual events.

Action S-6.8.2: Integrate noticing for community outreach opportunities into a variety of City communications, including the City's website, social media pages, and utility bills.

Action S-6.8.3: Establish community partnerships to assist in engaging disadvantaged and underserved populations.

Action S-6.8.4: Ensure all emergency preparedness and response materials and plans are provided in all languages spoken by at least five percent of the city's population.

Action S-6.8.5: Work with the community and experts to identify and incorporate accessible communications technologies and processes to ensure protective actions are rapidly disseminated to and understood by affected populations.

Action S-6.8.6: Develop an interactive online map of publicly accessible hazards information relevant to Santa Maria that allows residents and property owners to view the location of hazards relative to their own property or location of residence. Integrate links to emergency preparedness and resiliency resources for residents, including assistance programs for home retrofits for reducing hazard risk.

Action S-6.8.7: Create a dedicated webpage on the City's website that provides current information on hazard events, proactive measures residents can make to protect themselves and their property, and resources that can be utilized in the event of a disaster. Use translation software to provide this information in all languages spoken by at least five percent of the population.

Action S-6.8.8: Incorporate clear feedback loops that demonstrate to the community how their input has influenced local planning and programs related to hazards and emergency preparedness, and response.

Policy S-6.9: Emergency response communication. Develop clear, accessible, and reliable communication methods for the entire community to be used in the event of an emergency or disaster.

Goal S-7: Emergency access and evacuation. Effective evacuation procedures ensure the safe and efficient evacuation of people during an emergency.

Policy S-7.1: Emergency access and evacuation capacity. Enhance the emergency access and evacuation capacity of the City's transportation network by mitigating identified evacuation constraints and increasing evacuation roadway capacity.

Action S-7.1.1: Develop a list of prioritized infrastructure improvements and capital improvement projects that address evacuation constraints identified in the Evacuation Capacity Analysis (Appendix E).

Action S-7.1.2: Continue to consider emergency access and evacuation needs in future updates to the Department of Public Works road design standards.

Action S-7.1.3: Continue to enforce a standardized street address and street signage system.

Action S-7.1.4: Regularly inspect and maintain major evacuation roadways to ensure safe road conditions.

Policy S-7.2: Multiple emergency access and evacuation routes. Increase emergency access and evacuation capacity for existing residential developments with fewer than two points of ingress/egress.

Action S-7.2.1: Identify opportunities to create secondary and alternative access/evacuation routes for single-access neighborhoods.

Action S-7.2.2: Provide targeted training and educational materials to residents of single-access neighborhoods to ensure these neighborhoods are informed of evacuation routes and protocol.

Policy S-7.3: Evacuation assistance. Provide evacuation assistance to vulnerable populations in the event of an emergency.

Action S-7.3.1: Develop a plan for providing evacuation assistance for vulnerable individuals. The plan should include strategies for evacuation assistance, including the following.

- Opportunities for utilizing public transit to support individuals who may not be able to self-evacuate, including those without vehicles, with disabilities, commuters, etc.
- Early evacuation warnings for individuals who may require longer to evacuate, including individuals with large animals, medical needs, etc.
- Communication plan for informing non-English speaking and auditory and visually impaired individuals during an evacuation order

Action S-7.3.2: Promote a neighborhood buddy system, including through the City Community Emergency Response Team (CERT) program, that organizes groups of three to five households to check in, share information, and assist one another with emergency response and evacuation.

Action S-7.3.3: Identify public facilities that can be retrofitted to be used as emergency shelters/centers that comply with FEMA, DOJ, and/or ARC requirements. Partner with community organizations to formalize agreements to establish additional facilities that serve as emergency shelters/centers. Identify and plan for Temporary Evacuation Points (TEPs).

Policy S-7.4: Community evacuation education. Ensure the community is informed of evacuation routes and procedures.

Action S-7.4.1: Develop a City webpage that provides a consolidated source of information related to evacuation, including evacuation routes, evacuation assistance, location of evacuation centers, and evacuation orders and updates.

Action S-7.4.2: Develop targeted outreach programs that provide evacuation information and training to residents in high-risk hazard areas.

Action S-7.4.3: Collaborate with local service providers and community leaders to educate vulnerable populations on evacuation preparedness, including individuals experiencing homelessness, individuals who speak a language other than English, individuals with a disability, and those in disadvantaged communities.

Goal S-8: Climate resiliency and adaptation. Santa Maria is a climate-resilient community prepared to adapt to the impacts of climate change.

Policy S-8.1: City sustainability plan. Develop a comprehensive and consistent plan for adapting to the impacts of climate change.

Action S-8.1.1: Develop and adopt a sustainability plan that identifies Santa Maria's climate resiliency and adaptation efforts through a variety of methods, such as hosting interviews, focus group discussions, and reviewing draft plans and policies. Identify climate change impacts on vulnerable populations and include strategies to address disproportionate impacts.

Policy S-8.2: Climate resilient design. Encourage new development and redevelopment to incorporate climate-resilient design to mitigate the impacts of climate change. [8]

Action S-8.2.1: Adopt regulatory standards such as CALGreen Tier 1 and 2 to encourage energy efficiency and climate-smart design for new development and redevelopment.

Policy S-8.3: Natural cooling solutions. Support natural cooling methods to mitigate increased temperatures and extreme heat events caused by climate change.

Action S-8.3.1: Review and revise City standards to increase requirements for shade trees, canopies, and landscaping cover to promote natural cooling methods.

Action S-8.3.2: Implement natural cooling methods and increased landscaping cover on City-owned sites to demonstrate the effectiveness of alternative methods for mitigating heat. Prioritize implementation on City-owned properties in and near disadvantaged communities and communities with a concentration of vulnerable populations, as identified in the Climate Change Vulnerability Assessment.

Action S-8.3.3: Partner with local organizations to pursue grant funding to support a community lending program to provide cooling devices to residents, prioritizing disadvantaged communities and vulnerable populations.

Policy S-8.4: Climate resilient public facilities. Incorporate climate-resilient design for all new public facilities with the intent of illustrating successful implementation of green infrastructure.

Action S-8.4.1: Identify and apply for grant funding to support the implementation of climate-resilient and adaptation demonstration projects as part of public facility development and upgrades.

Action S-8.4.2: Prioritize funds for implementing climate adaptation projects in areas where vulnerable populations overlap with increased risk of hazards due to climate change, as identified in the Climate Change Vulnerability Assessment.

Policy S-8.5: Community resilience centers. Establish community resilience centers that can provide shelter and distribute resources to residents to provide relief from extreme heat, extreme cold, poor air quality, and other hazards. Ensure disadvantaged communities have access to resiliency centers by locating resiliency centers near these communities and providing free transit options to and from these centers during hazard events.

Action S-8.5.1: Design new community serving public facilities to serve as dual-functioning community resilience centers. Prioritize new and upgraded facilities in disadvantaged communities and areas with a high number of populations vulnerable to climate change impacts.

Action S-8.5.2: Partner with local religious institutions, schools, and other operators of community gathering facilities to serve as community resilience centers during an emergency.

[8] Please see the Land Use and Noise Elements for additional policies and actions related to building design.

Action S-8.5.3: Equip publicly owned community resilience centers with backup power and emergency water supplies to provide continuity of operation during an emergency.

Action S-8.5.4: Coordinate with the County, the schools, and community-based organizations to conduct outreach to residents of diverse backgrounds to connect them to local community resiliency centers, especially for vulnerable populations (such as people with disabilities, farm workers, older adults, unhoused community members, and people with chronic health conditions).

Policy S-8.6: Climate adaptation retrofits. Support retrofit programs for existing buildings to adapt to the impacts of climate change. [9]

Action S-8.6.1: Offer development incentives such as expedited building permit review, fee waivers or deferrals, and technical assistance to encourage building retrofits to support climate adaptation.

Action S-8.6.2: Identify and apply for grant opportunities to initiate a financial assistance program to support building retrofits for low-income households, vulnerable populations, and disadvantaged communities.

Action S-8.6.3: Assess critical and public facilities to evaluate climate resiliency. Identify, prioritize, and implement capital improvement projects that address identified climate vulnerabilities of these facilities. Prioritize projects to address climate change impacts in areas with a high number of vulnerable populations.

Policy S-8.7: Water efficiency and conservation. Continue water efficiency and water conservation efforts to support a stable water supply during periods of drought. [10]

Action S-8.7.1: Continue to update and enforce the various water management planning documents and tools like the Urban Water Management Plan.

[9] Please see the Health and Environmental Justice Element for additional policies and actions focused on housing retrofits.
[10] Please see the Public Facilities and Services and Conservation and Open Space Elements for additional water resources management policies and actions.



Santa Maria General Plan

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Health and Environmental Justice Element

Final Draft | May 5, 2026



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Introduction

Pursuant to Government Code Section 65302, the Health and Environmental Justice Element is included in the General Plan to reduce the unique or compounded health risks in disadvantaged communities, promote civic engagement in the public decision-making process, and prioritize improvements and programs that address the needs of disadvantaged communities. The law requires jurisdictions that contain disadvantaged communities to develop environmental justice policies on the following topic areas: pollution exposure, food access, physical activity, safe and sanitary homes, public facilities, civic engagement, and other issue areas that can address unique or compounded health risks impacting certain neighborhoods. Across all topic areas, the City must prioritize improvements and programs that address the environmental justice needs and priorities of disadvantaged communities.

This Element consists of three main sections: Background, Issues and Opportunities, and Health and Environmental Justice Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Health and Environmental Justice Policies* section outlines the City's Health and Environmental Justice goals, policies, and implementation actions.

The goals, policies, and implementation actions provide a roadmap for elevating the quality of life in Santa Maria by reducing pollution; promoting safe and affordable housing; enhancing opportunities to lead healthy lives through access to healthy food, active transportation, public facilities, and healthcare facilities; and fostering greater civic engagement opportunities.



Painted mural located on South McClelland Street in Santa Maria.





Top and bottom: Access to parks and other greenspaces, like Machado Plaza in Santa Maria's Downtown on Chapel Street, is essential to community health.

Background

This section introduces existing conditions and trends related to priorities addressed in the Health and Environmental Justice Policies.

Citywide Demographic and Socioeconomic Characteristics

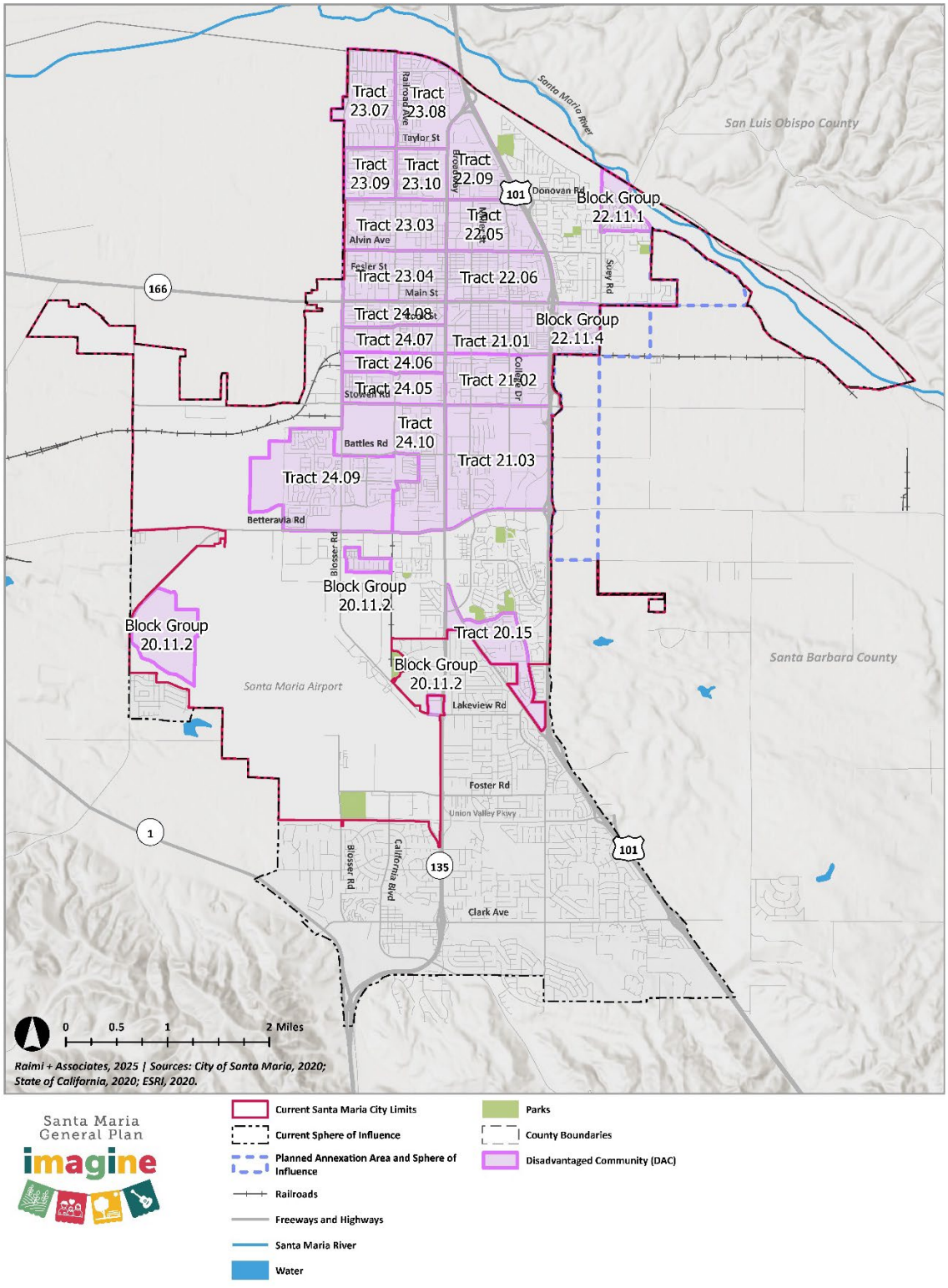
Research has found that the demographic and socioeconomic characteristics of residents impact their potential health and life outcomes. This section summarizes the results of the Population Demographics and Vulnerabilities Assessment as well as the Health Assessment conducted as part of the HEJ Existing Conditions Report.

- Low income. Residents in low-income areas face higher rates of heart disease, cancer, lung disease (including asthma), diabetes, and obesity.
- Youth and children. Children and youth under 19 make up 35 percent of Santa Maria's population, of which 25 percent live in poverty. Areas with the highest concentration of youth are also more likely to have high rates of single-parent and low-income households.
- Older adults. The area with the largest share of older adults (65 and older) living alone is in the northeastern corner of the city in census tract 22.11, which also experiences high pollution exposure.
- Chronic disease. Some population groups in Santa Maria are disproportionately impacted by a chronic disease:
  - African Americans tend to have higher rates of heart disease, cancer, and lung disease.
  - Men have higher rates of heart disease, cancer, and diabetes than women.
  - Women, Latinos, and African Americans are more impacted by Alzheimer's Disease.
- High death rates. Zip code 93454 in Santa Maria, which includes various low-income census tracts east of Broadway and north of Betteravia Road, has the highest age-adjusted death rate in the county.
- Health insurance. About 16 percent of adults aged 18-64 in Santa Maria are uninsured, higher than the county average of 12 percent.
- Mental health. Poor mental health is reported more frequently in areas where people have reported limited physical activity.

Santa Maria's Disadvantaged Communities

"Disadvantaged communities" (DACs) are areas identified by the California Environmental Protection Agency or low-income areas that are disproportionately affected by environmental pollution and other hazards identified in CalEnviroScreen 4.0 that can lead to negative health effects, exposure, or environmental degradation. A multistep process, including extensive community engagement, was used to identify Santa Maria's disadvantaged communities (see Appendix D). The methodology identified 19 census tracts and an additional 3 block groups that are distributed across the city (see Figure HEJ-1).

Figure HEJ-1: Santa Maria's Disadvantaged Communities [1]



[1] Census tract 25.03 is not included in this analysis, as it primarily lies outside Santa Maria and overlaps with the City of Guadalupe; the area within Santa Maria is unpopulated and includes facilities such as a wastewater treatment plant, a compost facility, and a food warehouse.

Pollution

Below are summaries of environmental health factors that affect DACs in Santa Maria. Appendix D summarizes the factors that contributed to identifying each census tract or block group as a disadvantaged community.

Air Quality

Relative to other communities in California, Santa Maria residents face lower air quality impacts. For example, ozone and fine particulate matter (also known as "PM 2.5") are not major issues of concern in Santa Maria. However, census tracts near US-101 and E. Main Street indicate greater potential for exposure to diesel particulate matter (also known as "Diesel PM"). Community members also shared concerns regarding proximity to specific land uses that impact air quality and the lack of buffers to limit air pollution exposure. Incompatible land uses and high traffic volumes may contribute to increased exposure and health risks.

Pesticide Use

Relative to other communities in California, Santa Maria experiences higher rates of pesticide exposure, as the majority of census tracts in the city are above the 80th percentile for pesticide use in CalEnviroScreen 4.0. Exposure to certain pesticides is linked to serious illnesses such as cancers, pregnancy complications, and developmental issues—especially for children, pregnant women, older adults, and agricultural workers. DACs that are located near agricultural fields, including farmworker communities in and around Santa Maria, could face heightened exposure risks.



Agricultural fields in Santa Maria. Credit: George Rose / Getty Images

Groundwater Threats

Santa Maria's 2023 Water Quality Report indicates the City met both State and federal drinking water standards. The Santa Maria Groundwater Basin is vulnerable to impacts from fertilizer-related runoff and leaching, sewage, and natural deposits, [2] all of which could pose health risks even at low levels. [3, 4, 5] DAC neighborhoods may also be impacted by industrial sources that could compromise local groundwater, including leaking underground storage tanks, active or inactive oil and gas wells, and land disposal areas. These potential sources of contamination are subject to State and local regulatory requirements, monitoring, and mitigation measures intended to protect groundwater quality and reduce public health risks.

South of Stowell Road, abandoned oil and gas wells are concentrated within the Santa Maria Groundwater Basin, potentially impacting local farms and communities. Oil companies have engaged in some remediation efforts in southeast Santa Maria through strategies such as soil replacement to manage contamination. The Department of Conservation and other State and regional agencies continue to make progress in plugging and permanently sealing the wells across Santa Barbara County. [6]

Hazardous and Solid Waste Sites

Hazardous waste facilities pose environmental and health risks if they lack proper oversight and timely mitigation measures. Solid waste sites (such as landfills, recycling centers, and composting facilities) are essential infrastructure for processing household and industrial waste and directing it away from our communities and ecosystems. They also hold the potential to negatively impact nearby communities through unpleasant odors, pests, and truck traffic, and, if improperly managed, can harm the surrounding ecosystems and community health through soil, water, and air contamination. [7]

Housing

Older Housing Stock

Over one half (53 percent) of Santa Maria's housing stock was built before 1979, with most of the older housing concentrated in DACs, especially near the downtown area. Older housing stock poses health risks due to the potential presence of harmful construction materials such as asbestos, synthetic chemicals, and lead, which can lead to a range of acute and chronic conditions, including asthma, lead poisoning, and respiratory infections.

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[2] City of Santa Maria 2023 Water Quality Report. Retrieved from: www.cityofsantamaria.org/home/showpublisheddocument/15039/638520810338830000

[3] California Water Resources Board. (2018). Groundwater Basics. Retrieved from: https://www.waterboards.ca.gov/water_issues/ programs/groundwater/gw_basics.html

[4] For additional information, see: https://geotracker.waterboards.ca.gov/map/

[5] Ward, M., and et. al. (2018). "Drinking Water Nitrate and Human Health: An Updated Review." International Journal of Environmental Research and Public Health 15(7): 1557.

[6] California Department of Conservation. (2025). "Project Plug." Retrieved from: https://www.conservation.ca.gov/projectplug#cat-canyon

[7] Zeise, L. and J. Blumenfeld. (2021). CalEnviroScreen 4.0. California Environmental Protection Agency and OEHHA. Retrieved from: https://oehha.ca.gov/media/downloads/calenviroscreen/report/calenviroscreen40reportf2021.pdf#page=139

Crowding and Cost Burden

Santa Maria has a higher-than-average household size compared to the rest of Santa Barbara County. Overcrowded housing—defined by the US Census as units with more than 1.5 persons per room—can cause mental health challenges, increase the spread of infectious diseases, and exacerbate other health and well-being issues, particularly affecting those with social vulnerabilities. Many low-income households are housing-cost burdened, particularly in the northwest and central areas of the city, meaning that they spend over half (50 percent) of their income on housing.

Code Violations

Santa Maria's Fire and Community Development (Building and Code Enforcement) Departments have identified numerous housing code violations during their investigations of substandard housing that suggest potential issues with housing quality and safety in select housing units, though more data are needed to confirm these issues. When these types of issues are identified, the City's Code Enforcement Division coordinates with the Building and Planning Divisions of the Community Development Department and the Fire Department to ensure that the code violations are corrected in a timely manner.





Examples of building code violations and substandard housing conditions include unpermitted construction of a shed used as a dwelling unit and extensive mold in a bathroom.

Worker Housing

The associated requirements for employers to supply worker housing have heightened the need for increasing the amount of safe and affordable housing in the city. Accessory Dwelling Units and new housing developments (particularly multi-family housing) will continue to assist in providing additional housing opportunities in the city.



Workers employed in agriculture in Santa Maria. Credit: Wood Environment & Infrastructure Solutions, Inc.

Mobility and Public Facilities

A vast majority (90 percent) of Santa Maria residents live within a 10-minute walk to transit stops, and nearly half (46 percent) are close to parks. However, communities in the northernmost and southernmost parts of the city face limited walk access to parks compared to other parts of the city. During engagement activities, community members highlighted the need for improved sidewalk and public facilities maintenance (e.g., parks), more equitable access to physical activity opportunities, beautification, dependable public transit, affordable childcare, and inclusive recreational programming.



SMRT Electric Bus

Health Care Access

Most of the city is designated as a Health Professional Shortage Area (HPSA) despite the presence of locally available health care services, including those provided at Marian Regional Medical Center, a full-service acute care hospital offering emergency care, maternity services, cardiac care, cancer care, orthopedics, neurological care, imaging and laboratory services, and other specialty treatments that serve Santa Maria and the surrounding region. The HPSA designation reflects a lack of primary medical care for the Medicaid-eligible population and a lack of mental health care for the low-income migrant farmworker population, indicating a shortage of health providers in these fields. In Santa Maria, there are four census tracts (24.04, 24.03, 23.04, 23.05) where less than 20 percent of older adult men and women (65+ years) are up to date on a core set of clinical preventive services. During engagement activities, community members shared the barriers they face in accessing health and mental health care services.



Marian Regional Medical Center. Credit: Dignity Health

Access to Healthy Food

The rate of food insecurity among adults in Santa Maria (16 percent) is twice the rate for Santa Barbara County (8 percent). Food insecurity can lead to undernutrition, fatigue, stunted development, and related health issues. Access to food is most limited in the city's northeast and northwest areas, in addition to a large area southwest of Downtown. In some of these areas, 33 percent of the population lives more than one mile from a supermarket, supercenter, or large grocery store. During engagement activities, community members identified the need for more equitable access to nutritious food (e.g., gardens, corner stores selling healthier food), a greater variety of healthy food choices, and more affordable food.



Farmers' Market in Santa Maria's Downtown

Civic Engagement

Throughout the engagement process, many community members shared that they faced barriers that limit their ability to participate in City activities and decision-making, such as a lack of awareness, inconvenient meeting times, and language access. These barriers often impact low-income residents, youth, people with disabilities, and those with limited English proficiency. Specifically, youth members shared an interest in participating in the civic process but some lacked the knowledge or awareness of how and when they could participate.



Santa Maria Public Library



Santa Maria City Hall

Issues and Opportunities

This section describes the issues and opportunities that informed the policy direction of the Health and Environmental Justice Policies.

Pollution concerns. Throughout the Health and Environmental Justice (HEJ) pollution burden analysis and engagement process, community members and organizational partners raised several issues of concern, including pesticide exposure, diesel emissions, and groundwater quality. Strengthening collaborations between the City and Santa Barbara County and other relevant decision-making agencies could help to address these community health concerns. In addition, encouraging stronger practices through the development of additional policies and implementation actions may also help to promote greater improvements in the city's environmental health.

Housing. Housing quality and affordability are foundational to an individual's quality of life and sense of well-being. As the city grows, it will have the opportunity to address housing costs, overcrowding, housing stock quality, and farmworker housing, especially for moderate to low-income residents. By implementing the established programs and actions in the City's Housing Element and addressing housing quality concerns, the City can expand access to housing, reduce the potential for displacement, and strengthen access to safe and affordable housing for all residents.

Healthcare access. Fair access to affordable and high-quality healthcare is crucial to a community's growth and prosperity. Santa Maria residents shared (and data further validates) that they face barriers to accessing healthcare due to location, income, and/or languages spoken. Coordination with the County, healthcare providers, and other community partners can aid in expanding access to critical services and information that can support healthy lifestyles in the community.

Mobility and public facilities. Santa Maria's active transportation networks and public facilities play a critical role in increasing community health and connectivity. Given the disparities in access to parks and public facilities, along with community feedback on sidewalk conditions, park maintenance, and recreational programming, there are clear opportunities for targeted improvements. Continued and strategic improvements to sidewalks, parks, and public transit infrastructure can improve public safety, community connectivity and access, and opportunities for physical activity.

Food access and insecurity. Access to high-quality, healthy, and affordable food is essential to supporting community well-being and the prevention of chronic diseases. Many residents in Santa Maria face food insecurity and barriers to accessing nutritious food, such as poor access to grocery stores, and rising costs. Addressing these challenges through targeted strategies can improve nutritional outcomes and long-term health of individuals and families.

Civic engagement. Expanding inclusive and equitable engagement practices and building leadership development opportunities for diverse members of the community can increase involvement in City decision-making and processes, especially for those not typically engaged.



Public meeting held in Shepard Hall in the Santa Maria Library.

Health and Environmental Justice Policies

The Health and Environmental Justice Policies address the key issues and opportunities identified above through an iterative process of analysis and community engagement, and create a comprehensive roadmap for safeguarding public health and uplifting communities, particularly DACs. The *Policy Framework* section outlines Health and Environmental Justice goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Health and Environmental Justice Element focus on building a foundation of community health and environmental justice to ensure that Santa Maria, especially those most vulnerable, can prosper. They are organized into four principal goals. First, reduce environmental health risks with strategic infrastructure and land use planning (Goal HEJ-1). Second, provide safe, sanitary, and affordable housing, with a focus on implementing the Housing Element (Goal HEJ-2). Third, enhance opportunities for residents to lead healthy lives through access to healthy food (Goal HEJ-7), active transportation (Goals HEJ-3 and 4), public facilities (Goal HEJ-5), and healthcare facilities (Goal HEJ-6). And finally, advance each of these goals with meaningful and equitable community engagement that enhances community participation and results in community-informed decisions (Goal HEJ-8).

Policy Framework

Goal HEJ-1: Healthy and pollution-free neighborhoods. All residents have access to clean air, water, and soil. [8]

Policy HEJ-1.1: Protect against potential exposure to industrial pollution. Avoid siting new sensitive land uses (e.g., schools, senior centers, and daycare centers) near existing industrial, commercial, and agricultural uses which have the potential result in exposure to harmful air pollution and toxic chemicals, especially in DACs that have experienced disproportionate pollution burdens, by carefully analyzing proposed development. [9]

Action HEJ-1.1.1: When separation from pollution sources is not feasible, encourage and support indoor air quality improvements for sensitive land uses—particularly in DACs—through measures such as:

- Locating HVAC air intakes away from pollution sources
- Installing HEPA filters and ensuring regular maintenance
- Options to replace gas appliances with electric alternatives
- Limiting operable windows near pollution sources in non-residential buildings

[8] Please see the Safety, Noise, Circulation, and Public Facilities Frameworks for additional policies and actions focused on oil and gas wells, water quality, noise, vehicle dependence, hazardous waste generators, and food waste diversion.
[9] Please see the Recreation and Parks, Circulation, Noise, and Land Use Elements for policies and actions related to land use conflicts.

- Use green (e.g., drought-tolerant trees) and gray (e.g., sound walls) infrastructure buffers to reduce freeway-related air and noise pollution near homes and businesses
- Develop health-protective standards that also support local business continuity
- Collaborate with residents to identify and address odor sources that impact health and well-being

Policy HEJ-1.2: Enforce truck routes. Ensure local adherence to the City's most recent truck routes map and regulations that aim to reduce significant traffic and pollution impacts on homes, schools, childcare centers, senior centers, and other sensitive land uses. [10]

Policy HEJ-1.3: Expand electric vehicle (EV) infrastructure. Encourage the installation of additional EV charging infrastructure.

Action HEJ-1.3.1: Seek funding opportunities such as the California Electric Vehicle Infrastructure Project (CALeVIP) to offset costs for businesses and property owners in DACs who install EV chargers, while also educating residents and businesses on EV battery safety.

Policy HEJ-1.4: Promote healthy farming techniques. Support sustainable agricultural practices in and around the City of Santa Maria.

Action HEJ-1.4.1: Support the Santa Barbara County Agriculture/Weights & Measures Department's efforts to identify communities that should be prioritized for education and interventions to reduce farms' pesticide use, limit pesticide drift onto communities, protect farm workers against pesticide exposure, ensure compliance with pesticide spraying time blocks, and support the use of Integrated Pest Management practices.

Action HEJ-1.4.2: Work collaboratively with Santa Barbara County's Agricultural Commissioner's Office and the California Department of Pesticide Regulation to enforce the County's agricultural buffer zones and the installation of vegetative barriers to minimize land use conflicts; determine buffers for proposed projects; limit pesticide drift; and protect farmers, workers, and residents from harms related to agricultural uses. [11]

Policy HEJ-1.5: Facilitate oil and gas well remediation. Reduce potential pollution exposure from inactive oil and gas wells and associated infrastructure through proper abandonment and remediation. [12]

Policy HEJ-1.6: Ensure proper site remediation. Work with developers and the responsible State and federal agencies to ensure the use of established best practices for investigating and fully remediating contaminated sites.

[10] Please see the Circulation Element for policies and actions to mitigate the impacts of heavy vehicle traffic.
[11] Please see the Land Use Framework for additional agricultural buffer policies.
[12] Please see the Safety Element for additional policies and actions related to oil wells and other hazardous materials.

Action HEJ-1.6.1: Direct developers to engage in standard brownfield cleanup practices, such as carrying out Phase I and Phase II Environmental Site Analyses for assessing soil and groundwater contamination before any redevelopment can occur.

Action HEJ-1.6.2: Encourage developers to collaborate with State regulatory agencies (such as the Department of Toxic Substances Control, the State Water Resources Control Board, and/or the California Geologic Energy Management Division) to leverage their support and expertise towards cleanup efforts.

Action HEJ-1.6.3: Advise developers to conduct additional site testing and provide greater safeguards if new sensitive uses are being proposed in DACs or areas previously zoned as industrial or commercial.

Policy HEJ-1.7: Promote safe waste disposal. Raise awareness about the proper disposal of hazardous waste.

Action HEJ-1.7.1: Continue to educate residents on the City's programs and available resources for safely disposing of bulky items and hazardous household waste (such as chemicals, batteries, and expired medications), while continuing to enforce the City's illegal dumping and hazardous waste disposal laws.

Policy HEJ-1.8: Preserve water quality. Continue to ensure that Santa Maria residents have access to clean, safe, affordable, and accessible water for drinking, cooking, and sanitation [13] by working with the County, State, and Central Coast Regional Water Quality Control Board to guard against potential contamination. [14]

Goal HEJ-2: Safe and affordable housing. All residents have access to safe, sanitary, accessible, and affordable housing. [15]

Policy HEJ-2.1: Implement the Housing Element. Prioritize the implementation of the goals, policies, and programs in Santa Maria's Housing Element.

Action HEJ-2.1.1: Focus on City-led efforts to increase the diversity, quality, quantity, and affordability of housing in Santa Maria, including:

- Affordable housing production, protection, preservation, and options; especially for extremely low, very low, and low-income households
- Code enforcement, with a focus on neighborhoods with older and/or substandard housing stock (e.g., elimination of lead, asbestos, mold, and pests)
- Energy conservation and assistance programs, especially for low-income households
- Safe and healthy farmworker housing
- Anti-displacement protections (e.g., first right of refusal policy)
- Housing for older adults and seniors

[13] For more information, please refer to the Human Right to Water Portal, State Water Resources Control Board. Retrieved from: https://www.waterboards.ca.gov/water_issues/programs/hr2w/

[14] Please see the Conservation and Open Space and Public Facilities and Services Elements for additional water quality policies and actions.

[15] Please see the Housing and Land Use Elements for additional policies and actions focused on housing.

- Housing for people with disabilities
- Housing and support systems for homeless or unhoused families and individuals
- Fair housing program (e.g., legal services, tenant protections, rental assistance, anti-discrimination)
- Environmental issues identification and action (e.g., efficient permit system for oil well closures and hazardous waste cleanups, addressing environmental risks to farm workers at home)
- Environmental justice (e.g., avoiding the concentration of high-impact or hazardous uses and facilities in communities; and an equitable distribution of services, public facilities, and improvements).

Policy HEJ-2.2: Advance housing rehabilitation. Expand housing rehabilitation, hazard mitigation, and minor home repair programs, with a strong prioritization for low-income residents in disadvantaged communities and households with children. [16]

Action HEJ-2.2.1: Collaborate with community-based organizations (CBOs) and housing advocates to support rehabilitation, repair, and hazard mitigation efforts for housing in low-income neighborhoods.

Action HEJ-2.2.2: Spread awareness of housing rehabilitation financial resources for low-income households, such as Community Development Block Grants, tax incentives, and other State and federal financial assistance programs.

Action HEJ-2.2.3: Identify long-term funding sources to continue the Minor Home Repair Programs.

Action HEJ-2.2.4: Seek funding to assist households living in units built before 1978 to identify and, if needed, remediate lead-based paint in their homes.

Policy HEJ-2.3: Bolster housing diversity. Promote a diversity of housing types in Santa Maria to support healthy, safe, and supportive living for people of all ages, abilities, incomes, stages of life, and circumstances, including options that allow residents to age in their homes.

Policy HEJ-2.4: Support multi-generational housing. Encourage the creation of new and rehabilitated multi-generational housing developments to support long-term livability.

Action HEJ-2.4.1: Continue to update the City's Zoning Code as necessary to accommodate a wider variety of housing types, densities, and layouts, including multi-generational housing (e.g., ADUs, duplexes, triplexes, built-in suites), that allow multiple families to live together in healthy and appropriate areas.

[16] Please see the Safety Element for additional policies and actions related to hazard mitigation and housing resilience.

Goal HEJ-3: Mobility and safe streets. All residents have access to safe and affordable public transportation and active transportation infrastructure, focusing on equitable access and a Complete Streets approach to designing neighborhoods. [17]

Policy HEJ-3.1: Ensure safe active transportation. Improve public safety and increase healthy walking and biking Complete Streets networks for Santa Maria's diverse community members (including young children, families, people with disabilities, and older adults) by ensuring safe and clean sidewalks and streets, spacious and distinct bike lanes, and accessible and affordable public transit systems for moving people around town.

Action HEJ-3.1.1: Prioritize street improvements and infrastructure investments (i.e., lighting, sidewalks, and crosswalks) by working with Caltrans and other agencies for relevant projects, such as US-101 overcrossings, to increase citywide connectivity and facilitate residents' safe walking, biking, local travel, and work commutes.

Action HEJ-3.1.2: Pursue funding for alternative transportation projects such as Complete Streets, accessible Universal Design systems, bicycle lanes and bike facilities, and accessible sidewalk improvements, with a particular focus on neighborhoods that are DACs.

Action HEJ-3.1.3: Incorporate climate-resilient infrastructure. Add drought-tolerant green and climate-related infrastructure (i.e., trees, native plants, shade structures, signage, and benches) at transit stops to enhance comfort while waiting and reduce severe weather impacts, especially in under-resourced DACs.

Policy HEJ-3.2: Encourage safe routes to schools. Continue to partner with the school district to strengthen existing routes and establish new local safe routes to school initiatives and programs, with a priority to serve families and schools located in DACs.

Policy HEJ-3.3: Ensure equity in transit systems. Expand bus routes, increase headway frequencies, extend hours of operation, and provide additional programs to serve low-income and DAC residents to increase their access to jobs, schools, public services, and healthy food retailers. [18]

Action HEJ-3.3.1: Conduct targeted outreach to families and students regarding reduced-fee transportation passes.

[17] Please see the Circulation Element for additional policies and actions focused on mobility and safety.
[18] Please see the Circulation Element for additional transit policies and actions.

Goal HEJ-4: Opportunities for physical activity. People of all ages, abilities, and backgrounds have equitable access to parks, open space, and other community spaces that promote physical activity and healthy lifestyles. [19]

Policy HEJ-4.1: Increase access to parks and open space. Preserve and improve park and open space access throughout the city, with a clear focus on expanding park investments and resources in DAC neighborhoods that have traditionally lacked high-quality park amenities and easy access to nature. [20]

Policy HEJ-4.2: Expand tree canopy. Preserve existing trees, replace trees that are removed, and increase tree planting in new areas to improve Santa Maria's air quality, create more attractive and walkable public spaces, and combat climate-related extreme heat and wind effects, especially for DACs. [21]

Policy HEJ-4.3: Preserve greenbelts. Promote and maintain greenbelts in Santa Maria to promote greater public access to nature and increase opportunities for outdoor recreation. [22]

Action HEJ-4.3.1: Consider community needs and feedback, particularly from DACs, when identifying greenbelt areas to be maintained, expanded, or created.

Policy HEJ-4.4: Increase infrastructure for physical activity. Promote active and healthy lifestyles for the Santa Maria community by increasing the number of bike storage units, public water stations, accessible walkways, pedestrian crosswalks, and family-friendly staircases that feature gentle slopes and landings in public spaces to encourage walking and biking around the city.

Goal HEJ-5: Accessible public facilities. All residents benefit from City services, infrastructure, and other public resources, with targeted investments and improvements for historically under-resourced DAC neighborhoods. [23]

Policy HEJ-5.1: Maintain public facilities. Prioritize equitable and timely maintenance of public facilities (e.g., sidewalks, parks and playgrounds, and City-maintained infrastructure) in DACs, recognizing the role of supportive services and a clean environment in promoting both positive mental and physical health.

[19] Please see the Land Use Element for additional policies and actions focused on urban design and pedestrian-focused public spaces.
[20] Please see the Recreation and Parks Element for policies and actions focused on park access.
[21] Please see the Conservation and Open Space Element for additional urban forestry policies and actions.
[22] Please see the Conservation and Open Space Element for additional greenbelt actions.
[23] Please see the Public Facilities and Services and Recreation and Parks Elements for additional policies and actions related to public facilities and parks.

Policy HEJ-5.2: Collaborate to improve facilities. Collaborate with public and private entities, including community-based nonprofit organizations, to continue maintaining and creating new parks, promoting cleanup efforts and City beautification programs, installing public art and murals, promoting tree planting, increasing recreational facilities, and preserving and maintaining open space areas, especially for residents living in DACs that traditionally lack access to such amenities.

Policy HEJ-5.3: Increase childcare access. Collaborate with local nonprofit organizations, childcare providers, and residents from impacted communities to assess the availability, affordability, and quality of childcare and to develop implementable strategies that address gaps, improve services, and ensure equitable access to childcare resources for all community members.

Policy HEJ-5.4: Improve community-serving programming. Enhance and maintain City-run programming for community members, particularly those who are low-income, youth, and seniors, to enhance their quality of life and strengthen physical activity opportunities.

Action HEJ-5.4.1: Support and expand free or low-cost waivers for low-income groups, especially youth and seniors, to participate in City-run physical activity programs and activities through the Leisure Needs Assessment and Action Plan.

Goal HEJ-6: Healthcare for all. All residents have access to excellent and affordable physical and mental health care resources.

Policy HEJ-6.1: Coordinate healthcare access. Partner with County Public Health and Behavioral Wellness Departments and local health care providers to improve equitable access to high-quality and culturally-relevant healthcare and mental health services, especially for communities that are more likely to face barriers such as residents that are uninsured, low-income or are on a limited or fixed income, live in a DAC, have disabilities, are farmworkers, have limited English proficiency, and/or are experiencing poor or chronic health issues.

Action HEJ-6.1.1: Work with healthcare providers, community-based organizations, and institutions to understand and address the current barriers to bringing in more healthcare services to Santa Maria, including potential land use issues.

Policy HEJ-6.2: Expand access to health information. Partner with the Santa Barbara County Public Health Department, local healthcare institutions, and nonprofit organizations to provide accessible information on important health issues (e.g., chronic health conditions, nutrition, air pollution impacts, reproductive health, and mental health), especially for residents who face higher barriers to receiving information and education such as low-income residents in DACs, residents from Indigenous and Mixteco backgrounds, people with disabilities, farmworkers, students, and older adults.

Action HEJ-6.2.1: Collaborate with the Santa Barbara County Public Health Department and other local organizations to develop and implement a targeted health, mental health, and substance abuse education and outreach campaign to reach underserved communities.

Policy HEJ-6.3: Integrate health in all policies. Promote a coordinated "Health in All Policies" approach by incorporating health equity and environmental sustainability in City programs, and by increasing cross-department collaborations and coordination to address health equity outcomes through joint initiatives and programming.[24]

Policy HEJ-6.4: Promote emergency response alternatives. Coordinate with Mobile Crisis Teams to facilitate timely, non-law enforcement mental health emergency responses, especially in high-stress DACs, while also training the City's Police force on how to identify appropriate support systems for individuals experiencing mental health episodes or substance abuse problems.

Policy HEJ-6.5: Prioritize violence-prevention. Support and expand City resources (such as the Mayor's Task Force) to provide violence prevention services and education to youth and adults of all ages, while also prioritizing youth leadership programs that work to improve public safety and proactively prevent and reduce crime.

Goal HEJ-7: Access to healthy food. All residents have access to affordable, fresh, and nutritious foods, including cultural foods.

Policy HEJ-7.1: Support community food distribution. Continue to assist Santa Maria's community-based organizations, schools, and other institutions that are working to provide free or low-cost food to low-income families and unhoused residents who experience food insecurity in high-need areas of the city.

Action HEJ-7.1.1: Work with large food generators (e.g., grocery stores, food distributors, and restaurants) to ensure edible surplus food is delivered to local food recovery organizations.

Policy HEJ-7.2: Improve grocery store access. Support the expansion of supermarkets in Santa Maria, especially in the northeast and northwest corners of the city, in food desert areas, and in other DAC neighborhoods.

Policy HEJ-7.3: Expand access to fresh, healthy, affordable food. Collaborate to ensure that residents have ready access to fresh, nutritious food at affordable prices.

Action HEJ-7.3.1: Encourage corner store owners to increase the availability of fresh, healthy foods by providing refrigerated shelving units, adjusting store layout, and prioritizing nutritious choices.

Action HEJ-7.3.2: Establish a "Healthy Corner Store" initiative in partnership with the County Public Health Department to promote access to nutritious food and beverages in corner stores, especially in DACs.

[24] "Health in All Policies (HiAP) is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas." HiAP recognizes that health is influenced by a multitude of factors beyond healthcare and, in many cases, beyond the scope of traditional public health activities. For more information on the Health in All Policies approach, please visit: https://www.apha.org/topics-and-issues/health-in-all-policies

Action HEJ-7.3.3: Pursue funding and partnerships to enhance equitable access to nutritious food across the community through tailored incentives and resources.

Action HEJ-7.3.4: Partner with local businesses, farms, and community organizations operating farmers' markets to provide healthy, fresh, and affordable food to residents living in DACs, including cultural foods.

Action HEJ-7.3.5: Encourage farmers' market operators to shift or expand their hours of operation to be at more convenient times for working families.

Action HEJ-7.3.6: Support partnerships that encourage schools to provide student gardens on school grounds and seek funding to have local farmers and community gardeners teach students about farming and gardening practices.

Action HEJ-7.3.7: Support partnerships that educate Santa Maria grocery stores, farmers' markets, and other healthy food retailers on the importance of accepting benefit cards from low-income residents, including CalFresh Electronic Benefit Transfer (EBT) cards; Women, Infants, and Children (WIC) benefits; and Senior Farmer's Market Nutrition Program benefits.

Action HEJ-7.3.8: Partner with property owners and the County Public Health Department to support innovative food microenterprises, such as home kitchen operations and mobile food facilities.

Goal HEJ-8: Meaningful and equitable public engagement. All residents have access to a variety of equitable and meaningful opportunities to participate in City activities and decision-making. [25]

Policy HEJ-8.1: Ensure inclusive community engagement. Implement strategies to increase participation from community members who are typically not well represented in civic affairs due to various barriers.

Action HEJ-8.1.1: Employ best practices for engagement, such as:

- Scheduling meetings and public workshops at times that are convenient for residents and locating meetings in convenient and transit-accessible locations.
- Prioritizing outreach efforts to community members who are most impacted by racial and social inequities, including youth of color and immigrant families.
- Using outreach methods, such as flyers, schools, and social media, to engage community members and share important City information and resources.
- Offering simultaneous multilingual interpretation during public workshops and community meetings, and translating all meeting materials into Spanish and other commonly spoken local languages.
- Incorporating participatory facilitation techniques during public workshops to meaningfully engage residents in feedback conversations.
- Providing virtual attendance options for meetings.

[25] Please see the Conservation and Open Space Element for additional policies and actions focused on community engagement.

- Partnering with community-based organizations to offer training to residents who lack access to the internet and have limited knowledge of technology.
- Expanding partnerships with local community-based organizations and faith-based institutions to help facilitate community-based conversations and encourage active participation.

Action HEJ-8.1.2: Update the City's Language Access Plan (LAP) on an as-needed basis to continue to provide meaningful access to City programs and activities by residents who have Limited English Proficiency (LEP).

Policy HEJ-8.2: Integrate equity best practices. Prioritize resources, training, and programs to promote best practices for integrating inclusivity, fairness, social equity, and justice in all City departments to strengthen their functions and improve relationships with community members.

Action HEJ-8.2.1: Provide ongoing training and capacity building to City staff on topics such as racial equity and civil rights laws, environmental and climate justice in city planning, strategies for promoting cross-cultural awareness and cultural competence, how to use a trauma-informed approach for working with different communities, and how to lead equitable community engagement strategies.

Action HEJ-8.2.2: Continue to recruit new staff who are representative of Santa Maria's diverse population and people who can speak multiple languages to enhance communication with City services.

Policy HEJ-8.3: Encourage diverse community leadership. Support residents from underrepresented communities and diverse backgrounds to take on leadership roles for the City, fostering leadership that reflects the full demographic diversity of Santa Maria.

Action HEJ-8.3.1: Recruit community members of diverse backgrounds, races/ethnicities, physical abilities, genders, sexual orientations, and ages of Santa Maria to serve on the City Boards and Commissions.

Policy HEJ-8.4: Promote youth leadership. Engage young people, particularly high school-aged and transition-aged youth (ages 18-24 years old), to participate in City decision-making processes and decision-making bodies.

Action HEJ-8.4.1: Consider activities including:

- Continue to implement a City-led Youth Commission that can increase youth voice and young people's perspectives in City decision-making to improve community quality of life for all.
- Conduct targeted outreach to schools to involve students in the City's land use and permitting decisions.
- Partner with community-based nonprofit organizations and schools to expand their civics-related programs, school clubs, and curriculum to include lessons on environmental justice, land use planning, air pollution, and how city governments work, among other topics.
- Co-host voter registration drives.
- Encourage high school-aged youth and transition-aged youth to volunteer as poll workers or become involved in City affairs.

Policy HEJ-8.5: Include residents in land use decisions. Proactively outreach to and solicit feedback from low-income residents, community-based organizations, individuals with limited English proficiency, people with disabilities, and DAC residents, among others, when making decisions on issues that impact their communities (e.g., zone changes, discretionary permit approvals, processes for brownfield cleanup, housing development, tenants' rights policies, transportation, community benefits agreements for large development).

Policy HEJ-8.6: Develop community benefits agreements. Facilitate the creation of community benefits agreements (CBAs) for major private development projects to provide resources and mitigate pollution impacts for the benefit of local communities, especially when located in a DAC.

Action HEJ-8.6.1: Identify potential community benefits, including:

- Lower levels of environmental pollution
- Reduced car and truck traffic
- More affordable housing units
- Workforce development opportunities
- Tree and native species planting
- Shade structures for extreme heat events
- Green (e.g., trees) or gray (e.g. sound walls) barriers for noise and pollution mitigation
- Community gardens and publicly accessible green space
- Other investments as suggested by Santa Maria community members.



Santa Maria General Plan

imagine

Public Facilities and Services Element

Final Draft | May 5, 2026



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Introduction

Though not a required Element, the Public Facilities and Services Element is included in the General Plan to reflect the City's dedication to providing reliable public infrastructure, facilities, and services that support the City's progress and overall quality of life. In the previous General Plan, these topics were addressed in the Resource Management Element.

The Public Facilities and Services Element focuses on Major Infrastructure (water, wastewater, and stormwater), Public Facilities (City-owned public buildings and libraries as well as schools), and Public Services (police, fire, and solid waste). The Recreation and Parks Element focuses on recreational facilities, community centers, and parks.

This Element consists of three main sections: Background, Issues and Opportunities, and Public Facilities and Services Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Public Facilities and Services Policies* section establishes regulatory standards and outlines the City's Public Facilities and Services goals, policies, and implementation actions.

The Public Facilities and Services Element outlines how Santa Maria will maintain and enhance the infrastructure and services needed to support a growing community. It prioritizes reliable water, wastewater, and stormwater systems; responsive police and fire services; and accessible libraries and public buildings. The Element also ensures that newly annexed areas are well-served and that infrastructure keeps pace with development. Through strategic interdepartmental and regional coordination, Santa Maria can continue delivering high-quality infrastructure, facilities, and services that meet the needs of all residents.



Santa Maria City Hall, 2025.

Background

This section introduces existing conditions and trends related to priorities addressed in the Public Facilities and Services Policies.

Major Infrastructure

Water System

The City's water portfolio contains two primary sources including groundwater from the Santa Maria Groundwater Basin and imported water from the State Water Project (SWP). Santa Maria's projected water supply is expected to remain stable and consistently exceed projected water demands, ensuring long-term water reliability as the city grows. Additional information on the City's water system can be found in the Urban Water Management Plan and Capital Improvement Plan (CIP).

Twitchell Dam and Reservoir

The Twitchell Dam and Reservoir, constructed in the late 1950s, provide essential flood protection and groundwater recharge that have supported the city's growth and long-term water reliability by capturing winter storm flows and increasing recharge to the Santa Maria Valley Groundwater Basin. The Twitchell Management Authority (TMA), on which the City participates alongside regional partners, coordinates monitoring, operation, and planning for the reservoir, dam, and broader basin management to help ensure these critical infrastructure assets are maintained and operated for ongoing flood risk reduction and water resources sustainability.

Wastewater

The City's wastewater collection and treatment system, including the wastewater treatment plant (WWTP) in western Santa Maria, serves most of the city. Some areas in southern Santa Maria are serviced by the Laguna County Sanitation District (LCSD). Additional information on the City's wastewater system can be found in the Sewer System Management Plan and CIP.



City of Santa Maria Wastewater Treatment Plant.

Stormwater

Both the City and Santa Barbara County Flood Control and Water Conservation District (SBCFCWCD) own and operate stormwater infrastructure within the city, including groundwater recharge basins, detention and retention basins, and flood control channels. Key components of the system include groundwater recharge basins like the Getty, Hobbs, and Kovar Basins, and flood control channels like the Battles, Blosser, Bradley, and Main Street Channels, which serve both agricultural and more urbanized parts of the city. These play a critical role in limiting discharges to the Santa Maria River and mitigating pollution.





Upper and lower photos: Battles Channel in Santa Maria.

Public Facilities

Public Buildings

Public buildings are government-owned buildings and properties that house government offices and services. Most public buildings in Santa Maria are managed by the City's Department of Public Works, which is responsible for design, capital improvements, and custodial services. Many of Santa Maria's public facilities are located in or near the Downtown area, providing centralized access to City services for residents and businesses (See Figure PFS-1).



City Hall Annex building located on Cook Street.

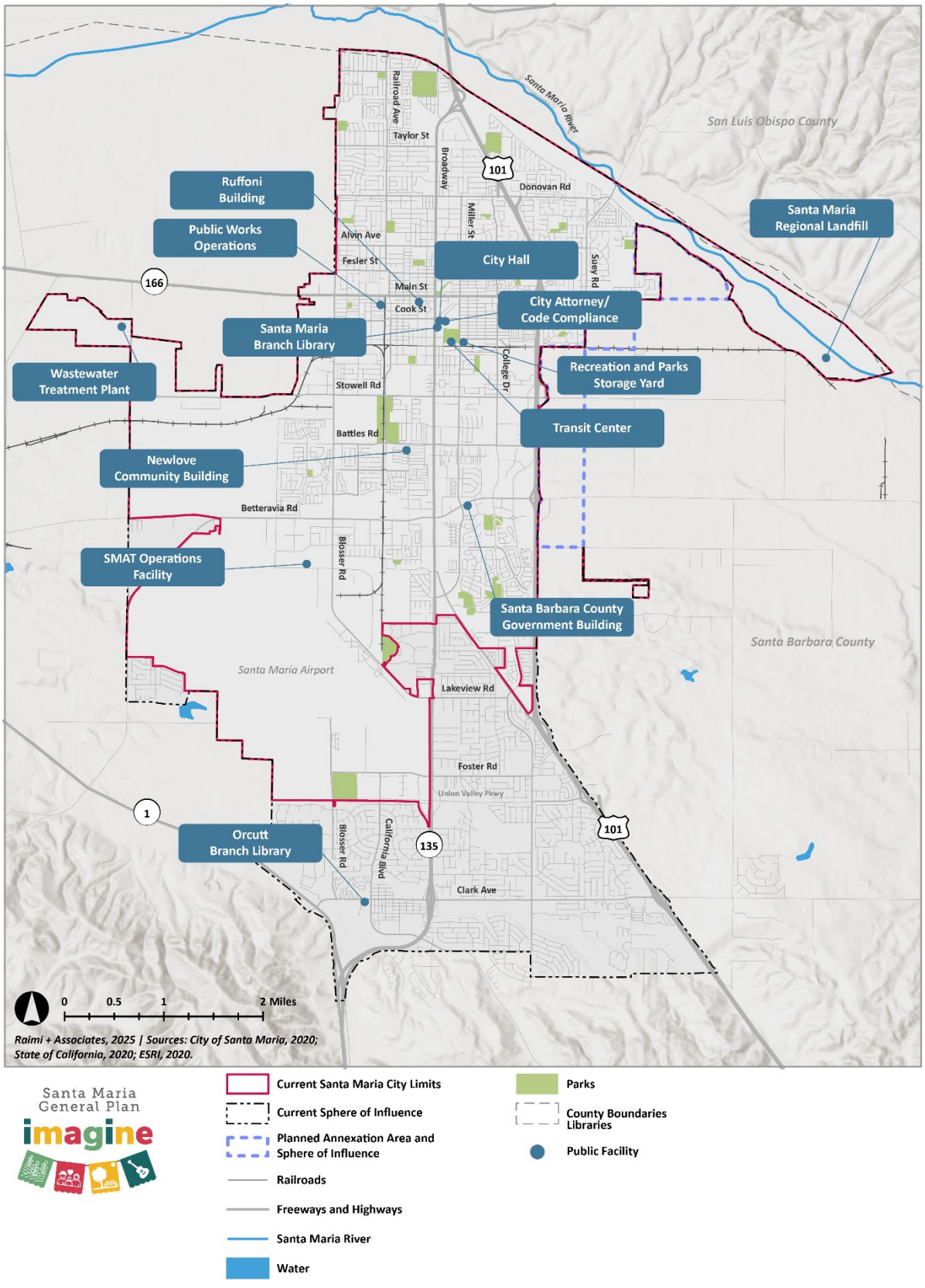
Libraries

The Santa Maria Public Library System provides library services and other vital educational resources to residents of Santa Maria and the nearby unincorporated County communities. The system includes five branches, with the main library located in Santa Maria and additional branches in Orcutt, Los Alamos, Cuyama, and Guadalupe (See Figure PFS-1).



Santa Maria Public Library. Credit: Jeanne Sparks

Figure PFS-1: Public Facilities



Schools

Santa Maria is served by multiple school districts and institutions that offer high-quality educational opportunities from elementary school through college. The Santa Maria-Bonita School District (SMBSD)—the largest district in Santa Barbara County—operates 17 elementary and four junior high schools, while the Santa Maria Joint Union High School District (SMJUHSD) operates five campuses. [1] Three of the district's five schools are located in Santa Maria and also serve nearby unincorporated County communities (see Figure PFS-2). The Orcutt Union School District (OUSD) operates five elementary schools, one junior high school, and one high school. In addition, there are five private schools in Santa Maria: one elementary school, one high school, three K-8 schools, and one K-12 school.

Allan Hancock College, a public community college, provides accessible higher education opportunities to the region, including bachelor's degrees offered through Cal Poly San Luis Obispo and California State University Channel Islands. Its main campus in Santa Maria is the largest of its four campuses and supports thousands of students across over 100 areas of study. These institutions form a foundation for lifelong learning and play a vital role in supporting workforce development, community enrichment, and individual advancement.

As educational services and facilities are not directly provided by the City of Santa Maria, the City's role and responsibility are limited. However, the City recognizes that to grow properly, adequate school sites must be planned for. The continued coordination and input from the area's school districts will be imperative to identify the appropriate location for new schools as a part of planning efforts. For more information on the location and distribution of existing and future school sites, please see the Community Facility land use designation in the General Plan Land Use Map in the Land Use Element.



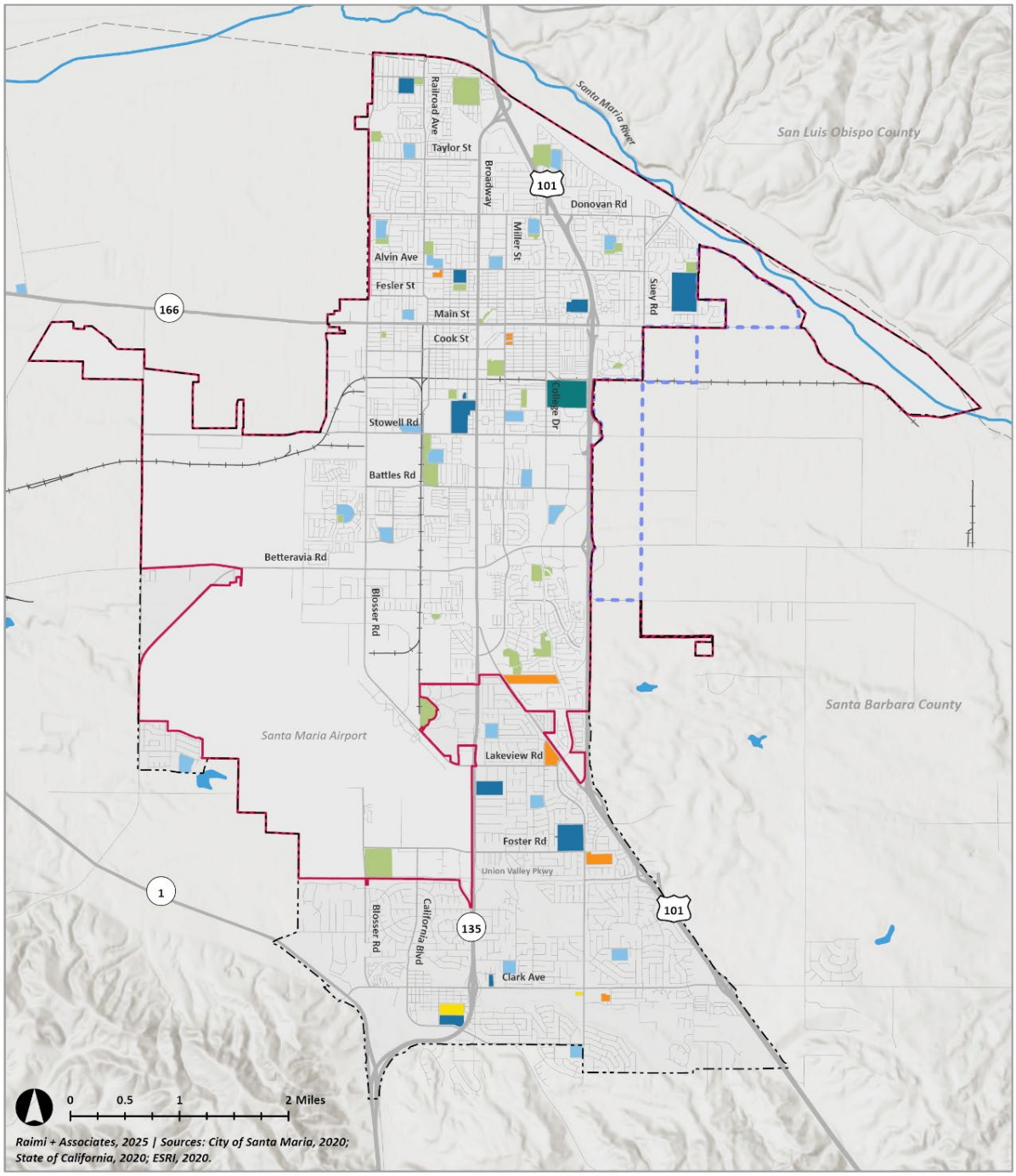
Santa Maria High School monument sign. Credit: Santa Maria High School



Allan Hancock College. Credit: Allan Hancock College

[1] Additional information on existing schools and plans for the future development of schools in the Santa Maria Bonita School District and Santa Maria Joint Union High School District can be found at www.smbsd.org and www.smjuhsd.org.

Figure PFS-2: K-12 Schools and Allan Hancock College



Public Services

Police

The Santa Maria Police Department, located at 1111 Betteravia Road (see Figure PFS-3), provides public safety and law enforcement services to the city's residents. Professional police services include maintaining civil order, preventive patrol, investigations, traffic control and enforcement, criminalistics, crime prevention, drug enforcement, and abuse prevention. In addition to day-to-day operations, the Department prepares an annual report that includes information on staffing and organizational structure, crime and traffic trends, training statistics, and other departmental programs. The department houses the public safety dispatch center for police, which receives all emergency 9-1-1 and non-emergency calls for services and ensures that appropriate resources are dispatched on a timely basis.



Santa Maria Police Department. Credit: Lompoc Record



Santa Maria Police Department vehicle.

Fire

The Santa Maria Fire Department provides "all-risk" emergency services, as well as public education programs, fire prevention, and life safety measures to the city's residents. The Department operates six fire stations in the city (see Figure PFS-3) as well as a Fire Prevention and Emergency Management Division. The Department also contracts with private firms to provide additional services if and where necessary.

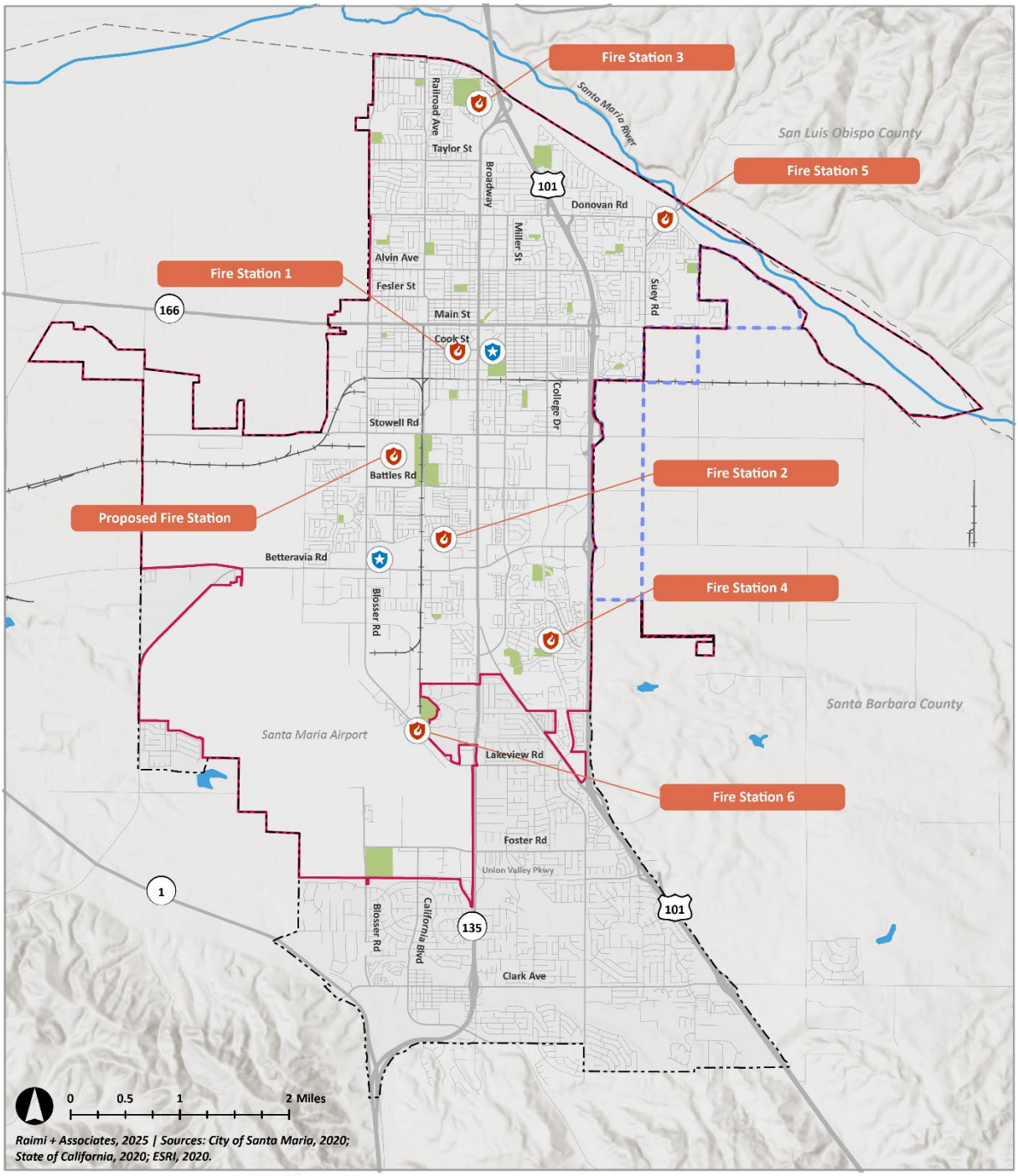
The Department provides emergency services, including pre-hospital emergency medical services, response to structural, and vegetation fires, vehicular accidents, hazardous materials response, water rescue, trench rescue, urban search and rescue, mass casualty, public assistance, fire and arson investigation, fire code enforcement, and disaster planning and preparedness education. The Department also administers a hazardous materials business plan program in cooperation with Santa Barbara County. Department staff lead and maintain the City's Emergency Response Plan and Hazard Mitigation Plan and provide technical assistance to other City Departments to ensure the continuity of operations plans and safety plans.

In addition to daily operations, the Department prepares an annual report that provides a summary of service levels, calls for service, response performance, training activities, and departmental initiatives. The Department also produces a Fire Department Long Range Master Plan to evaluate current resources and guide future staffing, facilities, apparatus, and service delivery needs to support continued growth and community safety.



Santa Maria Fire Station No. 1

Figure PFS-3: Police and Fire Stations



Santa Maria General Plan imagine

- Current Santa Maria City Limits
- Current Sphere of Influence
- Planned Annexation Area and Sphere of Influence
- Railroads
- Freeways and Highways
- Santa Maria River
- Water
- Parks
- County Boundaries
- Police Facility
- Fire Station

Solid Waste

The City's Utilities Department oversees solid waste collection and disposal, prioritizing landfill diversion through recycling, composting, and various public education programs. The City currently operates the Santa Maria Regional Landfill (see Figure PFS-1). The City collection vehicles deliver recycling items to a transfer station where they are consolidated, loaded into larger vehicles, and transported to recycling centers located in San Luis Obispo County. As regulations evolve, the City continues to refine its waste management strategies to improve diversion rates, address infrastructure needs, expand key outreach opportunities, and ensure long-term compliance with State mandates.



Santa Maria Landfill

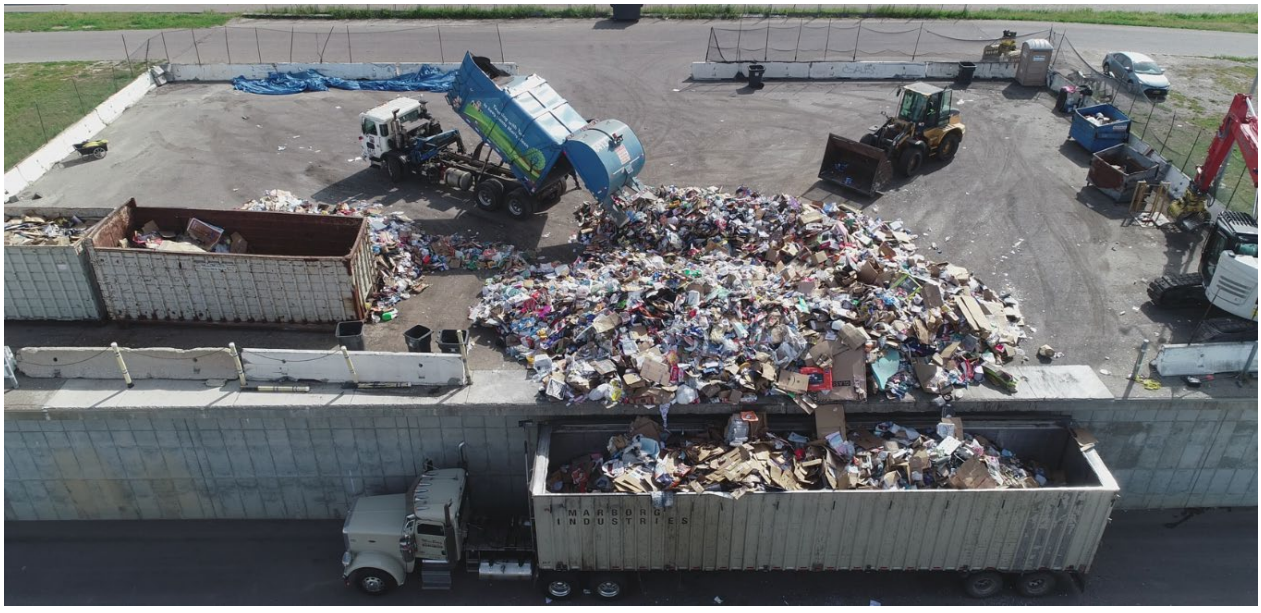


Photo of the recycling process.

Issues and Opportunities

The section describes the issues and opportunities that informed the policy direction of the Public Facilities and Services Policies.

Enhanced public services. The City provides high-quality public services to residents. As the population grows and diversifies, the City will need to meet evolving community needs, including improving emergency response capabilities, expanding inclusive programming and outreach, and ensuring equitable access to information and resources. By investing in responsive, community-centered services, Santa Maria can strengthen the quality of life and maintain trust in local government. Prioritizing accessibility and equity will ensure all residents benefit from the City's continued commitment to service excellence.

High-performing public facilities. Many of Santa Maria's public buildings and facilities are aging and in need of upgrades to meet modern standards. Likewise, improving facility efficiency can reduce operating costs, extend building life, and enhance service delivery for residents. Regular maintenance and targeted improvements also ensure public spaces remain safe, functional, and welcoming.

Public safety. Community members have expressed concerns about crime and the need for responsive public safety services. As Santa Maria grows, it is critical to ensure police, fire, and emergency services are well-staffed and equipped to meet demand. Continued collaboration with the Santa Barbara County Sheriff's Department, including the City's Mutual Aid Agreement with the County, can support regional coordination, improve emergency response, and expand resources for addressing complex safety challenges. Ongoing investment in community-oriented strategies will help protect residents, businesses, and visitors while strengthening public trust.

Annexation. As Santa Maria expands through annexation, the City faces the challenge of balancing infrastructure expansion with the maintenance of existing facilities and resources. For instance, while the current WWTP capacity is sufficient for present-day needs, projected flows at full build-out will exceed that capacity. Additionally, new regulatory discharge requirements will necessitate a reassessment of treatment processes and capacity. Expanding infrastructure and services to annexed areas can strain City resources and may impact the quality of upkeep in established parts of the city. It is critical for the City to prioritize phased development and cost-sharing to manage growth effectively while maintaining service quality across all neighborhoods.

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Public Facilities and Services Policies

The Public Facilities and Services Policies address the key issues and opportunities identified above and create a comprehensive roadmap for the provision and enhancement of public infrastructure, facilities, and services.

The *Standards* section establishes regulatory standards. A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied.

The *Policy Framework* section outlines Public Facilities and Services goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Public Facilities and Services Element emphasize the continued provision of well-maintained infrastructure and reliable, inclusive services as the city grows.

The Element prioritizes the expansion and maintenance of essential systems such as water, wastewater, and stormwater infrastructure (Goals PFS-1, 2, and 3) while underscoring the need for a sustainable future through innovative approaches to waste management (Goal PFS-9) and water conservation. Strategies are centered on delivering responsive and accessible public services, maintaining infrastructure to meet the needs of both current and future residents, and ensuring that newly annexed areas receive adequate municipal services (Goal PFS-4).

Through continued investments in police and fire facilities (Goals PFS-7 and 8), expanded library services (Goal PFS-5), and modernized public buildings (Goals PFS-6), the Element promotes community safety, learning, and civic engagement. It also encourages regional coordination on issues such as groundwater management, solid waste, and school planning (Goal PFS-10). The Element builds on the principles of community health and natural resilience to ensure that Santa Maria remains a vibrant and well-served city where all residents can thrive.

Standards

This section establishes standards and levels of service that determine the development, maintenance, and improvement of public facilities and services in Santa Maria. These standards ensure equity, efficiency, and quality in service delivery while supporting the City's long-term goals.

Library Standards

The City's library service ratio is 0.5 square feet of library space per capita and 1.5 to 2 books per capita (*Policy PFS-5.1:*). For more on library services, see Libraries.

Policy Framework

Major Infrastructure

Goal PFS-1: Public infrastructure. Public infrastructure provides a high level of service for the existing population and keeps pace with planned growth.

Policy PFS-1.1: Resource and infrastructure capacities. Maintain resource and infrastructure standards and capacities to meet the city's existing and future needs.

Action PFS-1.1.1: Conduct an analysis of the impacts of Accessory Dwelling Units (ADUs) and increased density on public services and infrastructure, identifying areas where these changes may require system upgrades to maintain service levels.

Action PFS-1.1.2: Review and update the City's Growth Mitigation Program (Assembly Bill 1600 fees) to ensure it effectively addresses the impacts of a growing population and infrastructure demands.

Policy PFS-1.2: Wastewater system. Maintain a wastewater collection, treatment, and disposal system capable of meeting the daily and peak demand of existing and future residents and businesses.

Goal PFS-2: Water resources. High-quality drinking water supply meets existing and future water demands. [2]

Policy PFS-2.1: Water system. Maintain and expand the existing water system to meet the daily and peak demands of existing and future residents and businesses.

Policy PFS-2.2: Supply portfolio. Improve the reliability of the water supply for current and projected demand by diversifying the City's water supply portfolio, including maintaining and increasing the City's groundwater wells, exploring additional sources of water supply, and supporting the State Water project.

Policy PFS-2.3: Groundwater. Improve the long-term recharge of the Santa Maria Valley Groundwater Basin by retaining natural watershed areas, developing regional recharge basins, and minimizing impervious surfaces in new development.

Policy PFS-2.4: Regional coordination. Participate in regional coordination targeting aquifer recharge and sustainable groundwater supply.

[2] Please see the Safety and Conservation and Open Space Elements for additional policies and actions focused on water resources, groundwater, and water quality.

Policy PFS-2.5: Water quality. Ensure the potable water supply meets all federal and State water quality standards.

Action PFS-2.5.1: Monitor and treat, if necessary, public drinking water to meet safe drinking water standards.

Policy PFS-2.6: Efficient water use. Participate in and implement programs and measures that promote the efficient use of water.

Goal PFS-3: Stormwater management. The stormwater management system mitigates flood risks, enhances water quality, and promotes environmental health. [3]

Policy PFS-3.1: Conveyance of surface drainage. Convey surface drainage safely through the use of retardation basins, storm drains, recharge basins, and other infrastructure.

Action PFS-3.1.1: Continue to update relevant City plans to address stormwater management, improve flood resilience, and reduce the impact of surface runoff.

Action PFS-3.1.2: Study a potential assessment district for funding regional stormwater programs.

Action PFS-3.1.3: Review and update the City's Grading and Drainage Standards.

Action PFS-3.1.4: Implement capital improvement projects to prevent impacts from localized flooding events.

Goal PFS-4: Annexation. Infrastructure, parks, and recreational facilities meet the needs of newly annexed parts of the city.

Policy PFS-4.1: Recreational and park facilities. Develop recreational and park facilities in annexed areas to meet the needs of new residents, following standards for equitable access to parks and integrating recreational amenities into neighborhood planning.

Policy PFS-4.2: Infrastructure and municipal services. Ensure that annexed areas receive adequate infrastructure and municipal services, aligning with the City's overall growth plan.

Policy PFS-4.3: Schools. Collaborate with local school districts to identify and reserve appropriate sites for new schools in annexed areas.

[3] Please see the Safety and Conservation and Open Space Elements for additional stormwater management policies and actions.

Libraries

Goal PFS-5: High-quality libraries. An accessible, modern library system fosters lifelong learning, facilitates community engagement, and supports youth development through innovative services and resources.[4]

Policy PFS-5.1: Library service. Maintain a ratio of 0.5 square feet of library space per capita and 1.5 to 2 books per capita to keep library services apace with community growth.

Policy PFS-5.2: Accessible libraries. Promote equitable access to library services through ADA compliance, branch locations, mobile libraries, online resources for existing and future residents, and collaborations with school districts.

Policy PFS-5.3: Youth and after-school programming. Expand library programming that supports youth education, literacy, and enrichment through after-school and summer programs.

Public Buildings

Goal PFS-6: Publicly owned buildings. City-owned buildings effectively serve public needs, honor historic assets, and provide adaptable, multi-use spaces that evolve alongside the community.[5]

Policy PFS-6.1: City Hall and area governmental services. Maintain and enhance City Hall as a central hub for government services and community engagement by ensuring accessibility, modernizing facilities, and creating a welcoming environment for residents.

Policy PFS-6.2: Attractive and water-efficient landscaping. Design new and renovated landscaping at all City buildings to efficiently use water.

Policy PFS-6.3: Historic City-owned buildings. Preserve and rehabilitate historic City-owned buildings to maintain their cultural and architectural significance.

Policy PFS-6.4: Energy efficiency. To reduce operating and maintenance costs, identify opportunities for environmental performance improvements (e.g., rooftop solar, equipment replacements, audits, retro-commissioning, and building retrofits) to City-owned buildings.

Policy PFS-6.5: Strategic siting. Promote the co-location of public parks and City facilities to enhance access to services and green space.

[4] Please see the Health and Environmental Justice Element for additional policies and actions focused on public facilities.
[5] Please see the Safety Element for policies and actions focused on critical facilities and related resilience/adaptation improvements as well as the Health and Environmental Justice Element for additional policies and actions focused on public facilities.

Policy PFS-6.6: Multi-use facilities. Design new City-owned buildings to be adaptable for multiple uses by integrating flexible floor plans and multi-functional spaces that support diverse community needs, gatherings, and events.

Policy PFS-6.7: Civic Arts Center. Support the development of a Civic Arts Center to showcase Santa Maria's diverse cultural talent. Collaborate with community partners to identify a suitable site, secure funding, and ensure the facility serves as both a cultural hub and an economic driver for the city.

Police

Goal PFS-7: Police facilities. Well-planned police facilities ensure public safety and ensure effective, responsive policing. [6]

Policy PFS-7.1: Strategic facilities siting. Locate police facilities to provide efficient coverage and improve response times throughout the city, strategically situating services to ensure broad access and address areas with higher emergency needs.

Fire

Goal PFS-8: Fire protection facilities and services. A highly effective fire protection system with well-planned facilities safeguards lives, property, and environmental resources. [7]

Policy PFS-8.1: Fire protection facilities. Continue monitoring the City's existing and projected fire protection service levels to inform facilities siting and resource allocation.

Solid Waste

Goal PFS-9: Solid waste systems. An efficient, sustainable solid waste system minimizes landfill use, advances recycling efforts, and fosters regional cooperation to reduce environmental impact. [8]

Policy PFS-9.1: Waste diversion. Divert waste to meet State and federal mandates, focusing on community education, recycling programs, and incentives that reduce landfill dependency.

Policy PFS-9.2: Waste reduction through design. Promote sustainable building practices that reduce waste generation by encouraging developers to incorporate materials reuse, waste reduction, and recycling into their designs.

[6] Please see the Safety Element for policies and actions related to police response times.
[7] Please see the Safety Element for additional fire policies and actions.
[8] Please see the Safety and Health and Environmental Justice Elements for hazardous waste policies and actions.

Policy PFS-9.3: Regional cooperation. Collaborate with other agencies to develop coordinated waste management solutions, supporting a unified approach to recycling, waste diversion, and sustainable practices.

Schools

Goal PFS-10: Public and private schools. A collaborative relationship with educational institutions delivers high-quality education, provides safe and supportive environments, and enriches the lives of students and community members alike.[9]

Policy PFS-10.1: School enrollment. Continue to work with the Santa Maria-Bonita School District, Orcutt Union School District, private schools, and charter schools to monitor local K-12 enrollment and plan for impacts related to growth or decline.

Policy PFS-10.2: School siting. Work with public school districts, private schools, and charter schools to identify potential school sites to meet future growth, while being sensitive to adjacent uses. *For more on land use conflicts, see Land Use Goal LU-13.*

Policy PFS-10.3: Educational programming and afterschool care. Partner with schools to expand access to educational and afterschool programming that is affordable, inclusive, and supportive of working families.

Policy PFS-10.4: Hancock College. Support the expansion of Hancock College's facilities and services outlined in their Facilities Master Plan in a manner that is compatible with the existing campus and surrounding neighborhoods.

[9] Please see the Economic Development Element for policies and actions related to educational opportunities and the Health and Environmental Justice Element for additional policies and actions focused on public facilities and childcare.



Santa Maria General Plan

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Recreation and Parks Element

Final Draft | May 5, 2026



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Introduction

Though not a required Element, the Recreation and Parks Element is included in the General Plan to reflect the City's dedication to providing high-quality recreational and park facilities and programming for all residents. In the previous General Plan, these topics were addressed in the Resource Management Element.

The Recreation and Parks Element focuses on recreational facilities, trails, recreational programming, arts and culture programming, and parks.

This Element consists of three main sections: Background, Issues and Opportunities, and Recreation and Parks Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Recreation and Parks Policies* section establishes regulatory standards and outlines the City's Recreation and Parks goals, policies, and implementation actions.

The Recreation and Parks Element guides the development of a high-quality recreation and parks system that serves all Santa Maria residents. It prioritizes equitable access to modern recreational facilities, a comprehensive trails system, well-maintained parks, and inclusive programming for all ages and backgrounds. The Element also ensures that new neighborhoods and historically underserved areas receive adequate park and recreational facilities. Through strategic investments, partnerships, and sustainable design, Santa Maria can provide a connected and vibrant system of parks and recreation amenities.



Recreation and Parks Administrative Office

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Background

This section introduces existing conditions and trends related to priorities addressed in the Recreation and Parks Policies.

Recreation

Facilities and Programming

The City of Santa Maria owns and operates a youth center, senior center, aquatics center, public green, and seven community centers (see Table REC-1, Figure REC-1) that support aquatics, youth and teen services, senior programs, arts, sports, and special events. As of 2026, the City is constructing a new Sports Complex in the Blosser Southeast Area 5B Specific Plan area to expand athletic facilities and programming opportunities for residents. The roughly 21-acre complex is intended to provide additional multipurpose playing fields and supporting amenities to address ongoing demand for youth and adult sports, while also creating flexible space for community events. This investment supports the City's broader recreation system by increasing capacity and enhancing opportunities for organized and informal sports programming.

The City also supplements its facilities through joint use of school gyms and fields and private providers such as the YMCA and Boys and Girls Club. Additional private recreational amenities that the City does not own or maintain benefit residents who have access to these amenities.



Paddleboard Yoga Class at the Paul Nelson Aquatics Center.

Table REC-1: Recreational Facilities

Facility	Type	Address
Abel Maldonado Community Youth Center	Youth community center	600 S. McClelland Street
Atkinson Park Community Center	Community center	1000 N. Railroad Avenue
Blosser Ranch Sports Complex	Recreation (Sports fields, playgrounds)	Southwest corner of Stowell Road and Depot Street
Bob Orach Park Neighborhood Community Center	Community center	1800 Westgate Road
Edwards Community Center (at Sierra Vista Park)	Community center	809 Panther Drive
Elwin Mussell Senior Center (at Alice Trefts Park)	Senior center	510 E. Park Avenue
Grogan Park Community Center	Community center	1155 W. Rancho Verde
Hagerman Sports Complex	Recreation (sports fields)	3300 Skyway Drive
Joslyn Bowling Green	Public green	420 S. McClelland Street
Maramonte Community Center	Community center	620 E. Sunrise Drive
Minami Community Center (at Adam Park)	Community center	600 W. Enos Drive
Newlove Community Building	Community building	1619 S. Thornburg Street
Paul Nelson Aquatic Center (at Simas Park)	Aquatic center	516 S. McClelland Street
Veterans' Memorial Community Center	Community center	313 W. Tunnel Street

Source: City of Santa Maria, 2020

Trail System

Santa Maria's trail system includes 4.7 miles of Class 1 shared-use paths, 7.1 miles of trails within City limits, and an additional 14 miles of trails at Los Flores Ranch Park (see Figure REC-2). The City's Active Transportation Plan (ATP) covers the planning, maintenance, and enhancement of the trails system. The most recently adopted ATP (2020) proposes improvements to existing trail amenities, including wayfinding, seating, lighting, and a planned increase to 26.3 miles of Class 1 shared-use paths.

Figure REC-1: Recreational Facilities

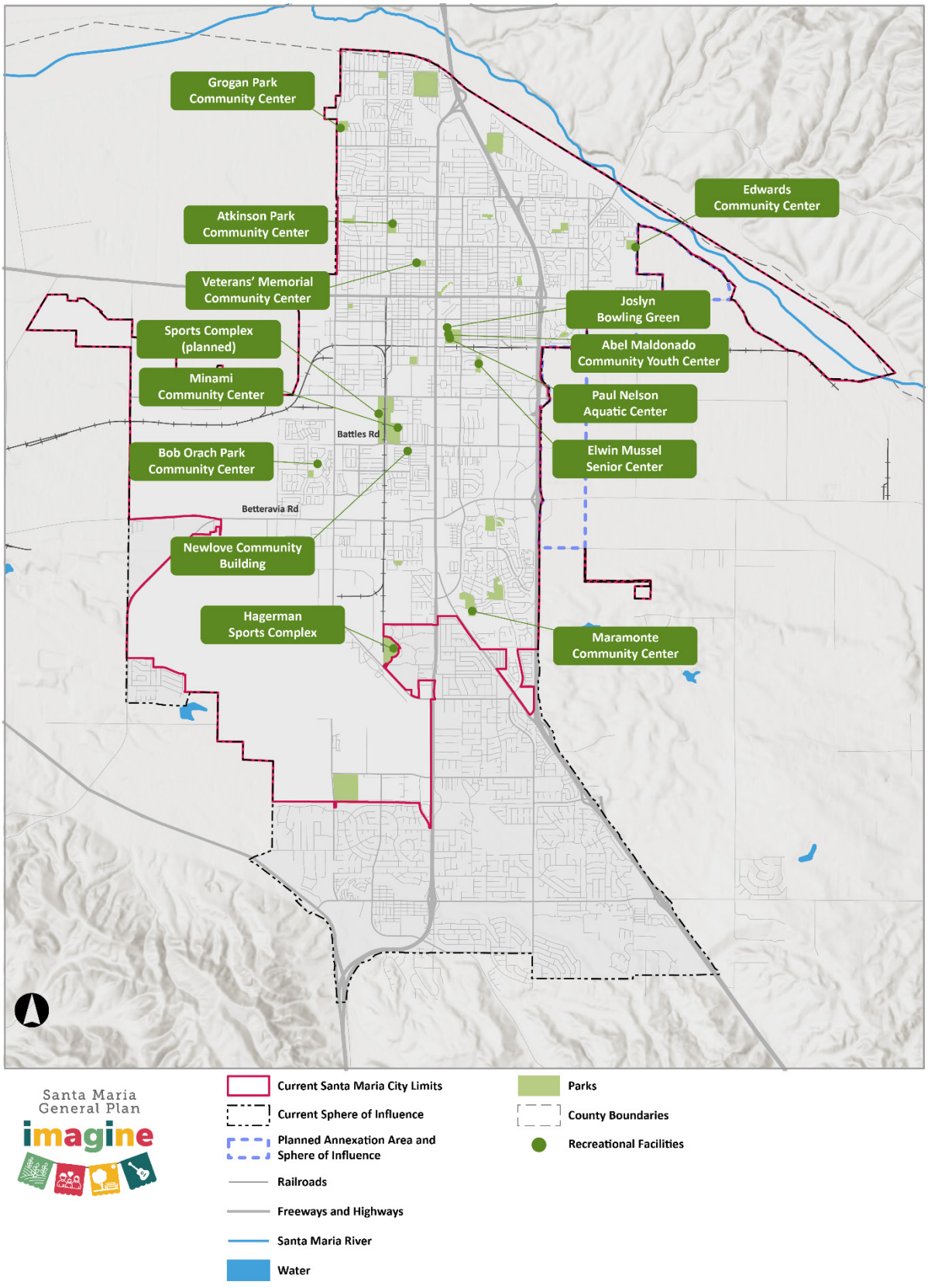
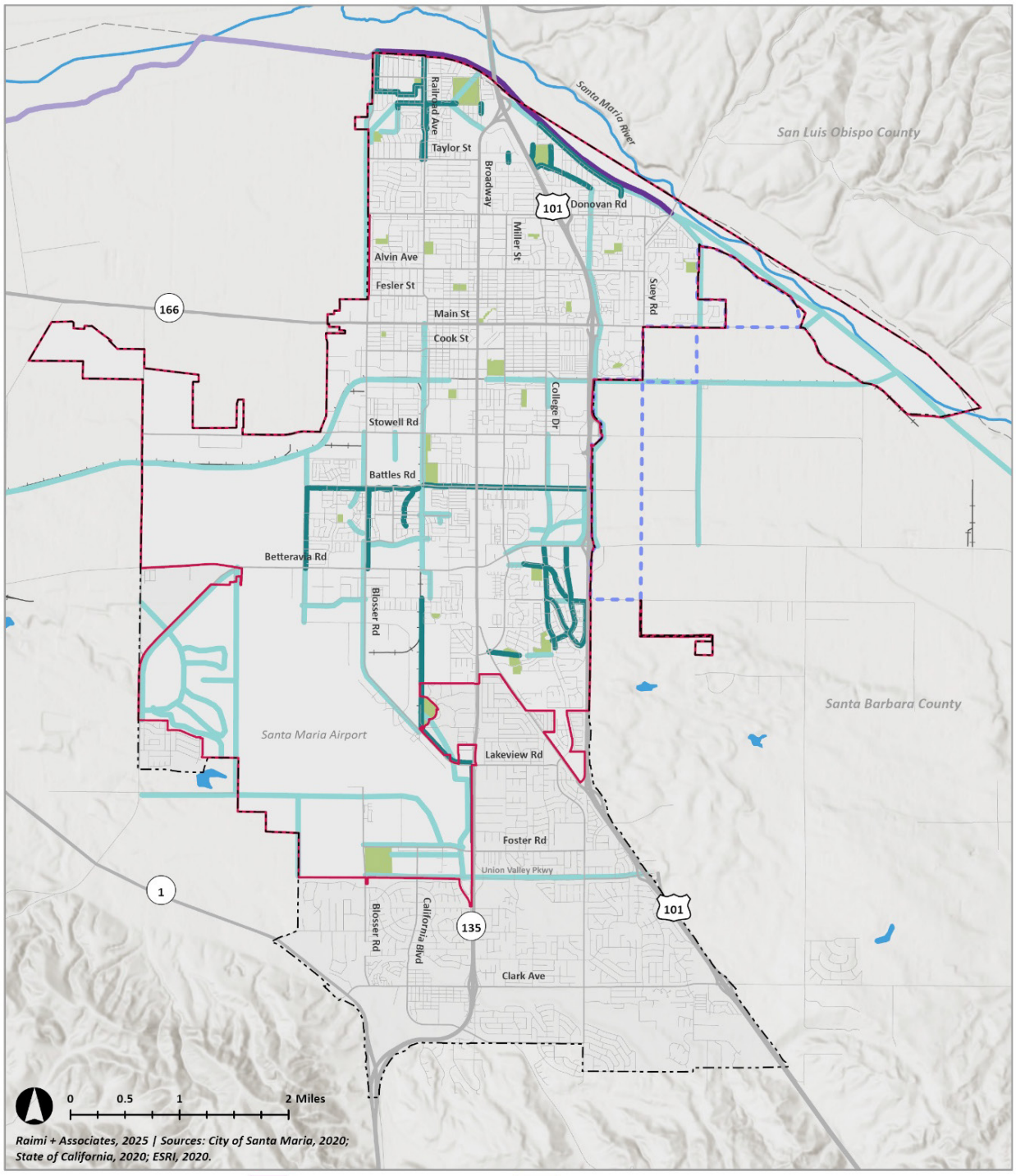


Figure REC-2: Trail System



**While the Levee Trail is owned by the Santa Barbara County Flood Control and Water Conservation District, the City maintains a use agreement and provides maintenance and litter clean-up.*

Parks

The City of Santa Maria owns and maintains 30 parks (see Figure REC-3, Table REC-2). Additional park facilities include Los Flores Ranch Park and County-managed parks such as Waller and Orcutt Community Parks.



Multiple children playing at Russell Park located on the west side of the City.



Children playing at Acquistapace Park.

Leisure Needs Assessment and Action Plan

The Leisure Needs Assessment and Action Plan is updated every five years to reflect recreational trends and demographic shifts in the planning of recreation and park services improvements. The Plan is developed by the Recreation and Parks Department and the Recreation and Parks Commission, with input from Santa Maria community members. The Plan assesses community priorities, evaluates progress, and establishes goals for recreation and park programs and facilities. The Leisure Needs Assessment and Action Plan will be one of the primary means of implementing the Recreation and Parks Element.





Top left: Adult playing pickleball at the Hagerman Sports Complex.

Top right: Teens gather for a basketball tournament at the Abel Maldonado Community Youth Center.



Bottom: Children play with an inflatable soccer goal at a community event hosted by the Recreation and Parks Department.

Figure REC-3: Existing Parks

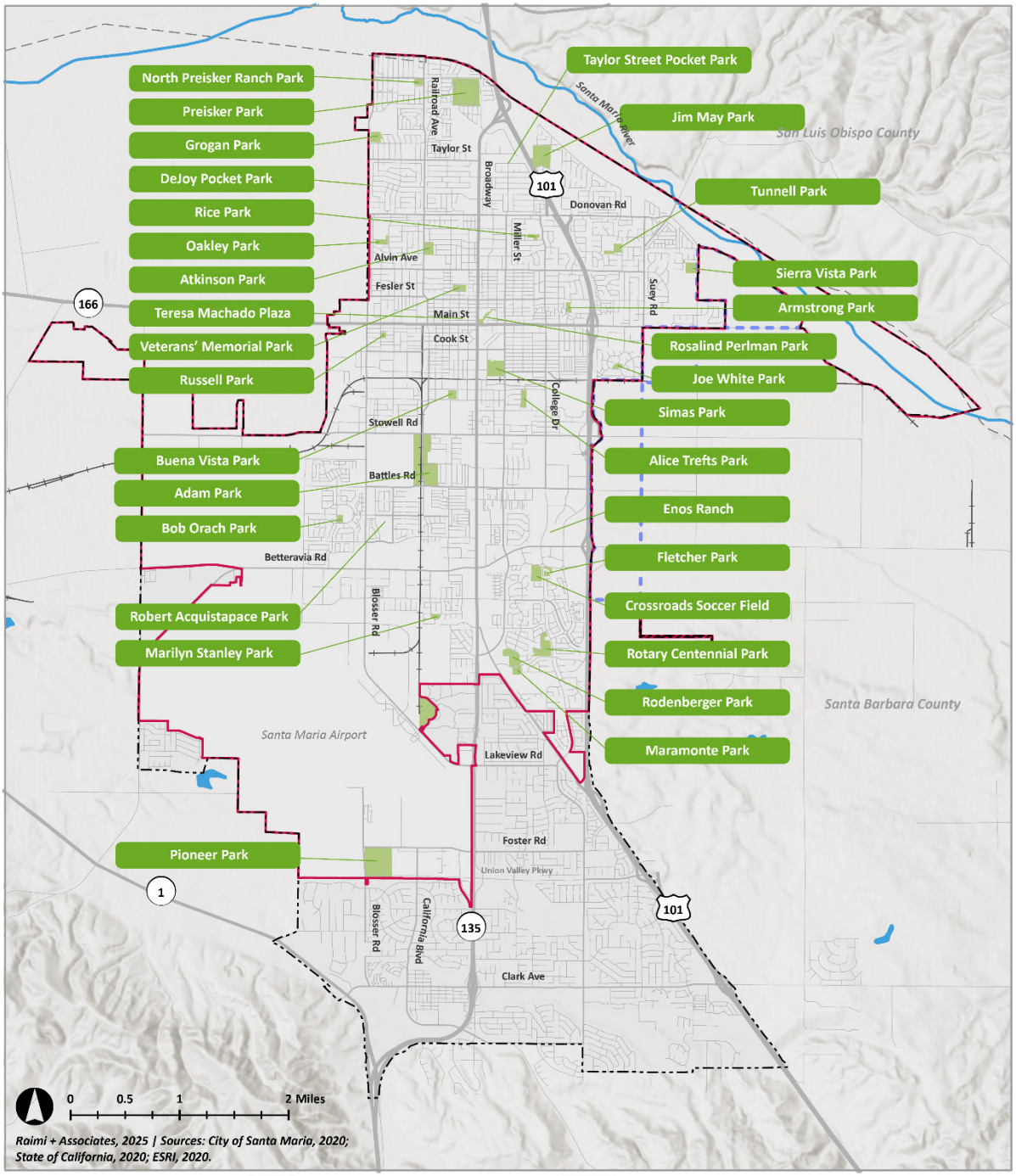


Table REC-2: Park Facilities

Park	Total Acreage
Adam Park	32.47
Alice Trefts Park	5.05
Armstrong Park	2.71
Atkinson Park	7.55
Buena Vista Park	4.03
DeJoy Pocket Park	0.16
Enos Ranch Park	6.22
Fletcher Park	2.83
Grogan Park	6.15
Jim May Park	15.59
Joe White Park	2.5
Maramonte Park (South)	3.56
Maramonte Park (North)	5.31
Marilyn Stanley Park	1.98
Memorial Park	4.42
North Preisker Ranch Park	3.03
Oakley Park	6.36
Simas Park	12.53*
Pioneer Park	15
Preisker Park	38.93
Rice Park	2.5
Robert Aquistapace Park	1.8
Rodenberger Park	5.13
Rosalind Perlman Park	2.87
Rotary Centennial Park	16.9
Russell Park	1.36
Sierra Vista (Edwards) Park	6.5
Taylor Pocket Park	0.15
Teresa Machado Plaza	0.67

Park	Total Acreage
Tunnell Park	6.68
Westgate Ranch (Bob Orach Park)	2.35

**Acreage includes Paul Nelson Aquatic Center, Abel Maldonado Community Youth Center, and Elk's Field*

Source: Santa Maria Recreation and Parks Leisure Needs Assessment and Action Plan, 2025.



Children's playground at North Preisker Ranch Park.

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Issues and Opportunities

This section describes the issues and opportunities that informed the Recreation and Parks Policies.

Equitable access to parks and recreation facilities. As of 2020, Santa Maria's park service ratio of 2.5 acres per 1,000 residents fell short of the City's goal of 5 acres per 1,000 residents. Notable underserved areas include:

- The northwest, between Blosser Road, Taylor Street, Broadway (SR-135), and Donovan Road;
- Portions of the area north of Main Street, between Broadway and US-101 and east of US-101;
- The area north of Stowell Road, east of Broadway, south of Main Street (SR-166), and west of US-101; and,
- The residential area north of Betteravia Road, east of Blosser Road, south of Battles Road, and west of Broadway

Access to recreational facilities is limited in some areas of the city, but most residential areas are planned with parks that are accessible, many within walking distance. As the city grows, it will be critical to close these service gaps by prioritizing park development in underserved areas, improving access through joint-use agreements, and investing in mobile facilities. For instance, the development of the planned Sports Complex represents an opportunity to expand access to athletic facilities and relieve pressure on existing facilities by providing additional capacity for youth and adult sports programming.

Park quality and capacity. Population growth over the last 25 to 30 years has contributed to overcrowding at many parks, and this trend is expected to continue unless new parkland is added or existing facilities are expanded. To meet the City's park service goal today would require over 270 acres of new parkland, and over 440 acres by 2050. In addition to park expansion, it will be important to optimize underutilized portions of existing parks and to incorporate new parks into future Specific Plans.

Safety and accessibility in park design. Park access is limited for some residents due to safety concerns related to lighting, visibility, and street crossings. Improving safety with lighting, marked crosswalks, and clear sightlines can increase comfort and encourage use, particularly for children, seniors, and individuals with limited mobility. Ensuring that parks incorporate universal design principles and prioritize pedestrian and bicycle access will also help create safer, more welcoming facilities.

Arts, culture, and community identity. Santa Maria can strengthen its cultural identity through an expanded arts and culture program. Integrating performances and culturally diverse events can build community pride, celebrate diversity, and activate underutilized spaces. By implementing the Public Art Master Plan, the City has the opportunity to beautify its public spaces while showcasing Santa Maria's rich history, ethnic diversity, and appreciation for the arts. Partnerships with local artists and cultural organizations can help expand programming, attract broader participation, and reinforce parks as vital community centers.

Annexation and growth. As Santa Maria continues to grow through annexation, the City must ensure that new neighborhoods receive adequate parks and recreation services. Phased development, sustainable design, and innovative funding strategies can help the City maintain high-quality park and recreation services while accommodating future growth.






Top left: Musicians playing at a community event; Top right: Community members painting a utility box; Bottom left: Public Art on utility boxes; Bottom right Image: Performers at a local cultural event.



Mural painted at Machado Plaza in Santa Maria's Downtown.

Recreation and Parks Policies

The Recreation and Parks policies are organized into two sections that, together, create a comprehensive roadmap for the maintenance and enhancement of recreational and parks facilities and programming.

The *Standards and Diagrams* section defines regulatory requirements. Standards establish levels of quality or quantity that must be complied with or satisfied, while diagrams visually illustrate the intent or application of specific policies.

The *Policy Framework* section outlines Recreation and Parks goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Recreation and Parks Element respond to Santa Maria's evolving needs by promoting a modern, well-maintained, and accessible parks and recreation system.

The Element emphasizes expanding and upgrading parks and recreational facilities to meet service standards and accommodate a growing population, while improving connectivity through a comprehensive trails system and shared use of public lands (Goals REC-1 and REC-2).

The Element advances diverse and inclusive recreational programming, including mobile programs, cultural activities, and targeted outreach in multiple languages to foster diversity and ensure all residents can participate (Goal REC-3). The Element also establishes a process for monitoring community needs so that the City can respond proactively (Goal REC-4), while emphasizing equity and targeted investment in underserved neighborhoods (Goal REC-5).

To ensure long-term effectiveness of the system, the Element focuses on maintenance, safety, and cost-effective management strategies (Goal REC-6) as well as partnerships with schools, nonprofits, and the private sector to expand access and resources (Goal REC-7). Finally, the Element prioritizes environmental resilience and biodiversity through green infrastructure, sustainable landscaping, and the dual use of infrastructure for recreation and flood protection (Goal REC-8).

Standards

This section establishes standards and levels of service that determine the development, maintenance, and improvement of recreational and park facilities in Santa Maria. These standards ensure accessible, high-quality facilities while supporting the City's long-term goals.

Recreational Facilities Standards

The City's recreational facilities standards are outlined in Table REC-3 (*Policy REC-1.1*:).

Table REC-3: Recreational Facilities Standards

Classification	Standard: Unit / People
Youth Baseball/Softball Field	1 unit/6,000
Adult Softball Field	1 unit/10,000
Regulation Baseball (lighted) Field	1 unit/30,000
Soccer Field	1 unit/5,000
Football Field	1 unit/50,000
Tennis Court (lighted)	1 unit/2,000
Handball/Racquetball Court	1 unit/3,000
Community Center Building (4,000-8,000 sq ft)	1 unit/25,000
Social-Cultural Center (15,000-20,000 sq ft)	1 unit/75,000
Performing Arts Center (20,000-30,000 sq ft)	1 unit/75,000
Senior Center (10,000-15,000 sq ft)	1 unit/50,000
Visual Arts Workshop Studio	1 unit/50,000
Gymnasium (12,000-14,000 sq ft)	1 unit/25,000
Community Swimming Pool	1 unit/20,000
Aquatic Center (extended season; handicapped)	1 unit/50,000

Park Standard

The City's park standard is 5 acres of park space per 1,000 residents (*Policy REC-2.1*).[1]

Playground at a public park

[1] *For the purposes of this standard, the total acreage includes both parks and recreational facilities.*

Policy Framework

Goal REC-1: Modern recreational facilities. A comprehensive and well-integrated system of modern recreational facilities is accessible to all Santa Maria residents.

Policy REC-1.1: Facilities standards. Maintain the standards outlined in Table REC-3 as recreational facilities are renovated and expanded.

Policy REC-1.2: Temporary facilities. Construct and maintain temporary recreational facilities to address short-term needs or serve areas awaiting permanent facility development. Temporary amenities should meet basic recreational needs and be removed or upgraded once permanent facilities are available.

Policy REC-1.3: Multi-use public lands. Promote the shared use of public lands where feasible for recreational purposes.

Policy REC-1.4: Existing facilities. Ensure existing recreational facilities and infrastructure are equally maintained in light of planned facilities in newly annexed parts of the city.

Policy REC-1.5: Trail system. Develop a system of accessible, well-maintained trails[2] that connects neighborhoods, parks, and open spaces and supports multiple uses, such as walking, biking, and running.

Action REC-1.5.1: Expand the scope of the City's Active Transportation Plan to create a new, more robust Trail System Master Plan.

Action REC-1.5.2: Implement and regularly update the Santa Maria Active Transportation Plan to enable safe pedestrian and cyclist connections to recreational facilities.

Goal REC-2: High-quality parks. A robust network of high-quality parks meets the diverse needs of all Santa Maria residents.[3]

Policy REC-2.1: Park standard. Maintain the City's standard of 5 acres of park space per 1,000 residents, primarily in areas directly adjacent to residential and commercial developments.

Action REC-2.1.1: Adopt a park classification system to support strategic growth and management of park facilities.

[2] Please see the City's Active Transportation Plan for a map of all trails.
[3] Please see the Health and Environmental Justice Element for policies and actions focused on parks and facilities improvements in disadvantaged neighborhoods.

Policy REC-2.2: Mitigation fees. Require developers to pay park mitigation fees to ensure that new developments contribute to the expansion and rehabilitation of parks facilities.[4]

Action REC-2.2.1: Regularly review and update park mitigation fees to reflect current needs and construction costs.

Policy REC-2.3: Park grants. Pursue federal, state, and regional grant opportunities to support the development, improvement, and maintenance of parks and facilities.

Goal REC-3: Inclusive programming. A diverse array of programming is inclusive, engaging, and responsive to the community, strengthening resident wellness, social connection, and cultural engagement.

Policy REC-3.1: Inclusive programming. Offer inclusive and diverse recreational programming that meets the varied needs of all residents, including programs in Spanish, Mixteco, and Tagalog.

Policy REC-3.2: Mobile programming. Implement mobile recreational activities to reach underserved areas, bringing programs directly to neighborhoods to ensure equitable access to recreation across the city.

Policy REC-3.3: Arts and culture. Incorporate public art, cultural activities, and musical and theater performances into park spaces to foster community identity. When possible, partner with Santa Maria-based artists and organizations.[5]

Action REC-3.3.1: Implement the City's Public Art Master Plan by collaborating with stakeholders, artists, and arts organizations to enhance public spaces and celebrate the city's rich arts heritage.

Policy REC-3.4: Community events. Continue to promote local community events that celebrate the city's cultural diversity, foster neighborhood pride, and strengthen community bonds. Facilitate events in public spaces, parks, and community centers, prioritizing activities that are inclusive, accessible, and reflective of residents' interests.

Policy REC-3.5: Youth and senior programming. Expand programs for youth and seniors, as necessary, to support healthy lifestyles and social connections, fostering physical activity, creative expression, and intergenerational community-building.

Policy REC-3.6: Aquatics. Continue to develop and expand aquatic programs and facilities to promote water safety, swimming skills, and recreational enjoyment for residents of all ages and abilities.

[4] Please see the Land Use and Circulation Elements for additional policies and actions related to development impact and mitigation fees.
[5] Please see the Conservation and Open Space Element for additional cultural resource policies and actions.

Policy REC-3.7: Marketing and outreach. Use social media, community events, and partnerships with local organizations to increase awareness and participation in the City's recreation and parks programs.

Goal REC-4: Conditions and demand monitoring. Recreational and park facilities are safe, functional, accessible, and meet City standards.

Policy REC-4.1: Facilities monitoring. Monitor growth and demographics to anticipate demand for recreational and park facilities to ensure adequate amenities are available to serve both existing and future residents.

Action REC-4.1.1: Implement and regularly update the Leisure Needs Assessment and Action Plan to guide investment in community facilities, ensuring balanced support for both structured and unstructured recreation spaces.

Action REC-4.1.2: Update the Leisure Needs Assessment and Action Plan every 5 years to support the planning, development, operation, and funding of recreational and park facilities and programs in the planning area. The Assessment will also evaluate the conditions of these facilities and programs to ensure City standards are being met.

Action REC-4.1.3: Designate opportunity areas where future investments should be prioritized, with a specific focus on disadvantaged communities and historically underinvested neighborhoods.

Goal REC-5: Park access. Equitable and barrier-free parks and recreational spaces are accessible for all Santa Maria residents, with facilities that are well distributed and inclusive to residents of all ages and abilities.[6]

Policy REC-5.1: Park distribution. Strive to provide an equitable distribution of park facilities across all neighborhoods, with a focus on addressing gaps in underserved areas by prioritizing park development in areas with limited access.

Action REC-5.1.1: Create a citywide map indicating parks, open spaces, and walking distances to each to identify gaps in access and address equitable distribution of facilities.

Policy REC-5.2: Universal design. Incorporate universal design principles in the development and renovation of parks to ensure that recreational spaces are usable by people of all ages and abilities. Design parks to include accessible paths, inclusive playgrounds, and other amenities that accommodate individuals with disabilities, ensuring full participation and enjoyment for all.

Policy REC-5.3: Senate Bill 1000 neighborhoods. Target new park improvements in Senate Bill (SB) 1000 disadvantaged communities (DACs) to improve public health outcomes, reduce heat island effects, and address long-standing inequities in access to park space.

[6] Please see the Health and Environmental Justice Element for policies and actions focused on park access.

Policy REC-5.4: Nuisance mitigation. Avoid locating parks near high-volume roads, highways, or other sources of pollution to minimize exposure to noise, air pollution, and safety hazards. When proximity to such infrastructure is unavoidable, incorporate design features such as sound barriers, vegetation buffers, and safe crossings to mitigate potential health impacts.[7]

Goal REC-6: Amenities and maintenance. Recreational and park facilities are well maintained.

Policy REC-6.1: Facilities maintenance. Conduct routine maintenance of recreational and park facilities, including upkeep, repairs, and enhancements to ensure long-term usability and safety.

Policy REC-6.2: Maintenance districts. Require that residential and commercial developments that require a conditional use or planned development permit be annexed into a Landscape Maintenance District (LMD) and, depending upon the amount of proposed public easement landscaping, a Special Benefit Zone (SBZ).

Policy REC-6.3: Cost-efficient maintenance. Implement cost-effective maintenance strategies for parks facilities to ensure long-term sustainability, such as drought-tolerant landscaping and the use of smart irrigation technologies to reduce operational costs.

Action REC-6.3.1: Study potential maintenance funding mechanisms and develop strategies to seek sustained funding, which may include the following: funding from public and private partners; bonds and tax measures; assessment districts; and expanding fee-based recreational programming and leasing agreements.

Policy REC-6.4: Safety. Promote safety in parks by implementing Crime Prevention Through Environmental Design (CPTED) features—such as adequate lighting, clear sightlines, surveillance, and strategic landscaping—and supporting Park Rangers tasked with patrols of park facilities.

Policy REC-6.5: Vandalism. Reduce vandalism through proactive strategies such as regular maintenance and the use of vandal-resistant materials.

Policy REC-6.6: Community support. Create a network of volunteers to assist in maintaining park and recreational areas. Consider mobilizing after-school programs, local businesses, and non-profit organizations to assist with small maintenance, landscaping, and clean-up projects.

[7] Please see the Land Use, Circulation, Noise, and Health and Environmental Justice Elements for policies and actions related to land use conflicts.

Goal REC-7: Partnerships. Partnerships with public and private entities expand access to recreational and park facilities and services to maximize the availability of resources for the community.

Policy REC-7.1: Joint use agreements. Increase recreational resources through continued coordination with the Santa Maria school districts, Allan Hancock Community College, and Santa Barbara County.

Policy REC-7.2: County facilities. Facilitate access to County-owned recreational facilities for city residents through cooperative agreements, ensuring that City and County assets complement one another to provide seamless service.

Policy REC-7.3: Public-private partnerships. Encourage public-private partnerships to enhance recreational amenities and programming where public amenities are not available.

Policy REC-7.4: Programming partnerships. Partner with local organizations to develop a multipurpose recreational facility for outdoor events.

Goal REC-8: Resilient parks. Parks and recreational spaces are resilient to environmental challenges and enhance local biodiversity.[8]

Policy REC-8.1: Protection of open space. Preserve and expand open spaces in public parks that provide ecological and scenic benefits for residents.

Policy REC-8.2: Flood protection. Incorporate flood management strategies into park areas, utilizing green spaces for stormwater detention to reduce flood risk and enhance public safety.

Policy REC-8.3: Dual-use infrastructure. New and existing retardation basins, drainage easements, utility easements, and open space corridors may be improved for recreational purposes as conditions to development – but only when the infrastructure is deemed to serve a public benefit, such as a regional recreation space for use by the general public (e.g. sports field). In such cases, the design, configuration, size, and public access must meet the requirements of the Recreation and Parks Department and the Public Works Department.

Policy REC-8.4: Sustainable landscaping. Promote the use of native plants and drought-tolerant landscaping to enhance ecological value, reduce water consumption, and support local wildlife.

[8] Please see the Conservation and Open Space Element for additional policies and actions focused on open space, natural habitat, stormwater management, and biodiversity.

Policy REC-8.5: Tree canopy and shade. Expand tree canopy coverage in parks to provide shade, reduce urban heat island effects, and enhance visitor comfort.[9]

Policy REC-8.6: Biodiversity. Support biodiversity in parks and open spaces by integrating ecological design elements and educational signage to enhance public awareness of urban conservation.

Policy REC-8.7: Green infrastructure. Incorporate green infrastructure elements, such as bioswales and permeable surfaces, into parks to manage stormwater and improve water quality.

[9] See the Conservation and Open Space Element for additional urban forestry policies and actions.



Santa Maria General Plan

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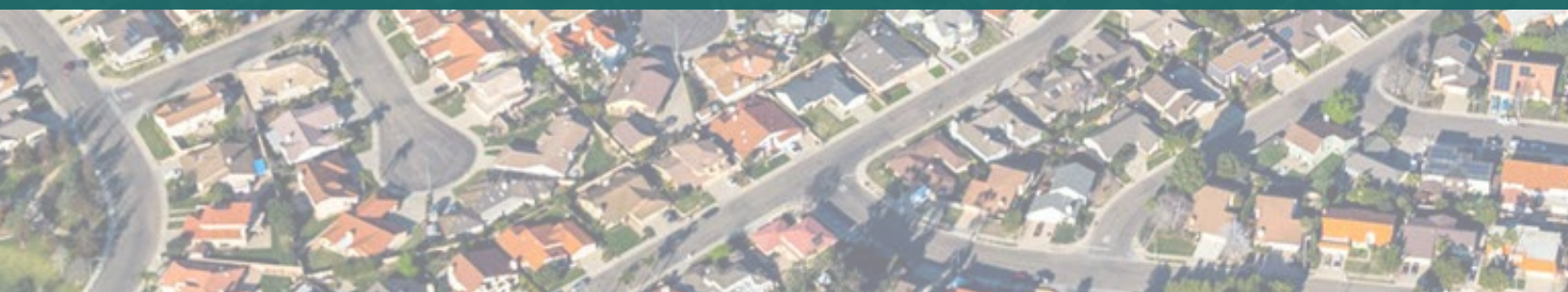
Economic Development Element

Final Draft | May 5, 2026



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Introduction

Though not a required Element, the Economic Development Element is included in the General Plan to reflect the City's dedication to providing economic opportunities for all residents, supporting local businesses, and improving the City's overall fiscal health. The Economic Development Element focuses on workforce development, local industry, education partnerships, regional partnerships, and tourism.

This Element consists of three main sections: Background, Issues and Opportunities, and Economic Development Policies. The *Background* section introduces existing conditions and trends related to priorities addressed in this Element. The *Issues and Opportunities* section describes the key issues and opportunities that shaped the Element. Finally, the *Economic Development Policies* section outlines the City's Economic Development goals, policies, and implementation actions.

The Economic Development Element provides a framework for fostering a diverse and resilient economy in Santa Maria. It supports high-quality jobs, educational and workforce development opportunities, and a business-friendly environment that encourages innovation and investment. The Element emphasizes the revitalization of commercial corridors and the Downtown area, support for key industries, and the enhancement of infrastructure and housing diversity to meet the needs of a growing community. Through regional collaboration, targeted industry support, and an expanded tourism sector, Santa Maria can bolster economic opportunities, strengthen its identity, and advance long-term prosperity for residents and businesses.



Enos Ranchos Shopping Center on Betteravia Road.



Santa Maria Town Center in Downtown Santa Maria. Credit: Spinoso Real Estate Group

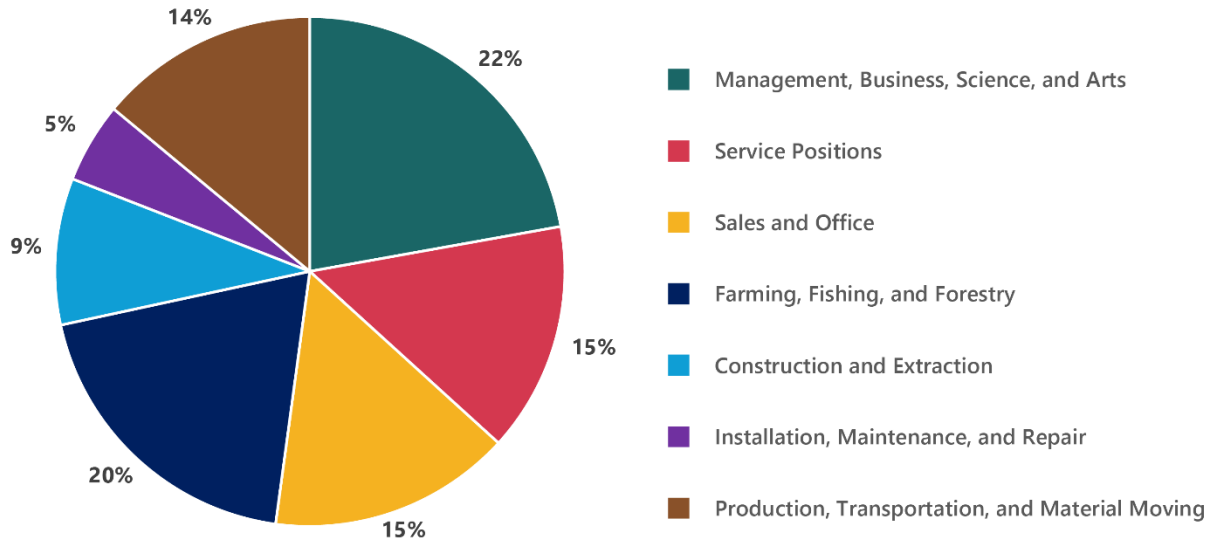
Background

This section introduces existing conditions and trends related to priorities addressed in the Economic Development Policies. Additional background information can be found in Appendix A: Existing Conditions Reports.

Local Industry

Santa Maria's agriculture and manufacturing sectors contribute significantly to local employment and economic activity (see occupationsFigure ECON-1). The city's location near Vandenberg Space Force Base has also strengthened local aerospace and defense-related industries. Roughly 40 percent of employed Santa Maria residents work within the city, while the remainder commute to surrounding areas such as Orcutt, Nipomo, Arroyo Grande, San Luis Obispo, Santa Barbara, and Vandenberg Space Force Base, highlighting Santa Maria's role within the broader regional labor market.

occupationsFigure ECON-1: Primary Industries and Occupations in Santa Maria



Source: American Communities Survey, 5-Year Estimate (2023)

Agriculture

Agriculture is an important part of the economy in Santa Barbara County. In 2023, the total gross value of agricultural crops and products was $1,875,978,000 (County of Santa Barbara 2024). More specifically, agriculture has been a substantial part of Santa Maria's economy since the early 20th century, with the region's fertile soils and favorable climate supporting a variety of crops. The Santa Maria Valley is particularly known for its strawberries, which are a major contributor to the local economy. Other important crops include wine grapes, broccoli, and cauliflower, which benefit from the region's temperate climate and productive soils.

Partnerships and Regional Collaboration

The City works closely with several local and regional economic development organizations, including the Santa Maria Valley Chamber of Commerce, REACH Central Coast, and EconAlliance. These organizations support various initiatives related to business development, workforce alignment, and regional planning. Santa Maria also partners with local educational institutions, namely Allan Hancock College and the Santa Maria Joint Union High School District, to support job training and workforce development.



Credit: Santa Maria Valley Chamber of Commerce

REACH

Ideas + Action for a Thriving Central Coast

Credit: Reach Central Coast



Credit: EconAlliance



Credit: Allan Hancock College

Tourism

Santa Maria is known for its Santa Maria-style barbecue, agricultural heritage, and proximity to natural attractions like the Guadalupe-Nipomo Dunes. Farmers' markets, farm-to-table restaurants, annual festivals such as the Strawberry Festival and Santa Barbara County Fair, the Elks Rodeo, and vintners' events support agricultural tourism. The city also benefits from its location near Vandenberg Space Force Base, where aerospace launches have the potential to attract visitors from across the state.

SANTA BARBARA County Fair
THE 5 BEST DAYS OF SUMMER

Credit: Santa Barbara County Fair.



Santa Maria Elks Rodeo Parade. Credit: Elks Lodge #1538.



Agricultural fields in the Santa Maria Valley.



Santa Maria Strawberry Festival. Credit: KSBY News

Issues and Opportunities

This section describes the issues and opportunities that informed the Economic Development Policies.

Workforce development and educational alignment. Santa Maria has a strong foundation in education and workforce services, supported by institutions such as Allan Hancock College and Santa Maria Joint Union High School District's Mark Richardson Career Technical Education Center, as well as programs like Build Your Workforce and the America's Job Center of California. Santa Maria Joint Union High School District and Allan Hancock College also offer college and career readiness programs for students, such as the College Readiness and Career Technical Education (CTE) Pathway, to strengthen the connection between education and workforce development. While the City has expanded opportunities for higher-paying jobs in manufacturing, the medical field, and agriculture, the limited availability of higher-wage jobs and more advanced training remains a challenge. Strengthening local partnerships can help Santa Maria grow a more skilled, locally employed workforce.

Support for target industries. Agriculture and manufacturing remain the backbone of Santa Maria's economy, and the city is well-positioned to attract high-growth sectors like aerospace, health care, renewable energy, and agricultural technology (ag-tech). The city's relatively affordable cost of living, development-friendly environment, and proximity to Vandenberg Space Force Base enhance its competitiveness in these sectors. However, limited land availability may limit the city's economic potential.



Credit: EconAlliance



Marian Regional Medical Center. Credit: Dignity Health

Downtown and corridor revitalization. Renewed investment can help transform Santa Maria's commercial corridors and Downtown area into vibrant economic hubs. Revitalizing these areas through mixed-use development, infill housing, and coworking-office space supports local businesses and creates lively destinations for residents and visitors.

Tourism and visitor economy. Santa Maria is uniquely positioned to grow its tourism sector by celebrating its regional identity and natural surroundings. The area's renowned barbecue, arts and cultural events, and proximity to destinations like the Santa Maria Valley Wine Country and Guadalupe-Nipomo Dunes offer a foundation for expanding tourism. Partnerships between the City, local businesses, and tourism organizations can promote events, improve visitor-serving infrastructure, and amplify agricultural tourism.

Regional collaboration. The City participates in several collaborative economic efforts that offer important opportunities to support business development, workforce alignment, and regional competitiveness. Continued coordination with Vandenberg Space Force Base, the Santa Maria Airport District, and educational institutions can advance the growth of target sectors.



Gateway Mixed-Use Project located on the northwest corner of Main Street and Broadway. This building was constructed in 2024 and is an example of recent revitalization efforts in the Downtown area.

Economic Development Policies

The Economic Development Policies address the key issues and opportunities identified above and establish a comprehensive roadmap for expanding economic and educational opportunities, strengthening local industry, and bolstering partnerships in the greater Santa Maria area.

The *Policy Framework* section outlines Economic Development goals, policies, and implementation actions. A goal describes the community's desired future. A policy is a specific statement of intent that guides decision-making. An action is an activity, procedure, program, or project that carries out a policy.

Policy Summary

The goals, policies, and implementation actions of the Economic Development Element foster a dynamic and resilient local economy by advancing educational and workforce opportunities, supporting existing businesses, and attracting new investment. The Framework is organized under four goal areas.

The first goal area aligns workforce development and educational opportunities with target industries through local partnerships, post-secondary program expansion, and career-readiness initiatives (Goal ECON-1). Through coordination with higher education institutions and regional programs, the aim is to ensure that residents are equipped with the skills needed for technically advanced jobs.

The second goal area fosters a supportive environment for business retention, expansion, and attraction by streamlining regulations, investing in infrastructure, and creating opportunities for infill and mixed-use development in key areas, especially Downtown (Goal ECON-2). Infrastructure investments and land use strategies are designed to support a diverse economy while maintaining affordability for both residents and employers.

Recognizing that economic success depends on collaboration, the third goal area focuses on public-private partnerships and regional cooperation to support innovation and entrepreneurship (Goal ECON-3).

The fourth goal area advances a targeted approach to tourism, placemaking, and branding that leverages Santa Maria's unique cultural identity, agricultural roots, and natural attractions to position the city as a vibrant destination for visitors and businesses (Goal ECON-4).

Policy Framework

Goal ECON-1: High-quality educational and economic opportunities. Santa Maria enjoys a growing economy that provides high-quality educational and expanded workforce opportunities for all residents.[1]

Policy ECON-1.1: Workforce development. Continue to support local workforce development programs (e.g., Build Your Workforce Program) and career services (e.g., America's Job Center of California) to connect businesses and individuals with funding, job training, and work experience, ensuring that residents are prepared for high-quality jobs.

Policy ECON-1.2: Coordinate support for job training. Coordinate with local higher education institutions and other partners in the regional workforce system to support job training and workforce development programs.

Action ECON-1.2.1: Lead or partner to prepare a local economic development strategic plan (EDSP). An EDSP would identify key target industries, detailed strategies, and an action matrix outlining roles and responsibilities, potential partnerships, funding sources, and near-term implementation timeframes (typically over a five-year period). The EDSP should align with and support existing regional plans.

Policy ECON-1.3: Post-secondary program expansion. Encourage expanding post-secondary education and training programs that support the workforce needs of Santa Maria's target industries, including expanded offerings through Allan Hancock College.

Policy ECON-1.4: Local job connections. Support local events and programs that connect job seekers with high-growth and target industries.

Goal ECON-2: Business growth support. Santa Maria supports the growth and prosperity of existing businesses and attracts new business and investment.[2]

Policy ECON-2.1: Business-friendly regulation. Maintain a regulatory environment that is business-friendly and appropriately aligned with attracting and/or supporting target industries.

Action ECON-2.1.1: Regularly review and update City permit procedures and fee schedules to improve efficiency and enhance clarity, thereby streamlining the permitting process. Identify opportunities to engage stakeholders in the review and recommendation process.

[1] Please see the Public Facilities and Services Element for policies focused on collaboration with educational institutions.
[2] Please see the Land Use Element for policies and actions related to downtown, infill, housing stock, corridors, and annexation.

Action ECON-2.1.2: Evaluate establishing regulatory or other incentives for target businesses that may provide significant household supportive employment, reinvestment in desired areas, and/or revenues to the City (e.g., retail, health care, aerospace, precision manufacturing, education, agricultural technology, clean technology, and renewable energy, etc.).

Policy ECON-2.2: Downtown and corridors vitality. Strengthen the vitality and development of Downtown, as well as mixed-use and commercial corridors and centers throughout Santa Maria, by allowing a range of uses, amenities, and spaces to accommodate retail, housing, coworking spaces, and offices.

Policy ECON-2.3: Infill development. Prioritize infill development opportunities to revitalize Downtown and bolster the unique identities of other neighborhoods throughout Santa Maria.

Policy ECON-2.4: Diverse housing products. Encourage the development of a full spectrum of housing products at all affordability levels to ensure a diverse and talented workforce can remain and grow locally.

Policy ECON-2.5: Sustainable infrastructure investment. Invest in resilient and sustainable infrastructure systems that serve the existing and future businesses and residents in Santa Maria.

Policy ECON-2.6: Business assistance efforts. Support efforts and organizations that assist with business planning and modernization assistance (e.g., scaling, technology adoption, site selection and development, continuity planning, etc.), especially support for marginalized entrepreneurs.

Policy ECON-2.7: Santa Maria Airport Business Park development and partnership. Support and promote the development of the Santa Maria Public Airport by working closely with the Airport District on updating the Airport Business Park Specific Plan, with a renewed focus on attracting light industrial, high-tech, and other target businesses.

Action ECON-2.7.1: Support the Airport District in the implementation of a targeted plan to attract and grow commercial air service, providing opportunities for local businesses and residents to initiate and complete travel locally.

Policy ECON-2.8: Annexation lands. Support efforts for the annexation of land into the city to promote business expansion and residential growth. Leverage annexation as a tool to accommodate economic development, enhance infrastructure, and create opportunities for sustainable urban growth.

Policy ECON-2.9: Local strategic planning. Plan for and participate in local strategic economic development efforts.

Goal ECON-3: Partnership-driven economic development. Economic development goals are advanced through collaboration and partnerships.

Policy ECON-3.1: Public-private partnerships. Develop public-private partnerships with high-growth and target industry partners to support existing businesses, educational and workforce training opportunities, and to expand into emerging industries.

Action ECON-3.1.1: Participate in regularly convening local leaders in the private sector, philanthropic organizations, and higher education institutions to ensure there is support for the development of new industries in the city and region.

Action ECON-3.1.2: Coordinate with partners to identify companies in target industries and engage target industry representatives to identify actions the City could take to support them in establishing or expanding their presence.

Policy ECON-3.2: Startup partnerships. Explore partnerships with higher education institutions and organizations to support the creation of incubators and business accelerator programs.

Policy ECON-3.3: Regional efforts. Actively participate in a coordinated, joint regional economic development program (with partners such as the Santa Maria Valley Chamber of Commerce, Regional Economic Action Coalition (REACH) Central Coast, EconAlliance, etc.).

Action ECON-3.3.1: Support strengthening of the regional workforce development system through partnerships aiming to align workforce training initiatives with industry needs, ensuring a well-prepared and competitive workforce.

Policy ECON-3.4: Aerospace and aviation regional collaboration. Develop strategic public-private partnerships with Vandenberg Space Force Base, the Santa Maria Airport District, private aerospace companies, and regional partners to advance economic development and to support educational and workforce initiatives in high-tech, aerospace, and defense industries.

Goal ECON-4: Strengthening tourism. Santa Maria is a unique destination that celebrates location, history, and community.

Policy ECON-4.1: Santa Maria as a destination. Support efforts to promote Santa Maria as a destination for tourism. Celebrate Santa Maria's unique, authentic identity, including attributes such as being the birthplace of Santa Maria-style barbeque as well as over 150 years of agricultural history. Leverage Santa Maria's distinctive location as the epicenter of the Central Coast, with access to a wide range of experiences including natural amenities (e.g., the Guadalupe-Nipomo Dunes), aerospace launches (Vandenberg Space Force Base), revitalization of the Downtown, agricultural tourism, wineries, and farm-to-table restaurants.

Action ECON-4.1.1: Continue and expand the offering of community events and opportunities that enable community members, businesses, and visitors to engage with local businesses.

Action ECON-4.1.2: Amplify Santa Maria's agricultural tourism industry through continued support of community events (e.g., farmers' markets, barbeque festivals, vintners' events, etc.) and partnerships.

Action ECON-4.1.3: Support public and private efforts to develop and/or enhance visitor-serving infrastructure in and around Santa Maria to help attract visitors, such as relocation of the fairgrounds, expansion/establishment of the performing arts and/or conference center, utilization of sports facilities for tournaments, and similar initiatives.

Policy ECON-4.2: High-quality amenities. Encourage the development of quality lodging, restaurants, and meeting facilities to meet the needs of businesses, residents, and their guests, and to bring visitors to the community.

Action ECON-4.2.1: Amend the Zoning Code to ensure that lodging and similar uses that serve short-term visitors (e.g., hotels, motels, bed and breakfasts) are appropriately allowed.

Policy ECON-4.3: Placemaking. Support a variety of revitalization and improvement programs focused on placemaking and beautification, such as façade improvements, public gathering places, public art, enhanced streetscapes and redesign of streets into pedestrian-friendly environments, and community events.[3]

Action ECON-4.3.1: Continue to pursue and secure grants and other funding to develop, improve, and invest in cultural amenities and public spaces.

Action ECON-4.3.2: Continue to implement and update, as needed, the City's Public Art Master Plan, Recreation and Parks Plan, Urban Forest Management Plan, and similar investment programs designed to enhance the attractiveness of Santa Maria as a place to live, work, play, and visit.

Policy ECON-4.4: Tourism-economic partnerships. Support and enhance the synergy between tourism promotion and economic development.

[3] Please see the Land Use and Health and Environmental Justice Elements for additional policies and actions focused on public and pedestrian-friendly community spaces.

Attachment E



City of Santa Maria
2045 General Plan Update

Final Environmental Impact Report, Volume 1

SCH# 2025020584

prepared by

City of Santa Maria

City of Santa Maria Community Development Department
110 South Pine Street, Suite 101
Santa Maria, California 93458
Contact: Dana Eady, Planning Division Manager

prepared with the assistance of

Rincon Consultants, Inc.

1530 Monterey Street, Suite D
San Luis Obispo, California 93401

February 2026

RINCON CONSULTANTS

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Appendices

Appendix A Mitigation Monitoring and Reporting Program

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1 Introduction

1.1 Final EIR Contents

This Final Environmental Impact Report (EIR) has been prepared by the City of Santa Maria (City) to evaluate the potential environmental impacts of the proposed 2045 General Plan Update (hereafter also referred to as "project").

Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15088 and 15132, the City of Santa Maria, as the lead agency, is required to evaluate comments on environmental issues received from persons who have reviewed the Draft EIR and to prepare written responses to those comments. This document together with the Draft EIR (incorporated by reference) comprise the Final EIR for the project. This Final EIR includes individual responses to each letter received during the public review period for the Draft EIR. In accordance with CEQA Guidelines Section 15088(c), the written responses describe the disposition of significant environmental issues raised.

The City has provided a good faith effort to respond to all significant environmental issues raised by the comments. The Final EIR also includes minor clarifications, corrections, or revisions to the Draft EIR suggested by certain comments. The Final EIR includes the following contents:

- Section 1: Introduction
- Section 2: Responses to Comments on the Draft EIR
- Section 3: Recirculation Not Warranted
- Revised Final EIR Chapters
- Mitigation and Monitoring Reporting Program

1.2 Draft EIR Public Review Process

Pursuant to CEQA, lead agencies are required to consult with public agencies with jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR.

The City of Santa Maria filed a notice of completion (NOC) with the Governor's Office of Planning and Research to begin a minimum of a 45-day public review period (Public Resources Code [PRC] Section 21161), which began on August 14,2025, and ended on September 28, 2025. The Draft EIR was made available on the City's website.[1] In addition, the Draft EIR was made available for review at the City's offices at 110 South Pine Street, Suite 101, City of Santa Maria, CA 93458. A Notice of Availability (NOA) of the Draft EIR was published on August 14, 2025. As a result of these notification efforts, the City received nine written comments on the content of the Draft EIR. Section 2, "Responses to Comments on the Draft EIR," identifies these commenting parties, their respective comments, and responses to these comments. None of the comments received, or the responses provided, constitute "significant new information" by CEQA standards (CEQA Guidelines Section 15088.5).

[1] Draft EIR for the project is available here: https://www.imaginesantamaria.com/resources

1.3 EIR Certification Process and Project Approval

Before adopting the project, the lead agency is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency.

Upon certification of an EIR, the lead agency makes a decision on the project analyzed in the EIR. A lead agency may: (a) disapprove a project because of its significant environmental effects; (b) require changes to a project to reduce or avoid significant environmental effects; or (c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (CEQA Guidelines Sections 15042 and 15043).

In approving a project, for each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: (a) the project has been changed to avoid or substantially reduce the magnitude of the impact; (b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA Guidelines Section 15091). Pursuant to PRC Section 21061.1, feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account, economic, environmental, legal, social, and technological factors.

While the information in the EIR does not constrain the City's ultimate decision under its land use authority, the City must respond to each significant effect and mitigation measure identified in the EIR as required by CEQA by making findings supporting its decision. If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision and explains why the project's benefits outweigh the significant environmental effects (CEQA Guidelines Section 15093).

When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects (CEQA Guidelines Section 15091[d]).

2 Responses to Comments on the Draft EIR

This section includes comments received during the circulation of the Draft Environmental Impact Report (Draft EIR) prepared for the 2045 General Plan Update.

The Draft EIR was circulated for a 30-day public review period that began on August 29, 2025 and ended on September 28, 2025. The City of Santa Maria received nine comment letters on the Draft EIR. The commenters and the page number on which each commenter's letter appear are listed below.

Letter No.	and Commenter	Page No.
1	John Roberts	2-2
2	John Roberts	2-5
3	John Roberts	2-8
4	Emily Waddington, Santa Barbara County Air Pollution Control District	2-14
5	Lisa Plowman, Santa Barbara Planning and Development Department	2-19
6	Laurie Tamura, Urban Planning Concepts, Inc	2-29
7	Ken Hough and Jeanne Sparks, Santa Barbara County Action Network	2-163
8	Kelley M. Taber, Somach Simmons & Dunn	2-168
9	Chris Bjornstad, Caltrans District 5	2-183

The comment letters and responses follow. The comment letters have been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).

(805) 925 -0951 Ext. 2444

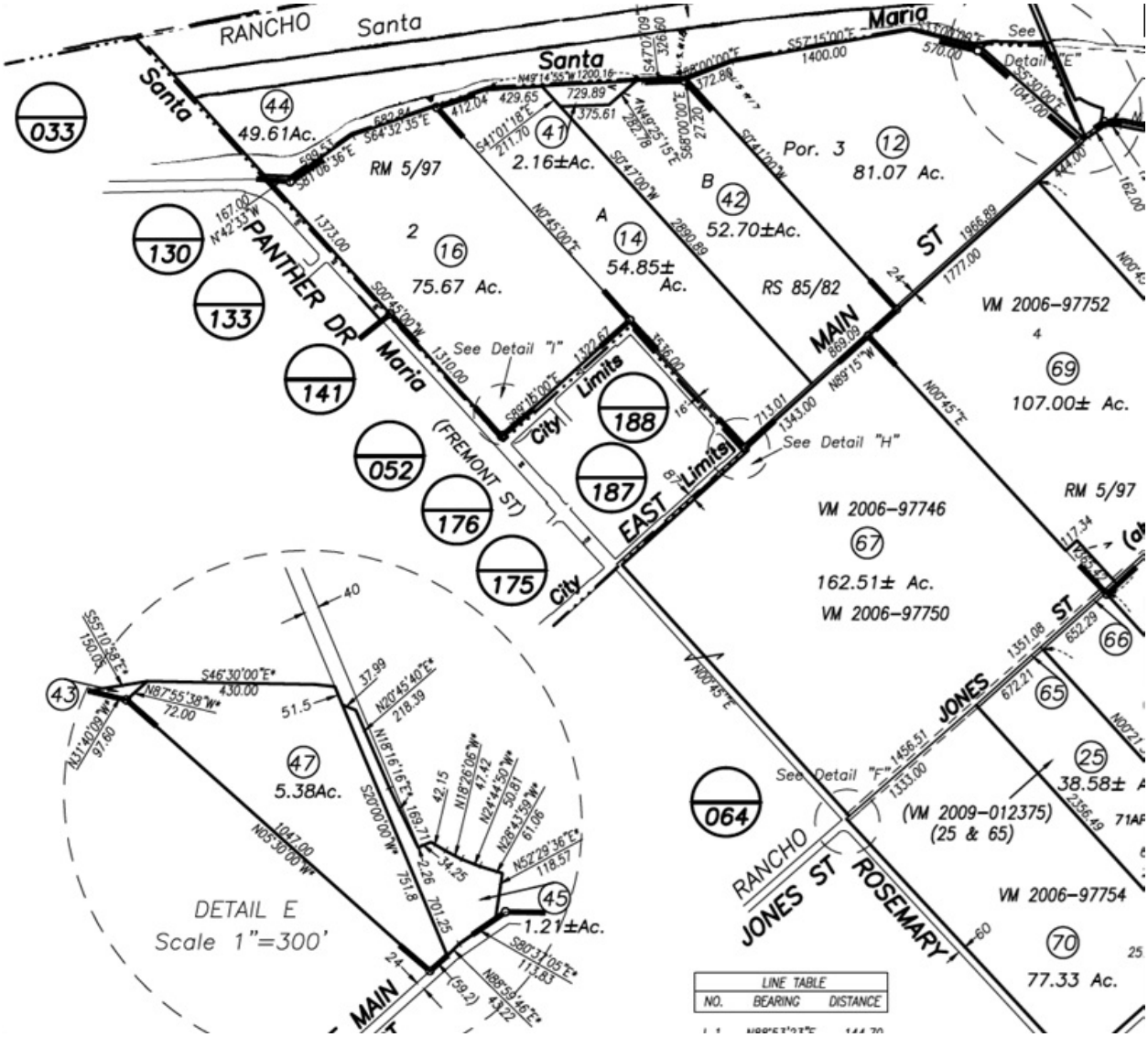
From: John Roberts <webmaster@rebelwithacause.com>
Sent: Tuesday, August 19, 2025 2:04 PM
To: Dana Eady <deady@cityofsantamaria.org>
Subject: Draft EIR Feedback

*** EXTERNAL EMAIL: Please use caution when opening links or attachments.***

Hi Dana,
Thank you for the Zoom meeting today for the Draft General Plan & EIR.
I noticed a couple possible discrepancies in the DEIR that may need to be corrected:

1. To not create a “county island”, there are two missing APNs (128-094-047 & 128-094-043) from the list for annexation in DEIR Section 2.6.3 pg. 2-9 and not highlighted in the map figure 2-5 pg. 2-12, which are both west and south of the city landfill and contiguously east of the included proposed parcel APN 128-094-012. 1.1

   (See Detail E on county assessor map)
   https://sbcassessor.com/assessor/maps_pdfs/128094.pdf



2. On DEIR pg 4.1-2 under Chapter heading “LAFCO and Farmland”, the reference to “Section 1.5” should be changed to “Section 1.3”. 1.2

Thank you,
John Roberts

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Letter 1

COMMENTER: John Roberts, Community Member

DATE: August 19, 2025

Response 1.1

The commenter states that APNs 128-094-047 and 128-094-043 are missing from the annexation list in Section 2.6.3 and from Figure 2-5, which could create a county island.

The City is including APN 128-094-047 in the annexation area. Final EIR figures and language have been updated as necessary to reflect this change. The addition of APN 128-094-047 into the annexation area does not change the environmental analysis or conclusions in the Draft EIR. APN 128-094-047 is a small area, 5.38 acres, compared to the overall annexation area, 985 acres, and has existing conditions similar to adjacent parcels, so its inclusion does not alter the scope or findings of the Draft EIR. APN 128-043 is already included in the city limits, and is therefore not a part of the annexation area but does not create a "county island" as it is not within county jurisdiction.

Response 1.2

The commenter states that on page 4.1-2 under the heading "LAFCO and Farmland" the reference to Section 1.5 should be corrected to Section 1.3.

The Final EIR has been revised to reflect the correct section reference. This correction does not affect the analysis or conclusions of the Draft EIR.

*** EXTERNAL EMAIL: Please use caution when opening links or attachments.***

Hi Dana,
I just discovered a third parcel (APN 128-094-045) that should be included for SOI/Annexation. It is also owned by the DeBernardi family, not the city according to https://www.acrevalue.com/.
Thank you,
John

From: Dana Eady <deady@cityofsantamaria.org>
Sent: Tuesday, August 19, 2025 2:09 PM
To: John Roberts <webmaster@rebelwithacause.com>
Subject: RE: Draft EIR Feedback

Hi John,

Thank you for this feedback. I will relay this information to the rest of the team here and we will look into it. Thank you for coming to the meeting today as well.

Have a good day,
Dana

Dana Eady, Planning Division Manager
Community Development Department
City of Santa Maria
110 South Pine Street Suite 101
Santa Maria, CA 93458
(805) 925 -0951 Ext. 2444

From: John Roberts <webmaster@rebelwithacause.com>
Sent: Tuesday, August 19, 2025 2:04 PM
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Subject: Draft EIR Feedback

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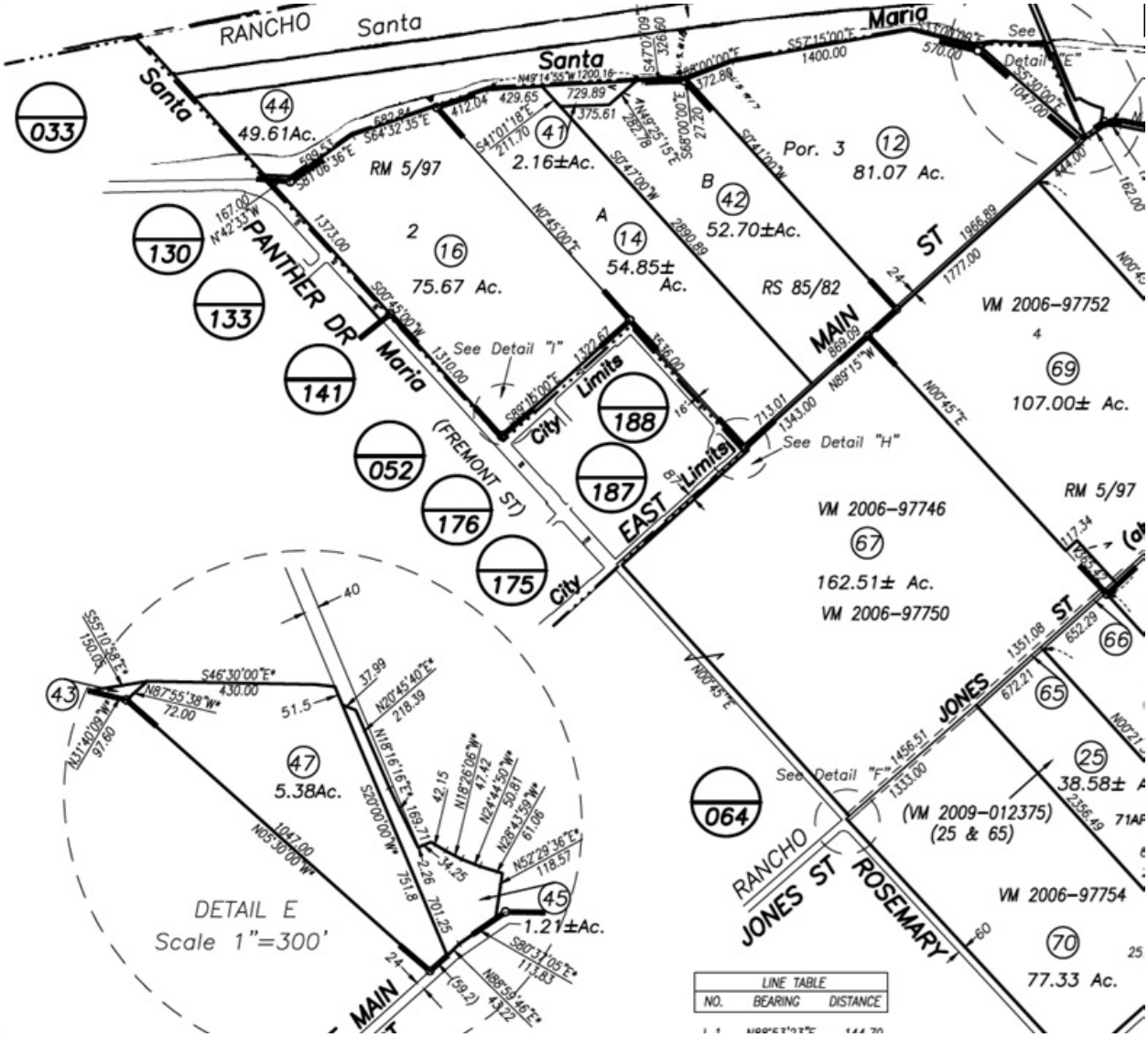
Hi Dana,
Thank you for the Zoom meeting today for the Draft General Plan & EIR.
I noticed a couple possible discrepancies in the DEIR that may need to be corrected:

1. To not create a “county island”, there are two missing APNs (128-094-047 & 128-094-043) from the list for annexation in DEIR Section 2.6.3 pg. 2-9 and not highlighted in the map figure 2-5 pg. 2-12, which are both west and south of the city landfill and contiguously east of the included proposed parcel APN 128-094-012.

   (See Detail E on county assessor map)
   https://sbcassessor.com/assessor/maps_pdfs/128094.pdf



2. On DEIR pg 4.1-2 under Chapter heading “LAFCO and Farmland”, the reference to “Section 1.5” should be changed to “Section 1.3”.

Thank you,
John Roberts

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Letter 2

COMMENTER: John Roberts, Community Member

DATE: August 19, 2025

Response

This comment is in addition to the commenter's previous email (identified herein as Letter 1). The commentor identifies an additional parcel, APN 128-094-045, that the commenter states should be included in the proposed SOI/annexation area and states it is owned by the DeBernardi family, not the City.

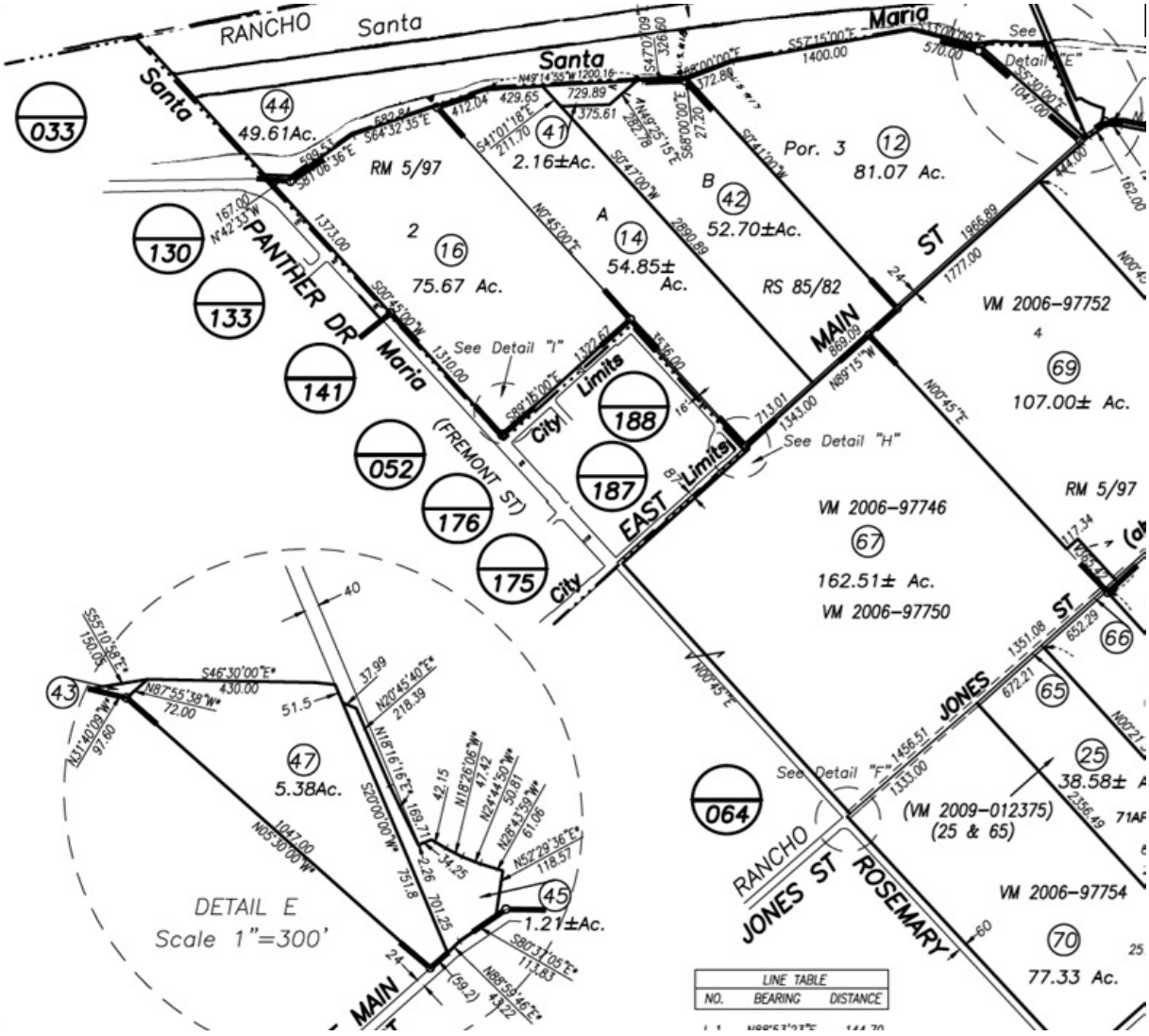
APN 128-094-045 is already included in the city limits, and is therefore not a part of the annexation area. No changes to the Draft EIR are required in response to this comment.

I am updating my previous email with more specifics that may explain the Some of the "missing" APNs and other possible updates to the DEIR regarding a City parcel.
Thank you!

3.1

There seems to be three missing DeBernardi APNs 128-094-047, 128-094-043, 128-094-045, **AND** a possible City APN 128-094-041 from the list for annexation in DEIR Section 2.6.3 pg. 2-9 and not highlighted in the map figure 2-5 pg. 2-12, which are all west and south of the city landfill and east of the included proposed parcel APN 128-094-012, except the City parcel, which is north of 128-094-042.

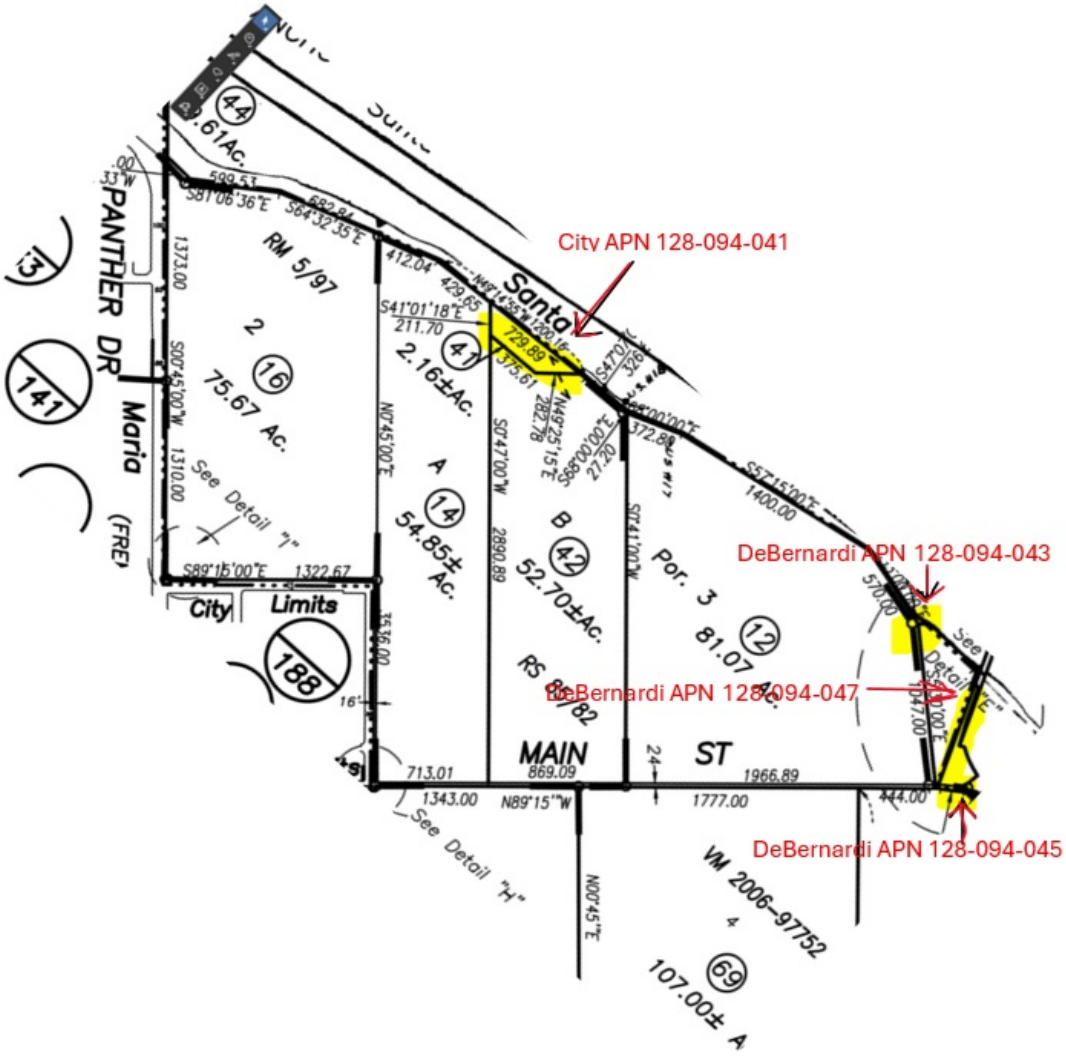
(See Detail E on County Assessor Map)
https://sbcassessor.com/assessor/maps_pdfs/128094.pdf



The City APN 128-094-041 was created from DeBernardi APN 128-094-042 and "swapped" with the City's APN 128-094-045, now owned by the DeBernardi family.

3.2

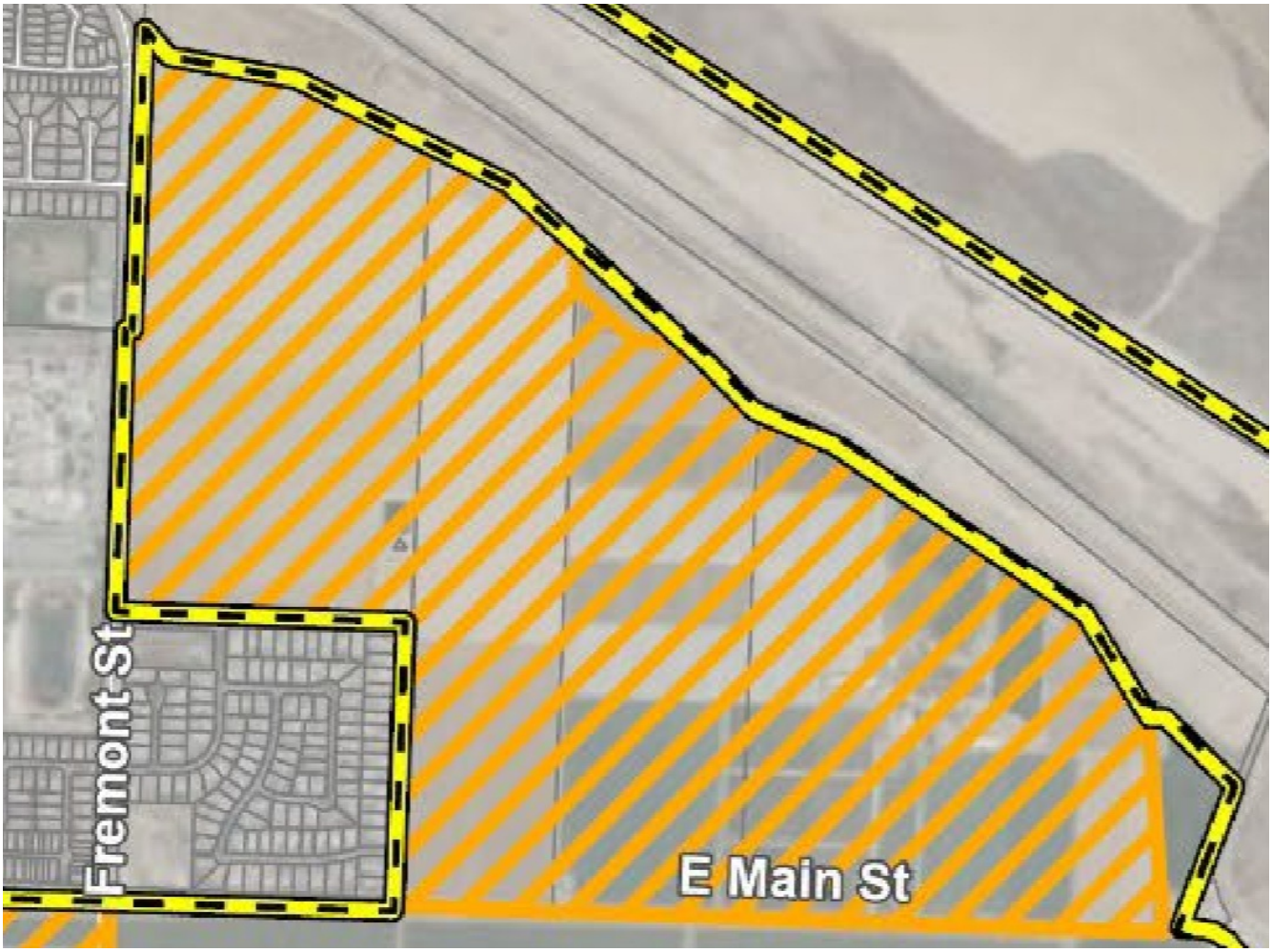
The DeBernardi's are in the process of doing a title search and possible chain of ownership for APN 128-094-043. This parcel may be resolved after the title search and may discover that the parcel number has been abandoned and the land has been absorbed by one or more the nearby parcels. The last tax year the DeBernardi's were required to pay taxes for this parcel was 2008-2009.



(Below is the relevant zoomed-in Proposed 2045 General Plan Annexation Area)
City APN 128-094-041 seems to be in the County, while DeBernardi APNs 128-094-043, & 128-094-045 seem to be within the SOI/City limits.

The DeBernardi family are in the process of doing a title search and possible chain of ownership for APN 128-094-043. This may be resolved as an abandoned parcel number that has been absorbed by one of the DeBernardi parcels as they have not needed to pay property taxes on that parcel number since the 2008-2009 tax timeline.

3.2



Thanks again Dana!

John Roberts

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From: John Roberts <webmaster@rebelwithacause.com>
Sent: Tuesday, August 19, 2025 7:32 PM
To: 'Dana Eady' <deady@cityofsantamaria.org>
Subject: RE: Draft EIR Feedback

Hi Dana,
I just discovered a third parcel (APN 128-094-045) that should be included for SOI/Annexation. It is also owned by the DeBernardi family, not the city according to https://www.acrevalue.com/.
Thank you,
John

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Sent: Tuesday, August 19, 2025 2:09 PM
To: John Roberts <webmaster@rebelwithacause.com>
Subject: RE: Draft EIR Feedback

Hi John,

Thank you for this feedback. I will relay this information to the rest of the team here and we will look into it. Thank you for coming to the meeting today as well.

Have a good day,
Dana

Dana Eady, Planning Division Manager
Community Development Department
City of Santa Maria
110 South Pine Street Suite 101
Santa Maria, CA 93458
(805) 925 -0951 Ext. 2444

From: John Roberts <webmaster@rebelwithacause.com>
Sent: Tuesday, August 19, 2025 2:04 PM
To: Dana Eady <deady@cityofsantamaria.org>
Subject: Draft EIR Feedback

*** EXTERNAL EMAIL: Please use caution when opening links or attachments.***

Hi Dana,
Thank you for the Zoom meeting today for the Draft General Plan & EIR.
I noticed a couple possible discrepancies in the DEIR that may need to be corrected:

1. To not create a “county island”, there are two missing APNs (128-094-047 & 128-094-043) from the list for annexation in DEIR Section 2.6.3 pg. 2-9 and not highlighted in the map figure 2-5 pg. 2-12, which are both west and south of the city landfill and contiguously east of the included proposed parcel APN 128-094-012.

   (See Detail E on county assessor map)
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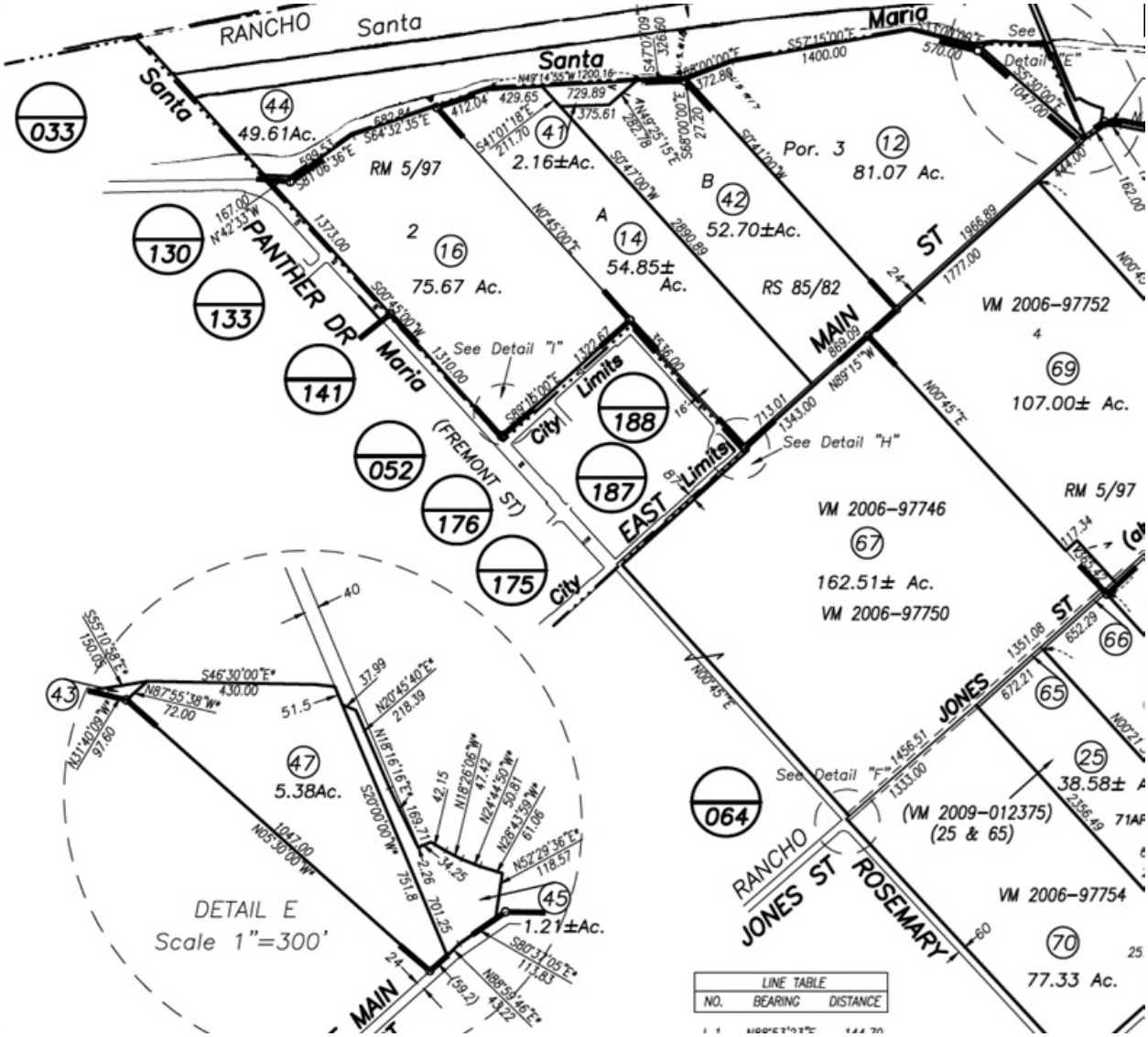

2. On DEIR pg 4.1-2 under Chapter heading “LAFCO and Farmland”, the reference to “Section 1.5” should be changed to “Section 1.3”.

Thank you,
John Roberts

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Letter 3

COMMENTER: John Roberts, Community Member

DATE: December 5, 2016

Response 3.1

The commentor states this email is an update to their previous email, this one includes more details and specifics to explain their concerns, including the previously mentioned "missing" APNs. The commenter states that four parcels (APNs 128-094-047, 128-094-043, 128-094-045, and 128-094-041) are missing from the annexation list in Section 2.6.3 and from Figure 2-5. These parcels are located west and south of the city landfill and east of APN 128-094-012, except APN 128-094-041, which is north of APN 128-094-042.

Refer to Response 1.1 and the Response 2.1 for a discussion of APNs 128-094-047, 128-094-043, and 128-094-045.

The City is including APN 128-094-041 in the annexation area. Final EIR figures and language have been updated as necessary to reflect this change. This parcel is a small area, 2.16 acres, compared to the overall annexation area, 985 acres, and has existing conditions similar to adjacent parcels, so its inclusion does not alter the scope or findings of the EIR.

Response 3.2

The commenter provides clarification regarding parcel ownership and history, noting that APN 128-094-041 was created from APN 128-094-042 and swapped with APN 128-094-045, which is now owned by the DeBernardi family. The commenter also states that a title search is underway for APN 128-094-043, which may reveal the parcel number has been abandoned and absorbed into adjacent parcels, with the last tax payment recorded in 2008–2009.

This comment provides the City with additional information about the parcel ownership and history, but does not recommend revisions to the Draft EIR. Therefore, the additional information provided by the commenter does not change the environmental analysis or conclusions of the Draft EIR.

apcd air pollution control district
SANTA BARBARA COUNTY

September 25, 2025

Dana Eady
Community Development Department
City of Santa Maria
110 South Pine Street, Suite 101
Santa Maria, CA 93458

Sent Via Email: deady@cityofsantamaria.org

Re: Santa Barbara County Air Pollution Control District Comments on the Draft Environmental Impact Report for the City of Santa Maria 2045 General Plan Update, SCH #2025020584

Dear Dana Eady:

The Santa Barbara County Air Pollution Control District (District) appreciates the opportunity to provide comments on the Draft Environmental Impact Report (EIR) for the City of Santa Maria 2045 General Plan Update, which will guide growth and development of the City through 2045. The update will help the City plan for important community issues such as community growth, housing, mobile and infrastructure needs, climate change, and environmental protection. The Plan would change some land use designations and amend two existing specific plans, the Entrada Specific Plan and the Area 9 Specific Plan. Additionally, three areas totaling 985 acres east of the city limits would be annexed and a new land use designation, Planned Annexation, would be established that allows for a mix of commercial, residential, industrial, and public land uses. The Plan provides the framework for development of up to 16,140 net new dwelling units and 1,504 net new acres of non-residential uses including 452 acres of mixed uses, seven acres of industrial/airport uses, 33 acres of public and open space, and 1,012 acres of specific plan and planned annexation areas, with a reduction in 462 acres of commercial uses. 4.1

1. **Impact AQGHG-2 Classification After Mitigation**: *Mitigation Measure AQGHG-2 Project-Level Air Quality Analysis and Mitigation* requires that a project with emissions that exceed air quality thresholds must *"implement all feasible mitigation measures to reduce emissions to below thresholds*," yet the EIR classifies the impact as "*significant and unavoidable*." Since this mitigation measure would reduce any significant impact to a less than significant level, the City should consider if an impact classification of "*less than significant after mitigation*" is more appropriate for this impact. 4.2

2. **AQGHG-3 Construction Equipment Exhaust Control Measures**: This measure requires off-road heavy-duty diesel engines used during construction to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate filters. The District's strongly encourages the City to revise and strengthen this measure to align with the District's current recommendations for control of diesel exhaust and minimization of construction-related TAC exposure impacts. Namely we request the measure be revised to require the following: 4.3

    a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliant with, or certified to meet or exceed, CARB's Tier 4 Final engine emissions standards. Where available, off-road construction equipment should be zero-

Aeron Arlin Genet, Air Pollution Control Officer
(805) 979-8050 | 260 N. San Antonio Rd., Ste. A Santa Barbara, CA 93110 | ourair.org | @OurAirSBC

emission. Alternative/renewable fuels such as compressed natural gas (CNG), liquefied natural gas (LNG), or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities. 4.3

b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).

3. **Action COS-5.2.3**: This action on page 4.2-24 specifies "*collaborate with SBCAPCD to monitor pesticide residues in the air and enforce pesticide use and storage regulations*." The District does not have regulatory authority over the use or storage of pesticides. We recommend that the General Plan and EIR discussion is updated to cite the appropriate regulatory authority. 4.4

4. **CalEEMod Trip Rates**: *Appendix B CalEEMod Outputs* shows that there are no trip rates entered for the modeled land uses, and only vehicle miles traveled (VMT) were modeled in CalEEmod to quantify the mobile emissions from the proposed land uses. This omission underestimates the project's mobile emissions as the trip rates are used for the calculation of vehicle starting exhaust and evaporative emissions. To properly assess mobile emissions from the proposed land uses, the CalEEMod analysis should be updated to include trip rates of the proposed land uses. Using default trip rates is acceptable, as project-specific trip rates are not known at this time. 4.5

We hope you find our comments useful. Please contact me at (805) 979-8334 or via email at WaddingtonE@sbcapcd.org if you have questions.

Sincerely,



Emily Waddington,
Air Quality Specialist
Planning Division

cc: Planning Chron File

Letter 4

COMMENTER: Emily Waddington, Air Quality Specialist with Santa Barbara County Air Pollution Control District

DATE: September 25, 2025

Response 4.1

The commenter summarizes the scope and purpose of the General Plan Update.

This commenter's summary does not provide new information about the Draft EIR analysis or recommend changes to the Draft EIR. Therefore, no further response is required.

Response 4.2

The commenter suggests the City consider reclassifying Impact AQGHG-2 as less than significant with implementation of Mitigation Measure AQGHG-2.

Mitigation Measure AQGHG-2 requires project-level air quality analysis and mitigation that would reduce criteria pollutant emissions but cannot ensure all future projects will be capable of feasibly reducing emissions below Santa Barbara County Air Pollution Control District's (SBCAPCD) adopted thresholds of significance due to project-specific variability. Consistent with CEQA Guidelines Section 15126.4, the impact analysis concludes this impact would be significant and unavoidable for the 2045 General Plan Update. Therefore, no revisions to the Draft EIR are required in response to this comment.

Response 4.3

The commenter recommends edits to Mitigation Measure AQGHG-3 (Construction Equipment Exhaust Control Measures) to align with the Santa Barbara County Air Pollution Control District's current best practices.

Mitigation Measure AQGHG-3 and the subsequent discussion of this impact's significance after mitigation have been revised in the Final EIR to incorporate SBCAPCD's requested language, as follows:

Mitigation Measures

AQGHG-3 Construction Equipment Exhaust Control Measures

For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring the following: ~~off-road heavy-duty diesel engines to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate filters to the extent that this equipment is commercially available. "Commercially available" shall be defined as the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters are not commercially available, documentation shall be provided by the project applicant to the City stating that Tier 3~~

~~equipment or higher emission standard or Level 3 diesel particulate filters are not commercially available with supporting evidence from the contractor. If CARB-certified Level 3 diesel particulate filters are utilized, they shall be kept in working order and maintained in operable condition according to manufacturer's specifications, as applicable.~~

a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board's Tier 3 Final engine emissions standards. Where available, and as determined on a project-by-project basis, the use of Tier 4 or zero-emission equipment shall be utilized. Where feasible, off-road construction equipment should be either Tier 4 or zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 3, Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities.
b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).

Significance After Mitigation

Mitigation Measure AQGHG-3 would reduce potential residual health risk impacts associated with exposure of sensitive receptors to substantial pollutant concentrations of DPM and TACs. Implementation of Mitigation Measure AQGHG-3 would require construction projects that may be a substantial source of health risk exposure to sensitive receptors to ~~utilize Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters to the maximum extent feasible~~ align with the District's current recommendations for control of diesel exhaust and minimization of construction-related TAC exposure impacts, which reduce potential construction-related TACs exposure impacts to a less than significant level.

This revision does not alter the significance conclusion for construction-related air quality and greenhouse gas (GHG) impacts.

Response 4.4

The commenter points out that Action COS-5.2.3, under the General Plan Update's proposed Policy COS-5.2, Agricultural air pollutant emissions, incorrectly assigns pesticide use and storage enforcement authority to SBCAPCD, which does not have that authority, and recommends listing the correct regulatory agency instead.

The City has revised Action COS-5.2.3 in the 2045 General Plan Update to clarify that pesticide use and storage are regulated by the California Department of Pesticide Regulation and the Santa Barbara County Agricultural Commissioner's Office. The discussion of Action COS-5.2.3 has been revised in the Final EIR for consistency with this revision in the 2045 General Plan Update. This revision does not change the environmental analysis or conclusions of the Draft EIR.

Response 4.5

The commenter recommends including trip rates in the CalEEMod analysis.

The VMT-based approach used in the Draft EIR is consistent with SB 743 and CEQA Section 15064.3 for program-level analysis. Regional mobile emissions are estimated using VMT. Consistent with the State CEQA Guidelines and SBCAPCD's Scope and Content of Air Quality Sections in Environmental Documents (2022a), project-specific trip data would be used for transportation analysis during future project-level environmental review. No revisions to the Draft EIR are required in response to this comment.

COUNTY EXECUTIVE OFFICE
Mona Miyasato, County Executive Officer
Tanja Heitman, Assistant County Executive Officer
Wade Horton, Assistant County Executive Officer

September 26, 2025

Attn: Dana Eady, Planning Division Manager
City of Santa Maria Community Development Department
110 South Pine Street, Room 101
Santa Maria, CA 93458

Email: deady@cityofsantamaria.org

Re: Draft Environmental Impact Report for the City of Santa Maria General Plan Update

Dear Ms. Eady:

Thank you for the opportunity to review and comment on the City of Santa Maria General Plan Update Draft Environmental Impact Report. At this time, the County submits comments from the Santa Barbara County Planning & Development Department. 5.1

If you should have any questions, please do not hesitate to contact my office directly or Lisa Plowman, Planning and Development Director at (805) 568-2086.

Sincerely,

Clare Tobin
Legislative Analyst

cc: Lisa Plowman, Director, Planning and Development Department
Zoë Carlson, Senior Planner, Planning and Development Department

Enclosures: Santa Barbara County Planning & Development Department Letter, dated September 26, 2025

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Planning and Development
Lisa Plowman, Director
Jeff Wilson, Assistant Director
Elise Dale, Assistant Director

September 26, 2025

Attn: Dana Eady, Planning Division Manager
City of Santa Maria Community Development Department
110 South Pine Street, Suite 101
Santa Maria, CA 93458

Email: deady@cityofsantamaria.org

Re: Draft Environmental Impact Report for the City of Santa Maria General Plan Update

Dear Ms. Eady:

Thank you for the opportunity to comment on the above-referenced project. The Santa Barbara County Planning and Development Department (P&D) has reviewed the Draft EIR and requests that the City of Santa Maria (City) proceed with the environmentally superior alternative that achieves the City's stated goals for the Project and maintains consistency with City and LAFCO policies and standards mentioned in P&D's comment letter on the NOP, dated March 13, 2025 (attached), while avoiding unnecessary significant and avoidable environmental impacts and obviating the need to prematurely annex rural lands outside of the City limits. 5.1

The description for Alternative 2: Infill Only Alternative in the Draft EIR is as follows:

> *6.3.1 Description*
>
> *Under the Infill Only Alternative, the City of Santa Maria would adopt the 2045 General Plan Update, including all goals and policies. However, the Infill Only Alternative would exclude the annexation of areas located east of the current City limits and direct development to areas within existing urban or suburban areas as infill, redevelopment, or increased densities. For the purpose of this analysis, the Infill Only Alternative is assumed to result in a similar overall level of buildout and population growth compared to the 2045 General Plan Update, despite the exclusion of future development in the eastern annexation area.* 5.2

> *While this alternative would reduce the geographic footprint of development, it would result in increased development pressure on existing neighborhoods and infrastructure. As a result, the Infill Only Alternative may not fulfill the primary objectives of the 2045 General Plan Update because it would not fully address evolving community health needs, state housing requirements, or opportunities for connected growth anticipated through 2045. However, as discussed in detail in Section 6.3.2, this alternative would avoid environmental impacts in the annexation area, such as conversion of agricultural land, fragmentation of open space, or potential effects on biological resources, while potentially exacerbating environmental impacts associated with the increased development density in existing neighborhoods.*

5.2

The description states the Infill Only Alternative may not fully address evolving health needs, state housing requirements, or opportunities for connected growth; however, there does not appear to be an analysis that substantiates this conclusion. As currently described, it is unclear whether this alternative would provide for development of existing agricultural and other open lands within the City's existing boundaries to meet state housing requirements, though the text seems to suggest that this alternative would preclude the conversion of any agricultural land. If necessary, this alternative could be strengthened to meet all stated objectives for the Project and maintain its status as the environmentally superior alternative if it included agricultural lands within City boundaries and its sphere of influence, in addition to the urban and suburban lands it currently identifies for development.

Section 6.5 *Environmentally Superior Alternative*, further demonstrates how the Infill Only Alternative meets the City's objectives while reducing potential environmental impacts:

> *Unlike the Greater Annexation Alternative, the Infill Only Alternative would concentrate development in already developed areas of the city by increasing densities and redevelopment. As a result, the Infill Only Alternative would have reduced impacts on agricultural lands, as this alternative would not include the annexation area, thus removing the potential for development to convert agricultural lands outside of the City limits. The Infill Only Alternative would also result in reduced impacts to air quality and GHG emissions, as infill development would encourage the use of active transportation and transit uses due to the proximity of services to residential development. Additionally, compared to the Greater Annexation Alternative, the Infill Only Alternative would have reduced impacts on biological and cultural resources due to the concentration of development within previously disturbed areas that have low potential for biological resources and low potential to uncover archaeological resources. The Infill Only Alternative would have reduced per capita VMT, as development within the infill areas would reduce buildout potential to a wider area, which would reduce mobile emissions in comparison to the Greater Annexation Alternative. Due to the reduced buildout potential*

5.3

and reduced buildout area, impacts related to hydrology and water quality would also be reduced compared to the Greater Annexation Alternative.

5.3

Section 6.5 *Environmentally Superior Alternative*, also includes justification for not selecting the Infill Only Alternative; however, this justification does not appear to be substantiated and is discussed below:

Although the Infill Only Alternative would be the Environmentally Superior Alternative, this alternative would not fulfill the primary objectives of the 2045 General Plan Update, including the provision of housing quality and various housing choices or improving opportunities for connected growth.

The above statement is inaccurate as this alternative could fulfill the primary objectives of the 2045 General Plan Update including Housing Quality and Choice and Connected Growth. Both objectives are described below in italics:

5.4

Housing Quality and Choice. *Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling units (ADUs), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.*

According to the Draft EIR, the Infill Only Alternative would result in a similar overall level of buildout and population growth through infill development. Therefore, the strategies discussed above for achieving housing quality and choice, including ADUs, can be achieved through infill development without annexation of rural agricultural lands.

Connected Growth. *To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current City limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.*

It is unclear how the Infill Only Alternative does not meet this objective as it emphasizes improvements to existing neighborhoods and infill development. It also emphasizes expanding beyond City limits ***when needed***. 5.4

The Draft EIR contains additional justification for not selecting the Infill Only Alternative in Section 6.5 as follows:

> *Further, the Infill Only Alternative would not enhance new and existing neighborhoods such that each neighborhood would be a Complete Neighborhood or provide innovative housing and may result in the City failing to meeting its RHNA obligations in accordance with State law as it would significantly reduce the affordable housing options and limit new housing to infill only and redevelopment.*
>
> As mentioned above, the Infill Only Alternative could be strengthened if it considered development of agricultural lands within the City boundary and sphere of influence in addition to the proposed urban and suburban lands to meet its RHNA obligations, along with the incorporation of higher density residential development (e.g., up to 40 units/acre in residential zones) in order to increase affordable housing options. This would allow it to meet the goal of providing Complete Neighborhoods and maintain its designation as the environmentally superior alternative.
>
> A modified Infill Only Alternative that includes agricultural lands within the City boundaries and within Santa Maria's sphere of influence would reduce substantial impacts to agricultural lands designated as important farmland. Table 4.1-1 *Summary of Important Farmland in the Plan Area and Annexation Areas* shows that of the 944 acres of land in the annexation areas, 803 are prime farmland, 7 acres are farmland of statewide importance, 134 acres are unique farmland and only 41 acres are not considered to be prime or unique farmland or farmland of local or statewide importance. This table also identifies 1,537 acres of grazing land within the City limits and sphere of influence, along with over 2,500 acres of prime farmland, unique farmland, and farmland of statewide importance. Therefore, there is greater opportunity for Complete Neighborhood development on farmland within the City boundary or sphere than the area proposed for annexation. Further, the Infill Only Alternative would reduce impacts to agricultural resources to a less than significant level whereas impacts under the proposed project would remain significant and unavoidable. The City should focus any proposed development of agricultural lands on areas within the City limits prior to consideration of additional areas for annexation. 5.5

In summary, and as stated in the attached P&D comment letter, the County encourages the City to fully utilize existing areas within the City before considering annexing agricultural land in the

rural area, with an approach that includes increasing the density of residential land use designations and seeking redevelopment opportunities within the existing city limits or development of urban agricultural lands within the City at appropriate densities to meet its needs. We also continue to encourage the City to coordinate with the County regarding sound regional growth strategies. 5.5

Please contact Zoë Carlson, Planner, in the Long Range Planning Division, at (805) 568-3532, or at carlsonz@countyofsb.org, if you have any questions.

Regards,



Lisa Plowman
Director, Planning and Development Department

Attachment:

1. Re: Notice of Preparation of an Environmental Impact Report for the City of Santa Maria General Plan Update

G:\GROUP\COMP\Resp. Agency Review\RAR Projects by Agency\Cities & Counties\City of Santa Maria\Santa Maria GP Update\2025 Update\GP EIR NOP\PD Letter SM GP EIR NOP 3.12.25.docx

Letter 5

COMMENTER: Lisa Plowman, Director of the County of Santa Barbara Planning and Development Department

DATE: September 26, 2025

Response 5.1

The commenter thanks the City for the opportunity to provide public comment and requests that the City proceed with the environmentally superior alternative (the Infill Only Alternative) which achieves the City's stated goals for the project, and maintains consistency with City and LAFCO policies and standards mentioned in the commenter's submitted comment letter on the NOP.

While the Infill Only Alternative is identified as the Environmentally Superior Alternative in the Draft EIR, due to its reduced environmental impacts, the City selected the 2045 General Plan Update as the preferred alternative as it would best meet the full range of project objectives, including housing quality and choice, connected growth, and infrastructure planning. The 2045 General Plan Update would provide for both infill development and annexation areas, which would allow for a greater range of housing types and locations, support planned infrastructure improvements, and accommodate projected population and employment growth identified in the plan. In contrast, the Infill Only Alternative limits development to existing urban areas, which would reduce overall growth potential and associated infrastructure planning opportunities. No revisions to the Draft EIR are required in response to this comment.

Response 5.2

The commenter summarizes the description of the Infill Only Alternative in the Draft EIR and opines that the reasoning for not adopting this alternative needs to be substantiated further.

Chapter 6, Alternatives, Section 6.3, Alternative 2: Infill Only Alternative, pages 6-6 through 6-9, of the Draft EIR explains that the Infill Only Alternative would not fully meet several of the 2045 General Plan Update's primary objectives, particularly those related to housing quality and choice, connected growth, and the provision of complete neighborhoods. This alternative would limit development to existing urban areas, which would reduce overall growth potential and opportunities for new housing types compared to the proposed plan. It also constrains the ability to plan for future infrastructure improvements beyond current city limits and may increase development pressure on existing neighborhoods. While the Infill Only Alternative offers some environmental advantages, the Draft EIR concludes that these limitations prevent it from achieving the full range of objectives identified for the 2045 General Plan Update. The Infill Only Alternative may also limit the City's ability to meet its Regional Housing Needs Allocation obligations and reduce opportunities for innovative housing solutions. Additionally, increased development pressure on existing neighborhoods and infrastructure could exacerbate localized environmental impacts and constrain the City's long-term growth strategy.

The commenter is correct that the description could be strengthened by clarifying whether agricultural lands within existing city limits could be developed under this alternative and how that might affect housing capacity. To address this, additional explanation has been added to Chapter 6, *Alternatives*, Section 6.3, *Alternative 2: Infill Only Alternative*, page 6-7, to clarify that the Infill Only Alternative would rely on redevelopment and increased densities within existing urban areas and

locations already designated for urban development. The Infill Only Alternative would not convert agricultural lands within city limits because the land use designations and zonings of lands within city limits currently used for agricultural purposes have been planned for urban redevelopment in specific plans or earlier iterations of the General Plan, and the potential impacts associated with the loss of agricultural resources were previously evaluated in the environmental review documentation for these long-range plans. For some properties within city limits that remain in crop production, this represents a transitional non-conforming use that is anticipated to be replaced with urban redevelopment during implementation of current specific plans and the General Plan.

As discussed in Section 4.1, *Agricultural Resources,* environmental documents such as the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930), the Area 9 Specific Plan Environmental Impact Report (SCH #2008071018), the Blosser-Southeast Specific Plan Amendment Supplemental Environmental Impact Report (SCH #1994107909), and the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029) have evaluated impacts to agricultural resources from the conversion of agricultural lands within the city. As a result, these lands have land use and zoning designations intended for urban redevelopment and would not be considered a conversion of existing agricultural uses.

The language within the analysis on pages 6.7 has been revised in the Final EIR to incorporate the following underlined language:

> By accommodating a similar amount of development entirely within existing City limits, the Infill Only Alternative would avoid the annexation area's agricultural lands and result in reduced impacts to farmland. While the Farmland Mapping and Monitoring Program still designates areas within the city as Important Farmland, the conversion of these areas and associated land use changes have been previously evaluated in earlier environmental documents which are listed in Section 4.1, *Agricultural Resources*. Under this alternative, future growth would rely on redevelopment and increased densities within existing urbanized areas and locations already designated for urban development rather than expansion into agricultural lands. The Infill Only Alternative would not convert agricultural lands within city limits because lands within city limits currently used for agricultural purposes have been previously designated for planned urban redevelopment in specific plans or earlier iterations of the General Plan. As discussed in Section 4.1, *Agricultural Resources,* environmental documents such as the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930), the Area 9 Specific Plan Environmental Impact Report (SCH #2008071018), the Blosser-Southeast Specific Plan Amendment Supplemental Environmental Impact Report (SCH #1994107909),and the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029) have evaluated impacts to agricultural resources from the conversion of agricultural lands within the city. As a result, these lands have land use and zoning designations intended for urban redevelopment and would not be considered a conversion of existing agricultural uses. The exclusion of future development in the eastern annexation area would reduce impacts to agricultural resources in comparison to the 2045 General Plan Update. However, because this alternative limits development to infill sites, it would constrain opportunities for housing diversity and connected growth compared to the proposed plan. As the Infill Only Alternative would not result in the conversion of agricultural lands within City limits nor would it include the annexation area, this impact would be reduced to less than significant.

Response 5.3

The commenter summarizes text from the Draft EIR Alternatives Section and states the Infill Only Alternative would meet the City's objectives and reduce environmental impacts.

As discussed in Chapter 6, *Alternatives*, Section 6.3, *Alternative 2: Infill Only Alternative,* pages 6-6 through 6-9, of the Draft EIR, the Infill Only Alternative would concentrate development within existing city limits, thereby avoiding the conversion of agricultural lands in the eastern annexation area and reducing impacts on biological resources, air quality, and greenhouse gas emissions. These benefits led to its identification as the Environmentally Superior Alternative under CEQA. Please also refer to Response 5.2 above for a discussion on why the Infill Only Alternative was not chosen as the preferred alternative. No revisions to the Draft EIR are required in response to this comment.

Response 5.4

The commenter opines that the justification for not selecting the Infill Only Alternative was not substantiated in Section 6.5 of the Draft EIR. The commenter further opines that the Infill Only Alternative could fulfill the objectives for Housing Quality and Choice and Connected Growth of the 2045 General Plan.

Please refer to Reponses 5.1-5.3 above for an explanation of the City's decision to move forward with the proposed project as opposed to the Infill Only Alternative. While the Draft EIR acknowledges that the Infill Only Alternative would implement the General Plan's goals and policies, the determination that it would not fully meet the plan's objectives reflects a broader planning consideration: that infill alone may not provide sufficient geographic flexibility or capacity to meet long-term housing and infrastructure needs. The commenter's preference for the Infill Only Alternative will be passed on to decision makers for their consideration.

Response 5.5

The commenter provides suggestions which they believe would strengthen the Infill Only Alternative and fulfill the goals of the Draft General Plan. The commenter also recommends allowing development of agricultural lands within the city limits and sphere of influence, combined with higher-density residential zoning (up to 40 units per acre). The commenter further encourages prioritizing redevelopment and increased density within existing city boundaries before annexing rural agricultural land and recommends continued coordination with the County on regional growth strategies.

As discussed in Chapter 6, *Alternatives*, Section 6.3, *Alternative 2: Infill Only Alternative,* pages 6-6 through 6-9, and in Responses 5.1-5.4 above, the Draft EIR concludes that the Infill Only Alternative may constrain the City's ability to meet its Regional Housing Needs Allocation obligations and provide innovative housing types due to its reliance solely on infill and redevelopment. However, as described in the Alternatives Technical Memoranda (see the City General Plan website: https://www.imaginesantamaria.com/_files/ugd/e3bef4_378ddb76d4224730a46da6a98aac8165.pdf), the Infill Only Alternative already assumes several land use changes to support new housing opportunities within city limits and its sphere of influence, including revisions to the Area 9 Specific Plan and increased densities (up to 35 du/ac) in High Density Residential zones, as well as new mixed-use designations along Main Street and Broadway corridors that would facilitate additional infill development.

The preferred land use alternative (as discussed in Chapter 2, *Project Description*) would facilitate infill development particularly along the Main Street and Broadway corridors similar to the Infill Only Alternative. The preferred land use alternative would also increase densities for residential development, and the new Corridor Mixed Use designation would allow for increased allowable densities within the city that would account for approximately 60 percent of new residential units. The annexation area within the preferred land use alternative would account for the remaining 40 percent of new residential units.

Changes within the Infill Only Alternative are intended to support a diverse housing supply and promote Complete Neighborhoods within existing City limits. However, the analysis found that even with these enhancements, the City would not fully address evolving community health needs, meet state housing requirements, or provide opportunities for connected growth anticipated through 2045. Therefore, annexation of adjacent rural agricultural land was determined to be the only feasible solution to meet long-term housing needs and ensure compliance with state housing requirements.

The commenter's suggestion to include agricultural lands within the city boundary and sphere of influence is acknowledged; however, this suggestion does not account for the City's existing land use plans and constraints. Many agricultural parcels within the city limits are designated as Primary Agricultural Open Space (AOS-1) or Secondary Agricultural Open Space (AOS-2), which are intended to preserve land for current and future agricultural production. These designations reflect long-term planning goals and community values, and conversion of these lands would be in direct conflict with the City's agricultural identity objective.

While increasing density and utilizing urban agricultural lands aligns with infill principles, the Draft EIR and supporting technical documents demonstrate that these options have already been explored and found to be insufficient. Ultimately, annexation of adjacent rural agricultural land was determined to be the preferred alternative by the City as it includes a feasible way to meet the City's housing needs through 2045 while balancing land use priorities.

September 27, 2025

Dana Eddy, Planner Manager
Community Development Department
110 S. Pine Street
Santa Maria, Ca 93454

RE: Comments on Draft EIR for General Plan Update

Dear Dana

Please find my comments on the Draft EIR for the General Plan Update attached. I hope that these comments and the information provided will help provide more detail and context to the future development of the City of Santa Maria. 6.1

Both the Draft General Plan Elements and the Draft EIR were released at the same time for a 45-day public review. This was a very heavy lift for the community to provide detailed comments in such a short period of time.

After review of both documents there are some core issues that need to be addressed before the General Plan is approved by the City Council and forwarded to LAFCO for the Sphere of Influence adjustment and future annexations.

1. **Annexation Area:** There is no information on how the annexation area will be developed with over 8,000 units and all the related development items such as commercial uses, schools, parks, roads, infrastructure. Without this information now it will be many years before these areas will be available for annexation and development. 6.2

2. **Future School Sites:** There is no information about how and where the 8 elementary schools, 3 new junior highs, and 2 new high schools are going to be located for the 16,140 new units. The current schools are already impacted and cannot absorb more students. Half of these schools will be in the infill area of the city and there is no land available for these schools!!! The city needs to set aside over 200 acres for future schools for the infill and the annexation areas or each of the existing school sites will need to have two and three story campus buildings. **This is a flaw in the plan.** 6.3

3. **Future Parks**: The current city policy is to have 5 acres per 1,000 residents. If the city is built out to 165,000 people by 2045 the city would need to have 825 acres of parkland to be consistent with this policy. That means all the annexation area will need to be park land with no development or the city needs to annex a whole lot more land in this process. Currently the city indicates that they have about 240 acres of parkland, but it is not clear if this includes the 20-acre sports field project. Ther is no new parkland identified for the infill of the city so where are the new parks to be located. 6.4
   No where in these two documents does the city include discussion on the parks and trails at Los Flores which is more than 300 acres.??? There is also no information on how much

100's of acres of new parks will cost the city both in the acquisition, development or long-term maintenance of many new parks over the next 25 years. T**he park policy needs to be substantially reduced to be realistic for the future.** 6.4

4. **Water and Wastewater Plans** There is no information about the many upgrades needed for water and sewer trucklines throughout the city. There is no information as to how the annexation area is going to be served for wastewater treatment. Is there going to be a new plant on that side of the city or how will the effluent be carried through what major trucklines across the city to the existing plant and how much expansion to the plant will need to be made to increase the plant by 50% and how much it will cost. **This information needs to be in the General Plan and the Draft EIR to validate that there is a feasible plan for the growth of the city.** 6.5

5. **Traffic Impact:** The traffic section of the EIR has no information on the 50% increase of traffic in the city of Santa Maria and the impacts to roadways and intersections. Some road sections will have 3 to 5 times as much traffic as currently experienced. Ironically the Noise section of the draft EIR has more information about traffic impacts than the traffic section. Table 4.6-8 reveals major impacts throughout the city. The bottom line is that the city either needs to **change the Policy to accept LOS F for most roadways or the city needs to identify** all the roadways and intersections that will need to be expanded and improved to maintain a LOS D. How much will these road improvements cost the city and the developers. Also, there is a map on the existing Circulation system within the city but there is no map on the new Circulation System. 6.6

6. **Los Flores Park and Landfill** There is no map or discussion in any of these documents on the 1,500 acres the city owns and what the plans are for this property. The plans were to have a 300-acre landfill for the future of the city of Santa Maria but that is not discussed in the Public facilities element or the EIR. On page 4.8-5 of the EIR the reference is that the city will be hauling trash to the Cold Canyon Landfill by 2034. WHY? 6.7

   Also, there is no discussion in either document on the parks and trails and other amenities at Los Flores that the city has spent park and general fund money on. What are the plans for the future of this park and the rest of the land at Los Flores?

7. **Future environmental review** Throughout the EIR there are references to future projects needing additional environmental review. This is incorrect. Most of the housing projects that are part of this infill area will not need future environmental review, and it needs to be clear in each chapter that most housing projects are exempt. They will not need VMT studies, bio studies, noise studies, cultural resource studies. They may need infrastructure studies if the city does not do it. 6.8
   Unfortunately, the annexation areas will need to have second level EIR's because the development plans for these areas were not included in this General plan update. So more time and money will be spent in the next five years to plan for these areas.

Please feel free to contact me if you have any questions on the attached comments.

Sincerely

Laurie Tamura, AICP
Principle Planner
Urban Planning Concepts, Inc

ES-1	4	The first sentence should have the elements listed in the order of state law. Throughout this document the reference should be in the order of state law. Should include Housing element in this list. Also the optional elements needed to be listed last	6.9
ES-1	6	Agricultural Identity needs to be revised to state: **"Balance the needs of the existing city and the annexation areas while respecting the agricultural operations outside of the city sphere of Influence."**	
ES-2	7	Connected Growth needs to be revised to state: **To accommodate projected population, housing and job growth focus on improvements Including new schools, parks, and infrastructure to existing neighborhoods along with infill on vacant sites. At the same time balance the growth needed by annexing planned areas that will also include schools, parks, businesses and jobs.**	6.10
ES-3	4	Alternatives: There is no Project Description listed here first. What is this EIR analyzing ?? Need to provide details on the growth hybrid plan of 8,000 units in the city and 8,000 units in the annexation area. also need to include details on how many schools are needed, how many parks, water, sewer, roads. Jobs etc.	6.11

		Each of the three alternatives need the same details listed here. How many units etc.... The determination of alternative 2 as the superior alternative is in error as there is no plan for anything but housing what about schools, parks, jobs, etc. and it does not meet the objectives for the future of the city.	6.11
ES-3	5	The one controversy has been expansion of Santa Maria to included prime agricultural land in the annexations. Please revise this statement.	6.12
ES-5-26		There will be many comments on MM's in this document that will need to be revised in this table	6.13
Introduction			
1.1	1	Throughout this EIR and the General Plan update the date should be changed from 2045 to 2050. This will give the city a 25-year timeline before the GP needs to be updated again and it will have the d city go through three housing cycles.	6.14
1-1	2	This paragraph needs a much longer review of the history of the city over the last 30 years since the Sphere of Influence and annexation project was approved by the City of Santa Maria. The 1993 plan studies the potential of 3,000 acres and resulted in the annexation of 2,000 acres with 10,000 units, schools, parks, jobs/housing balance. This history needs to be very detailed as this new GP update is following in the footsteps of the original annexation plan. Should include a map. This paragraph should be split in two after the word WRITTEN.	6.15
1-1	4	This should be a 2025 plan. The second sentence said that this is a blueprint for the city but there are no plans this is only a policy document and the blueprints will have to be done later project by project. Please rewrite this sentence and make it clear that the bullets listed here are not in this General Plan or EIR.	6.16
1-1	Whole page	There is no mention in the Introduction on the purpose of this EIR. This EIR is to study the Hybrid plan of 8,000 new infill units with schools, parks, jobs upgraded infrastructure and 8,000 new units in the annexation area with new schools, parks, jobs and infrastructure	6.17

		to serve this new area. must include these numbers in every session of this EIR as this is what the GP with result in fo the city.	6.17
1-2	2	This should have been a full EIR on the infill and annexation for the future of the city. Doing a Programmatic EIR just means that almost all future projects will need to do their own ND or Full EIR. Many more documents will need to be done project by project in the future.	6.18
2-1	2	Revise paragraph per correct listing of elements and optional elements and also note that this GP should be 2050.	6.19
2-1	footnote	This footnote should be revised to indicate that any development within SOI can and will be processed by the city of Santa Maria for annexation to the city. The county would be a responsible agency regarding the annexation application. For example Richards Ranch was processed by the city.	6.20
2-2	Fig 2-1	This map needs to include the 1,500 acre Los flores property that the city owns and operates to the southwest of the Orcutt area. this site will eventually have a new 300 acre landfill.	6.21
2-4	1	The linear portion of Santa maria is located on the **east side** not ~~west side~~ of U.S.101. Please correct. ~~The internal farm~~ The city owned service road go east to the City owned property where the water storage tanks are located along with communication towers and other city equipment. The city also owns and operates 1,500 acres of land known as Los Flores. This land includes parks and trails and, in the future, will be the new city landfill on about 300 acres. Add this information to this paragraph. The last sentence should be moved to the next paragraph	6.22
2-4	2	Regional transit is provided also by SMOOTH and other medical and senior carriers. This should be noted throughout this EIR. Regional rail should also include the Santa Maria Valley Railroad into the city of Santa Maria. Make these corrections.	6.23
2-4	3	Revised this paragraph The City of Sant Maria is characterized as ~~a suburban residential community~~ **the largest city in Santa Barbara County.** The next sentence is wrong as table LU-1 states the city is only 12,752 acres within the city limits. This sentence says that it is 15,058 acres…need to resolve the numbers.	6.24

		Please note that most of the 4,500 acres of land are in the Oru cut area south of Santa Maria and is already almost fully developed. The next three sentences are incorrect and should be deleted.	6.24
2-4	4	Again this paragraph repeats incorrect acreage.	6.25
2-4	7	Identify the optional elements Public Facilities, Rec and Park and Econ Devel. These Elements are not required and could be deleted.	6.26
2-5	1	It is too bad that this update to the Zoning maps and Zoning Ordinance could not have been done at the same time as this 5 + year effort but understand since the GP Update did not include land use maps.	6.27
2-5	2	This paragraph should be revised as this GP Update is only a goals and policy document but there are no land use or zoning plans provided for the future. It does not show how the 8,000 units of infill are going to be built out and it does not show any plans for the Annexation Area. All of this planning work has been pushed off into the future. Please correct this,	6.28
2-5	6	Vision statement should include support of the expansion of VSFB	6.29
2-5	Bullet	Revise the Agricultural objective as noted in other sections. ES-1	6.30
2-7	All bullets	Revise order of the Elements per state law and list the optional elements at the end. List the housing element in the bullets with the information about when it was adopted.	6.31
2-7		Land Use designations …the city needs to work on reducing the number of land use designations. There are too many and this is the time to reduce them. See comments provided for the Land Use Elements. Many cities are simplifying their land use and zoning ordinances	6.32
2-9	Bullet 2	Does this mean that the city is going to retire the Entrada Specific Plan since it is no longer being used?	6.33
2-9	Annexation	This whole section does not include the land uses and zoning to be planned for in this area. This area will include between 8,000 and 9,000 units, commercial at the interchanges, medical expansion, 6 new schools, 50 acres of parks and job creating uses. Need to provide these details in the EIR? Better, include a concept plan on how this area will be developed. Use the 1993 land use plan as an example. Delete the last phrase …and public land uses in annexed lands. ~~outside of the current city limits.~~	6.34
2-9	Noise	The maps in the Noise section are not correct as they do not include most of the sound walls that have been installed along 101 to reduce noise impacts on the community. These is a very big error that needs	6.35

		to be resolved in this section, Figure 2-6, the Noise Element and in this EIR	6.35
2-10	Fig 2-3	There are many errors in this map The land fill is not open Space???it should be CF Community Facility. The santa maria Cemetery is colored HDR-22 but it should be CF Airport land use designations are wrong. Area 7 is wrong. Betteravia plaza has new land use designations. There are no SP lands. This figure needs to be corrected.	6.36
2-11	Fig 2-4	Again, many errors. Most of them are listed above.	6.37
2-12	Fig 2-5	Need to include the eastern island that is not noted for annexation. This exhibit should have had a concept layout for 8,000-9,000 units and all of the other related uses need for this annexation area. at least the city could provide a list of needs for this buildout on this Figure	6.38
2-13	Fig 2-6	Rive and correct this map based on the existing sound walls along 101, there is no way that these contours impact half of the city. Also, there are many other projects with sounds walls that have reduced noise impacts along Blosser Road and this map should show this.	6.39
2-14	1	This plan should be taken out to 2050 because it has taken so long to get to this point and knowing that there is still so much work to do.	6.40
2-14	Fig 2-1	This table needs to be revised base on other tables that use other numbers. Double check the acreages.	6.41
2-14	4	Where is these 1,504 acres located? Is this in the city and not developed yet or is there other areas that the city is looking at for development. the bullets do not make sense ...why is there 463 acres of Commercial use in parens...if this is a loss or change in zoning this will be a huge lose of potential sale tax dollars to the city. Wht is 7 acres of airport use ? ll of these bullets are confusing and need a map to clearly note what this is trying to say.	6.42
2-14	5	These percentages need to be revised based on the correct acreage. Also, there are no lands in the city classified as vacant or agriculture. All lands have city land use and zoning for future development. Delete the second sentence.	6.43
2-15	1	Through 2050 ...	6.44
2-15	2	This paragraph should be revised to clearly state that most future housing projects will be exempt from CEQA based on newly adopted state laws. In the future the city will use this document as the main EIR for future projects and apply it to most projects in the future to save time and money in the permit process. There will only be few	6.45

		projects that additional environmental review will be needed and this included futured annexations. Add this statement to this Intended Use of this EIR.	6.45
2-15	Bullet 1	Update the city Zoning Map and Zoning Ordinance.	
	Bullet 2	Rezoning Properties ~~as dictated by future development proposal~~. **to be consistent with the General Plan**	
	Bullet 5	Add water, wastewater, parks, schools, etc. Delete reference to ~~natural /capital resource preservation and or restoration.~~ This is not what the city is required to do as it is doing infill development and annexations.	6.46
	Bullet 6	This bullet needs to be very specific as to what future studies are needed.	
2-16	Bullet 3	Forward plan to LAFCO for approval of the SOI and annexations.	
Environmental Setting			
3-1	2	The second sentence needs to be clear that the SOI will also be expanded so that the annexations can be approved …it would be more efficient to have both the SOI amendment and the Annexations to happen at the same time like was done in 1993..	6.47
3-1	3	Delete internal farm road and state east along a service road to the city of Santa Maria water tank complex.	6.48
3-1	4	Regional transit includes SMOOTH, medical and senior transit throughout the city and should be add to this list medical transit take residence to doctors in Santa Barbara. Also change the last sentence. Regional rail is provided by Amtrak with a bus stop at the IHOP on Main Street offramp. There is also a train station in Guadalupe to catch the train .. Freight transit is provided a by Amtrak and the SM Railroad spur from Guadalupe to the city of Santa Maria. Details are important for this process.	6.49
3-1	5	This is a redundant paragraph and needs to be changed as noted Page 2-3 para 3 Delete the sentence reference agricultural and vacant use as that is not appropriate for City of santa Maria.	6.50
3-2	1	Typo in last line ..Existing instead of exiting	6.51
Environmental Impact Analysis			
4.1 Agricultural Resource			
4.1.1	2	This paragraph needs to be revised to provide details on the county of Santa barbara and the Santa Maria Valley	6.52

4.1.1		Urban and Built -up Land ...this definition is not right. It doesn't not include the definition of urban density of up to 30 units per acre or more. Please expand this definition to include city boundaries and allowed uses	6.52
4.1-2	1	This acreage number of 5,116 does not seem right. Table 4.1-1 does not seem right. How much of this acreage is in the Orcutt SOI area? why is these analyses including Area 5B7 Area 7and Area 9 and the Airport Specific plan. All of these planning areas a have already been analyzed and have Statement of Overriding Consideration for the future development of these planning Areas. This EIR should only be reviewing the impact on agricultural impacts on the annexation area. Revise this table and the whole section to make clear what has already been approved in prior actions and what is being considered for the future annexation.	6.53
4.1-2	4	This paragraph needs to be clear that LAFCO 's consideration is only for the annexation areas	6.54
4.1-3	Fig 4.1-1	This figure is very wrong as it does not clearly identify what has been developed and been approved in Area 5B, area 7 , Area 9 including the development of Windset farms and the development of the Airport Specific plan. Also, this map and acreage should not include any of the land in Orcutt as this open space area is not agricultural uses..no row crops and no grazing. This map needs to be revised and clearly note what has already been approved by previous action by LAFCO, and city.	6.55
4.1-4	Fig 4.1-2	Add to this map the AQ Pres numbers and dates of expiration. Delete the note in the legend that says Williamson Act Enrollment 2023. This is not needed.	6.56
4.1-5	5 and 6	Delete paragraphs 5 and 6 as they do not apply to this project and the Santa Maria Valley. These issues are not impacting the Santa Maria Valley	6.57
4.1-5	Table4.1-2	This table needs to be laid out on one page, and it should only focus on the Santa Maria Valley. There has not been a loss of ag land since the annexations of the City of Santa Maria in1993 and the 200 acres in the city of Guadalupe in 1995. This section needs to refer to the history of planning in the santa Maria valley over the last 30 years. Revised this whole section.	6.58
4.1-8	3	Note in this a paragraph that there are no agricultural preserves in the city of Santa Maria.	6.59

4.1-9	1	This paragraph needs to be corrected as there is not 5,116 acres of ag land in this planning Area and the analysis should only be on the annexation area. What and where are the nine acres of grazing land. Is it the annexation area?	6.60
4.1-9	2-3	This paragraph needs to clearly state that ag land in the city of Santa Maria have already been approved in other EIRs for urban development with Statement of Overriding Consideration. The next paragraph needs to be blended into this one.	6.61
4.1-9	4	The reference to the Greenbelt and Urban buffer is very important as it has been the guiding planning tool for the city over the last 30 years. This buffer will be adjusted in the new SOI and annexation area.	6.62
4.1-11		Goal COS-2 Working lands: Sustainable and productive agricultural lands support healthy and diverse economic resources Revise this policy.	6.63
4.1-11		Delete Action COS -2.1.2 this is not a feasible option for the infill of the City of Santa Maria	
		Revise Policy LU-1.2 Infill development: Continue to encourage infill of existing residential, commercial, and industrial uses to revitalize downtown and existing neighborhoods to the extent feasible Delete the next sentence	
4.1-12	Fig 4.1-3	Delete this figure as it does not have a relationship with the annexation. Also the map has the wrong land use designations in each of the areas. The map should have included each of the Area numbers. What about area 7 and the SMAP. Either you show all of the planning areas in the city, or you delete this map Again, this figure should be removed as it is incorrect.	6.64
4.1-13		Revise Policy LU-9.1 Agricultural Resource. Accommodate future City growth in the SOI and annexation area while respecting agricultural resources outside of the SOI .	6.65
		Delete Policy LU 9.2	
		Policy LU9.3 Add the phrase and active agricultural uses "outside of the SOI and annexation area"	
		Policy LU9.4 Add the phrase and active agricultural uses "outside of the SOI and annexation area"	
		The last paragraph needs to be revised to clearly state that the SOI and annexation will convert ag land to urban uses. Delete the first sentence as there will not be conservation easements for ag land in	6.66

		the city. The city will plan land uses to address the "Greenbelt and Urban Buffer" to respect surrounding ag lands outside the city.	6.66
4.1-14	3	the first sentence needs to be revised to state: The Santa Maria valley has over 180,000 (?) acres of prime land and an additional 100,000 (?) acres of non-prime and grazing lands. 30 years ago, the city of Santa Maria and Guadalupe annexed lands and there has been no annexations since. The city of Santa Maria annexed 2,000 acres and Guadalupe annexed 200 acres to provide land for the growth of these two cities. This is less than 1 % of the ag land in the valley. It is important to stress the effort the city , county and LAFCO have made to plan growth and protect agricultural over the last 30 years and now is the time to allow another small annexation for future growth. Most of this paragraph is not correct and needs to be revised.	6.67
4.2 Air Quality and Greenhouse Gas Emission			
4-.2-1 to 4.2-17		The first 14 pages are routine information in every EIR. Suggest that Table 4.2-4 be moved to the next page so that the whole table is on one page.	6.68
4.2-8	1	Double check this first sentence as it does not seem right that the earth's surface would be 33 degrees Celsius cooler. ??? Also, there is no mention that the world population has increased by 7 billion people over the last 200 years. This should be included in this paragraph.	6.69
4.2-9	1	This paragraph needs a table that CARB provides that start with the GHG level starting in 1990 which was over 500 MMT. The goal is to be 40% less GHG by 2030, This table will show how much the GHG levels in California have dropped. This has been done by requiring car modifications, reducing oil activities in the state and many building code requirements. Add this information to this paragraph.	6.70
4.2-14		All three paragraphs under Global Warning need to include every time there is a reference to 1990 GHG levels at over 500 MMT at that time ..you need to include this number so the reader can see how much the GHG level has already been reduced. Provide these details.	6.71
4.2-15		Under Senate Bill 1383	6.72

		Need to provide what the 2013 levels were for each of these targets and what the current levels are for comparison. Also note that Santa Maria has adopted the organic waste collection per this law.	6.72
4.2-16		Need to add a reference to the 2026 building code that will require more energy efficiency requirements.	6.73
4.2-17	4	This paragraph implies that every project in the future in the city of Santa Maria will have to do a GHG and Air Quality Analysis. This will be very costly in the future ...why did not the City include GHG thresholds as part of this GP update. Also all infill projects should be considered GHG reduction project and not need any more studies and in most projects with housing will be exempt from CEQA by state law. You need to make this clear in this paragraph.	6.74
4.2-18	Table 4.2-5	This table makes no sense. Only 7 acres of industrial when there are over 100 acres of vacant industrial land currently??? only 33 acres of parks when the Park Elements says they want 500 acres of parks. Where are the 452 acres of mixed use minus 463 acres of commercial so this is saying that all commercial will be torn down and rebuilt in the next 25 years???? If it is mixed use development what is the density of residential portion of these 452 acres ...how many units. If 30 units per acre there could be 12,000 units just in the mixed use infill It looks like that you double counted between res and mixed use. Clearly this model does not know that no one is planning on building 1021 acres or millions of sf of office professional or industrial uses over the next 25 years. It also does not include the fact the state is requiring that all existing and future development and vehicles be net zero by 2025. So basically, this model is not correct. This table should have been reviewed by developers and commercial real estate brokers and economic forecasters at UCSB to truth test these assumptions before running the CalEEMod	6.75
4.2-18	4	The assumption used in the CalEEMod are dated as the building code has been updated several times since 2019 and there is going to be a new update for 2026. These updates continue to add more energy efficiency to building and housing construction.	6.76
4.2.19	Table 4.2-6	This VMT table is clearly wrong. If the job/housing balance in the city is 1.5 most workers will only have to drive 5 miles to work. With all of	6.77

		the emphasis on mass transit and hybrid working there will be much less vehicle miles traveled. Also another factor is the deduct that the model needs to provide for the substantial increase in EV being purchased. The county of Santa Barbara VMT threshold is 19 miles. Also reference the ZEV report that SBCAG produced in January 2025. This report needs to be referenced in this section. Who came up with 47.6 VMT per household? Clearly wrong. Need to provide future assumption not what has happened in the past.	6.77
4.2-20	7	This paragraph and others should also reference the ZEV plan and the projected reductions in the future.	
4.2-21	Thresholds	Why has the city not completed a GHG threshold review fo the city? Does this mean that every project in the future is going to have to do GHG analysis but need to note that most housing project will be exempt from CEQA now and in the future. That needs to be stated here.	6.78
4.2-24	ACTION COS-5.1.3	This action needs to be revised to state that most housing and mixed-use projects will be exempt from CEQA and will only have to follow existing conditions.	6.79
4.2-24	Policies Actions	Many comments were provided on these provisions in the Element so make sure the recommended changes are made here to be consistent	
4.2-25	Table 4.2-7	This table needs to be run again as many of the build out assumptions in table 4.2-5 and 4.2-6 are incorrect. By 2045 -2050 many of these air quality impacts will be substantially reduced also this table needs to average this impact over the next 20-25 year as development occurs …there is no mention that it is assuming full build out impact in 2045. Correct this table based on a corrected CalEEMod run.	6.80
4.2-25	1	Delete the first sentence. You have already concluded in the table and discussion on page 24 that there is going to be a significant impact so why would you subject hundreds of future projects with wasteful studies on air quality and GHG analysis that you have already determined will happen and there has been a statement of overriding considerations adopted. Also, many of the housing projects will be exempt from environmental review. Make this clear in this section.	6.81

		Also since there is no adopted threshold this again is a waste of time and money to do studies on all these future projects. Delete this whole mitigation measure as inappropriate for future projects. There are standard air quality and ghg measures that are routinely required for projects based on the building code.	6.81
4.2-26	2-3	Delete or rewrite these two paragraphs. There is no need to do more studies based on this Programmatic EIR that has already run a CalEEMod on full build out. There will be an impact as projects are built out but these impacts will be progressively less, and state standards change. This is a plan fo the next 20-25 years and there will be many changes to improve air quality and GHG.	6.82
4.2-26	6	Revise this paragraph as state law requires that most construction related equipment be electric or hybrid in the next couple of years. most diesel construction equipment will be retired per state law.	6.83
4.2-28	5	MM AQGHG-3 This MM sounds like a very old standard that has already been implemented by many contractors. This needs to be reviewed by local contractors to get their opinion if this is even needed any longer. This document needs to stay up with the times and state law. Delete if no longer needed.	6.84
4.2-30	1	Over the last five years during this GP update process the city should have also generated GHG thresholds,	6.85
	2	What was the 1990 levels that we are trying to reduce by 40%?	6.86
	5	Goal COS -6 needs to be revised per other comments Encourage the city to be carbon neutral by 2045-2050 per state law. Action COS 6.1.1 too bad the city did not already get the GHG threshold done as part of this process but since the GHG level will be exceeded by the full buildout of the 2045-2050 plan there is no need to b do any further GHG studies.	6.87
4.2-31	1	The city of Santa Maria is served by PG&E not Southern California Edison...correct this paragrpagh	6.88
4.2-31		Delete Goal COS 6 and the following as they are listed on the previous page. Redundant.	6.89
4.2-31 4.2-32	11-12 1-2	These four paragraphs need to be revised. How can something be inconsistent and consistent at the same time?	6.90

		Also reference to VMT inconsistency is inappropriate since there are many measures that will meet the VMT reductions ..first being the job housing balance that is part of this plan as well as hybrid work and mass transit and EV's. The future will have many options to reduce AG and GHG.	6.90
		Revise the first consistency statement to make it clear that the 16,140 units will be split between the infill and the 980 acres of annexation area along with schools, parks, jobs, commercial etc. The plan is intend to take SM through 3 RNHA cycles since the last cycle Sant Maria was assigned 5,400 units to 2031. Refer to the adopted Housing Element.	6.91
		Revise the second consistency finding to make it consistent. Based on state law and other policies the build out to fhe City of Santa Maria will meet all of the future goals and stateslaws to reduce Air Quality and GHG. Also again correct that PG&E works with 3CE.	6.92
4.2-33	1	Delete the last two sentences of this paragraph as they are in conflict with most of the analysis. The city will continue in the future to meet state law and be consistent with requirements as the city grows and future plans are amended. You cannot hold the city to a 2022 Ozone plan in 2045.	6.93
	Table 4.2-9	First make this whole table on one page so it is easier to read and second this whole table needs to be revised to note that development will happen over the 20-25 years and will implement many air quality Measures. Energy is incorrect because the city is part of 3CE and they are working to be 100% energy renewable ..this should be substantially less or net zero based on state law and 3CE goals. Mobile should also be substantially less if all cars are to be electric by 2035??? The whole net reduction section of this table is wrong as it should be substantially higher so that in the end the new development will be net zero by 2045.	6.94
4.2-34	1-2	Both paragraphs are wrong in that every statewide and local effort will result in reductions to air quality impacts and GHG impacts so that new development will be Net zero by 2045-2050	6.95
4.2-34-36		The whole cumulative section needs to be revised to address the future state requirements to be net zero by 2035. To hold the city to the 2022 Ozone plan out to 2045 is not appropriate. This Ozone plan is scheduled to be updated in the next couple fo years. Also, the 2050	6.96

		RTP/SCS plan will be updated to reflect the future General Plan for the City of Santa Maria. The infill plan and the planned annexation will address the requirement to reduce air quality and GHG over the next 20-25 year.	6.96
4.3- Biological Resources			
4.3-1	2	Rincon has done many EIR's and biological surveys in the santa Maria and should refer to the physical surveys that they and other consultants have done. These surveys have reports indicating very little biological resources in the SM Valley because of historic agricultural production.	6.97
4.3-1	3	Using the word "open space" is not the correct word as there is no dedicated open space it is all agricultural land uses for row crops, vineyards and grazing. The second to last sentence is wrong. The EIR needs to be clear that the land in Area 5B, Area 9, Area 7 and the SM Public Airport are having land use designation for residential commercial and industrial uses. The percent needs to be changed to indicate that over 85% of this land is designated for Urban uses. 29% land currently in ag/open space is an interim use before the full development in the land use designated areas occurs.	6.98
4.3-1	4	There is very little area with undistributed native habitat. According to the map most of this land is located south of Orcutt	6.99
4.3-2	Fig 4.3-1	This map is wrong. The colors in the legend do not make sense to the map. 1. Why is the SM Cemetery shown is green and there is no green color in the legend, it is not a habitat area. 2. The landfill both old and new have no biological habitat and yet this map shows all kinds of plants in the landfill area. Need to be corrected. 3. Rivergate Specific Plan has been graded multiple times and has no biological resources. 4. The Guggia and DeBarnardi property is all agricultural production so remove the brown color on their property. If it is to shown where the house and barn s are located brown area is it is much smaller than what is shown. 5. This map needs to clearly indicate that planning areas in the city. Delete reference to agricultural in Area 5B which is currently being developed with the sports fields and will be developed with 1,440 units in the next couple of years	6.100

		6. The Santa Maria Airport needs to be corrected. 7. Area 9 is over half way developed with Windset Farms and many new industrial uses along Stowell Road . 8. Area 7 is planned for 1,000 and other uses.	6.100
4.3-3	1	Delete the last two sentences as they do not describe the biological resources of the last 100 years of agricultural production in the Santa maria Valley. Also as described in the Cultural resources most of the valley floor had very little surface water. Using the general CDFW description does not reflect SM Valley.	6.101
	3	Again, delete this generic description as it does not reflect the history fo the SM valley. Agriculture is very intense and only provides very limited opportunities for biological resources.	
	4	Barren land does not exist in the valley. the agricultural land is too valuable and productive to go barren. Delete this paragraph.	6.102
	5	Delete this whole paragraph as it does not apply to the Santa Maria valley. Also this is a generic description from CDFW and does not apply to SM.	6.103
4.3-4	2	Where in SM Valley is this Pine/Cypress habitat? This needs to be specific or deleted as it does not apply.	6.104
	4-5	Chaparral is mostly located in the south Orcutt area never hear of Chamise-redshank chaparral in the Santa Maria valley. Again, this looks like a generic description but does not apply to the Santa Maria valley. This should be deleted.	6.105
4.3-5	2	Delete the word Ruderal as it does not apply.	6.106
	3	Again delete the paragraph on Barren lands as it does not apply and is a generic description form CDFW. This definition should be part of the paragraph above as this is land that is being used in streets, parking structural improvements and is not barren. It is developed.	6.107
	4	This paragraph uses uncommon words that are generic to the state of California CDFW. Riverine should be called blue line river or stream and identify the Santa Maria River as such. Also what about Orcutt Creek and Solomon Creek in Orcutt. What about vernal pools? Why are they not identified in this document as CTS are very important habitat for planning in the SM Valley. These need to be described in this paragraph	6.108
4.3-6	Fig 4.3-2	Again, another figure that is wrong. 1. This aerial photograph has to be over 15 or 20 years old and does not include Windset farms or Enos Ranch and many infill	6.109

		projects. Rice Ranch just started grading in 2005, This EIR document should be using a very recent base aerial photograph to show how much of the city has been developed. 2. Both Santa Maria Wastewater plant and LCSD plant discharge ponds are not Freshwater ponds!!!! This needs to be corrected. 3. There are many basins with the city for flood control and recharge. Rivergate SP Area, Waller Park, SMCC,	6.110
4.3-7	2	Delete this paragraph. Again, there are no barren areas that meet this definition unless this is supposed to be the Santa Maria Levee. In which case this section should clearly state this, but the levee serves a very important purpose and should not be a called Barren.	6.111
4.3-7	Bullets	B Special Status Species whole section is in the wrong place move this to Page 4.3-9 before Special Status Plant Species	6.112
4.3-8	1	Correct refence to Appendix C not B.	6.113
4.3-8	2	Again this description does seem to apply to Central Coast Grasslands. The fourth sentence refers for fall rains which is not true, this region has winter and spring rains. Write this description to reflect the Santa Maria Valley. The grassland and perennial grassland also need to note that in this region they are predominately used for cattle grazing and also serve as CTS habitat. Make these descriptions specific to SM Valley. We do not the Roosevelt Elk in the Santa Maria valley	6.114
4.3-9	1	Oak woodlands in this area in located in the southern Orcutt Area. not in the city of Santa Maria or the Planning Area. Please make that clear in this paragraph.	6.115
	2	Delete this paragraph as it does not apply to the area being studied in this EIR	6.116
	3	Delete this paragraph as it does not apply to the area being studies in this EIR.	
4.3-10		Refer to Appendix C not B on this page What does the vicinity of this plan mean? One mile? Five miles? Show a map that was studied for this report?	6.117
	2	This paragraph should be very clear that the potential for these 13 plant species is very unlikely as infill development has already reduced potential for these plants and the Planning Area for annexation has been in full ag production for over 100 years.	6.118
	3	Again, what is the plan area that was studied to determine that species in the area. Also, make it clear that the development infill has very low potential and the Planning Area for annexation also has very low potential because of the 100 years of Ag. Production.	

4.3-11	Last two para	These paragraphs should be listed in bullets as it is very confusing what is the difference between Sensitive Community and Critical Habitat 1. Southern Vernal pools at Airport and on the east and west side out of the Sphere of Influence of the city. 2. Steelhead trout potential in the Santa Maria River . 3. La Graciosa thistle and the red legged frog in the southern portions of the Orcutt area. 4. No mention of Lompoc Yerba Santa in this section but it on the map. Also not mentioned on page 4.3-10???	6.119
4.3-12	3	This paragraph and Figure 4.3-4 do not make any sense. Most of the santa Maria is not known for wildlife corridors. There are known regions of CTS on the east and west side of the Santa Maria Valley but connectivity between these vernal pools is not documented. The paragraph refers to the Sierra Madre and San Rafael Mountains that are over 30 miles away from Santa Maria. This whole paragraph should be deleted. The Santa Maria may serve as connectivity, but the map only shows a small polygon in the riverbed.	6.120
4.3-15	2-4	This section does not discuss the Supreme Court Decision on Water of the US, that needs to be included here.	6.121
4.3-17	2-5	Does the Supreme Court Decision have influence on waters of the state???	6.122
4.3-20	2	Again, this is disappointing that this EIR was not more thorough and clearer that future infill projects and the Planning Area will NOT have biological impacts and will NOT need additional biological surveys. The only areas that may trigger additional biological surveys are south airport area and those areas in the southernmost sections of Orcutt SOI but most of that area has already been developed. Revise this paragraph to make this clear.	6.123
4.3-21	1	Revise BIO-1 to make it clear that biological impacts will only happen to the southernmost areas of the Orcutt area.	6.124
4.3-21	2	Revise this paragraph to make it clear the there are no special status species within the infill areas of the city and in the Planning Annexation area. Only special status species occur in the south Orcutt area. There is no incremental loss of habits or fragmentation of open areas or loss of wildlife corridors. Delete this sentence. Make these corrections.	6.125

4.3-21		Delete Policy COS-1.1 This is an infeasible policy and is inconsistent with infill development and the annexation areas.	6.126
		Revise Policy COS 1.3 by stating the only place for planting biodiversity species is in city parks.	6.127
4.3-21	1	Again, there is no indication what the "Plan Area " is. Make it clear that most of these 13 plants are located over five to ten miles from the city along the sand dunes and none of these plants are in the city or the SOI or the annexation area.	6.128
	2	Delete this paragraph since none of these plants exist in the city or SOI or annexation area. so, there is no significant impact.	6.129
	3	This paragraph needs to be clear that within the city there are no wildlife species found and the annexation area is production agriculture and no species found. Make it clear that no additional studies are needed within these areas.	6.130
	4	What is the "Plan Area" for these species? They have not been found in the city and the annexation area. Revise this paragraph to make sure that there is no significant impact within the city.	6.131
4.3-23	1-2	The Mannal discussion is again not relevant to this General plan update as there are no known bat colonies in the city and the annexation area that do not have any trees. Also there have been no known badger dens in the city of Santa Maria or the annexation areas so there is no significant impact.	6.132
	3-5	These paragraphs need to be clear in that none of these have been identified in the city of Santa Maria or the annexation area.	6.133
4.3-24	2	Delete whole paragraph referencing burrowing owls as there have not been any identified in the city of Santa Maria or the annexation area.	6.134
4.3-25	3-5	This whole section needs to be clear that these amphibians are not located in the city of Santa Maria for the infill sites nor are they in the Planning Area for annexation so no additional studies are needed for future developments.	6.135
4.3-26	2	Bio -1(a) This whole MM needs to be rewritten as it does not apply to the infill of the City of Santa Maria or the annexation area. Also most infill projects, particularly housing projects, will be exempt by environmental review. The city should make it clear that there will not need to be any more bio studies except for maybe birds and bats. This MM is poorly written and way too long. It needs to be reduced and only focused on the city.	6.136

		BOI-1(b) Delete this MM as it has been proven that there are no special status plants in the City of Santa Maria or the annexation area. No additional studies are needed as it will be a waste of time and money. If you want to cover this issue, make it clear that it only applies to the southern area of Orcutt.	6.137
		BIO 1.(c) Delete as not appliable to the City of Santa Maria or the annexation area.	
		BIO 1(d) Again delete this MM to make it clear that this only applies to the southernmost area of Orcutt, There is no need for any Habitat Plans for the city since no habitat exist in the city or the annexation area.	6.138
		BIO-1(e) and BIO -1 f should be deleted as they are not needed in the city of Santa maria infill and the annexation areas. These MM are too long an should be deleted as too costly and waste of time for city projects. Also most housing projects are except for environmental review nd these MM will not apply.	6.139
		BIO-1(g) the WEAP training is appropriate because it includes a lot of other training beyond BIO stuff.	6.140
		BIO-1 (h) there have been hundreds of city projects and none of them had legless lizards so this MM needed to be deleted as it is not needed and it is a waste of time and money for infill projects and the annexation area.	6.141
		BIO-1(i) This MM needs to be substantially reduced. Having a page and half to require bat studies that are very rarely occurring in santa Maria. All you need o say is if a bio screening and assessment has been done and bats are found then standard study will apply.	6.142
4.3-32	1	BIO-1(j) this mitigation measure needs to be clear that it only applies to site with eucalyptus trees in the south city of Santa Maria and Orcutt area.	6.143
		BIO-1(k) Again this MM is over kill if bird survey is to be done follow standard procedures. It should be noted that there have been very few projects in the city of Santa Maria and the annexation area that will require bird surveys.	6.144
4.3-33	3	This whole paragraph needs to start with the first statement which is that the city of Santa Maria and the annexation area have no known special status species and do not have to conduct biological surveys. If nesting birds and or bats are determined to be in the infill areas of Santa Maria then surveys and MM will be done for them.	6.145

		Delete reference to many of the MM that are to be deleted as not needed in the city of Santa Maria or annexation area.	6.146
4.3-34	1	Impact BIO-2 This impact's first two sentences do not apply to the city of Santa Maria since there is no wetlands in the infill of the city or the annexation the only impact is working with NPDES permits for construction impacts.	6.147
	2	This whole paragraph needs to be revised to state that there are no marine habitats, or freshwater nature ponds in the city or the annexation area. The figure referenced is incorrect and needs major corrections. There are manmade flood control basins and channels that are designed to dry up most of the year	6.148
		Delete Policy COS-1.1 and COS 1.3 as both policies are infeasible. Revise COS 1.5 should be revised to only focus on birds and bats that may have potential in the city of Santa Maria and annexation area.	6.149
4.3-35	1-2	These two paragraphs need to delete refence to MM Bio's since most of them are deleted.	6.150
4.3-36		Delete COS-1.1and COS 1.3. Revising COS 1.5 make this police clear that the infill of the city and the annexation has no impact on species except for maybe birds and bats.	
4.3-37		Delete COS -1.1 Because there is no wildlife corridor in the city or wetlands, and this policy is infeasible. Delete the Policy COS 1.3 as it is infeasible unless it is only focused on city parks, Revise Policy COS 3.1 as the Urban Forest Management Plan has not been adopted. Also, it is infeasible to have a 20% tree cover if the city includes all of the land in the airport district and in areas 7 and 9. This percentage should only apply to the built-out city and the infill and it should include trees on private properties, school sites, AHC and other areas.	6.151
4.3-38 4.3-39		The whole cumulative section needs to be revised to clearly state that there are no known special status species in the city or the annexation area. The second and third paragraphs need to be revised to be clear as there are no wetlands in the city or in the annexation area. There are some CTS vernal pools in the south on the airport and Area 7 so these paragraphs should focus on this.	6.152
4.4 Cultural Resources and Tribal Cultural Resources.			

4.4-2	6-7	Where is the Historic Overlay District? You should include a map showing this and where the following buildings are located. Also include the map from the existing element to show the potential of cultural resources in the city	6.153
4.4-4 4.4-8		All the laws listed on these pages should include the date they were adopted.	6.154
4.4-8		SMMC This code needs to be changed to either change the requirement to 70 years ago or only apply to buildings build before 1950. Anything after that is not a historical building and most of the residential buildings are tract houses. Another option would be to consider buildings in the 4 sq mile area built before 1950. Since the city goal in the Air Quilty section is to tear down almost all of the commercial buildings in the city and build mixed-use buildings this standard for existing building review needs to be clear.	6.155
4.4-9		Resource Management Element First you need to be clear that this old element is being retired and a separate resolution will be needed to retire this element. Second, all the maps should be in the EIR and the new elements. In this case the map in the Resource Management Element needs to be added to this EIR and the COS Element. The map will identify those areas with negative or low sensitivity versus those areas with higher levels of sensitivity This paragraph notes that there is a low level of cultural resource in the Santa Maria Valley, but it does not explain why. Most of the valley was in the flood plain of the Santa Maria River and cultural resources were lost in periodic flooding for over 10,000 years. Also, after the rainy season there was very little surface water available throughout the rest of the year, so the Chumash moved from the Solomon hills to the Nipomo Mesa where water was available. The historic riverbed was the bluff running east west just north of Betteravia Road.	6.156

		South of Betteravia into the Orcutt area there are a few sites identified. Most of them are in the area around Orcutt and Solomon creek because of the periodic water source in those creeks. Add this history to this EIR and the COS document.	6.156
4.4.11	Last Para	This paragraph needs to be clear that before 1960 the population of the city was about 35,000 with maybe about 9,000 units, mostly in the 4sq mile area. Now the city has almost 30,000 units with many of them built over the last 70 years. They are mostly tract homes and apartments. The city ordinance needs to be revised to state that tract homes and units built after 1960 are not historic units.	6.157
4.4-12	Act COS 7.1.1	Where is the Historic Overlay District??? Where should it be expanded??	6.158
4.4-13	1	This paragraph needs to be revised to clearly note that the city ordinance is for 50 years older not 45 years old. Also, all developments since 1960 is not considered historic and are not required to be surveyed or studied. It is important to set a date and not years as the building will continue to be older but are not historic.	6.159
4.4-14	2	The last sentence should end with the phrase" ...south of Betteravia Road."	6.160
	3	The last sentence should end with the phrase "...south of Betteravia road".	6.161
4.4-15		CUL 2a, 2b, 2c Add the phrase ....For projects and new development south of Betteravia Road the staff will determine if studies are needed..... The MM shall only apply to south of Betteravia Road as noted on the Res. Management Map.	6.162
4.4-16 4.4-17 4.4-18		All of these paragraphs and MM need to add the phrase ...south of Betteravia Road.	6.163
4.4-18	10 Cul-4a Cul-4b	This paragraph is stating that all future projects will need to go through tribal consultants. This sounds like this is "a second bite at the apple. The city already went through consultation process for this General Plan update and Planning Area and there was no response. Why would the city force future projects to go through additional time and money for a second round of consultation. This needs to be revised.	6.164

		We understand that there may need to be consultation for projects south of Betteravia. Revise this paragraph and the MM.	6.164
4.4-19	4-5	This discussion needs to be very specific as only structures in the 4 sq mile area are considered potentially historic based on dates of when buildings were constructed. Only refer to this area for additional studies with future development. Also recommend the ordinance amendment to apply to this area and buildings that were built before 1960 and maybe even earlier.	6.165
4.5 Hydrology and Water Quality			
4.5-1		This whole chapter need to include details on the following items throughout the chapter because so many things have happened over the last 30 years to improve the quality of the surface water and groundwater basin. **Twitchell Dam.** Note when the Dam was built and what agencies manage the operation of the Dam. The Dam serves two purposes one is for flood control of the Santa Maria Valley. This is coordinated the BLM and County Flood Control. The second purpose is serving as recharging of the groundwater basin. Release of water and the overall dam operation is managed by the Santa Maria Water Conservation District which is run by an elected Board of Directors along with the Twitchell Management Authority that was set up by the court in the adjudication of the groundwater basin. The TMA has representatives from the city, agricultural and other ground water users. **State Water** Supplemental water was delivered to the Santa Maria Valley around 1996 as part of the Central Coast Water Authority construction of the pipeline. Santa Maria is the majority holder of the state water and pipeline project. The purpose of this 17,000 AFY (??) water allocation is to improve the groundwater quality and reduce pumpage from the groundwater basin. This allocation fluctuates depending on the snowpack in the Sierras. The state water is blended with historic ground water pumpage. **Waste Water Discharge:** This blende water improves water quality goes as far as improving the wastewater discharge at the treatment plant ponds that percolate in the groundwater basin and the city gets credit for this discharge in their water portfolio. The bottom line is that this whole section needs to discuss the benefit of state water in the	6.166

		Santa Maria valley and the reduction fo TDS in the ground water basin. There is really good information in the 2024 annual basin report. **Adjudication of the basin.** For over 10 years the city, farmers, and other groundwater users fought through a very expensive lawsuit on the status of the Santa Maria basin and the addition of state water. In 2007, the court determined that this basin was not in overdraft and appointed basin managers through the Twitchell Management Authority and the SM Valley Conservation District. The TMA prepares an annual report that reports to the court on the progress of this managed basin. RWQCB mainly monitors the water quality and TDS levels. **Agricultural conversation.** Most of this section needs to acknowledge and provide details that the conversion of city urban agricultural and the annexation area agricultural uses will result in substantial reduction of groundwater use. In most case active row crop production will require 4 AFY of water per acre of land whereas urban uses between .5 to 1 AFY per acre or less. The buildout of the city and the annexation will result in a net benefit to the groundwater basin. Also agricultural operators have become much more efficient in their water use. They use laser leveling and hoop houses and greenhouses, and other techniques to reduce water use. The TMA report shows documentation of this reduced water use. This needs to be noted throughout this section as a benefit to the ground water basin. **Reduced urban water use**. Finally, the 2024 report indicates a 40% - 50% reduction of water use per capita over the last 25 years. This is the result of higher density projects using less water and the increase in water costs that encourage water users to conserve. This is a big benefit to the basin and will continue. Add all this background information in this section. And include the detailed supply table from the 2024 report in this section.	6.166
	5	The last sentence needs to be changed to say…Groundwater blended is state water is used for industrial, municipal, and government uses within the city.	6.167
4.5-2	1	This paragraph seems to be focused on agricultural operations from 30 years ago. Agricultural operations are much more efficient and	6.168

		substantially reduce chemical use for food production. Also, urban agricultural operations in the city are not a major source of sediment and do not impact on the city storm drain system. Delete the third sentence as all the urban agricultural operations are located on the west side of the city and will not impact surface water in the city.	6.168
	2	The first third of the paragraph should be a separate paragraph as it is discussing the end of the SM River which is located 11 miles away. The rest of this paragraph lists all types of chemicals used in the valley, but it does not state that most of these chemicals are being substantially reduced by agricultural operators.	6.169
	3	TDS levels in the basin has been improving over the last 30 years based on all of the point noted above. The second sentence should be added to the Guadalupe paragraph above as it has nothing to do with the city of Santa Maria. The third sentence is poorly written as it does reflect what is happening in the basin as noted in all of the points discussed above. The water quality in the basin is improving with reduced TDS levels mainly because of the State water adding to the basin. Revise this whole paragraph…	6.170
	4	This whole section needs to be expanded to explain how the city of Santa Maria works with County of Santa Barbara Flood Control on major channels and basins that FC operate in the city. There is also no mention of the Santa Maria Levee and what it does for the northern half of the city of Santa Maria which historically flooded. Ther is no mention of Twitchell Dam and benefits provided to reduce flooding in the valley and the city. Where is Lake Guadalupe (which is misspelled throughout this section)? Is it west of Santa Maria…are you sure it is not Betteravia Lake? What is a seiche???	6.171
4.5-4	Fig 4.5-1	Should label Ranta maria river along with the location of the santa Maria Levee. Also label Orcutt Creek. Suggest providing a regional map that shows where Twitchell Dam is located as well as the Lake, and the end of the Santa Maria River. And other drainage features.	6.172

4.5-5	6	Need to include discussion on the Supreme Court Decision about waters of the US and what is the new definition.	6.173
4.5-11		Policy S-3.3 change ponds to **basins.** Revise Policy S-3.4 to state .. "**Coordinate with County Flood Control** to maintain and upgrade ...."	6.174
4.5-12		Change HYD-2 .....the GP update would **incrementally** increase the .... The second sentence needs to state that the SM Water conservation District and Twitchell Management Authority will assure the quality of the Groundwater Basin and the blended use of water with State Water and recharge is assuring the basin is in balance.	6.175
	3	Revise the first sentence ".....Santa Maria ~~River~~ Valley Basin within the **infill of the City of Santa Maria and the annexation area** which could **incrementally** reduce the	6.176
	4	Delete the last sentence as it does not make sense, you cannot reduce impervious surface while building buildings and parking lots???	6.177
	5	Delete the word River in the first line.... What is the amount of groundwater rights the city has based on the adjudication of the groundwater basin...as managed by the Twitchell Management Authority. The groundwater is augmented by state waste, discharged water, and other sources for the future growth of the city and the annexation area.	6.178
4.5-14	1	The Rivergate Roemer Specific plan area is in the 100-year flood plain and will need to be designed to raise the finish floor two feet above the flood plain. This development will also need to process LOMR map revision with FEMA.	6.179
	3	Correct the spelling of Guadalupe. Not sure if there is a Guadalupe Lake. What is a seiche? Show that the levee is protecting the city if anything happens with Twitchell dam. Delete reference to Lopez as that dam is 30 miles northeast of Satna Maria.	6.180
		Policy S-3.6 add BLM, ACOE, and other federal agencies coordinate with county and state and city with the Twitchell Dam and the Levee.	6.181
4.5-15		Impact HYD-5 this impact is wrong in that there is an adjudicated order management plan coordinated with Twitchell Management Authority and Santa Maria Water Conservation District. Rewrite the next two paragraphs to correct the agencies that manage the groundwater basin. The basin plan from RWQCB is mainly	6.182

		focused on surface water and groundwater quality. TMA and SNWCD are focused on quantity and state water additions to assure that the basin remains in balance.	6.182
4.5-16 4.5-17		Cumulative Impacts. This whole section needs to be revised to include the many points made in the comments above.	6.183
		The health of the groundwater basin both quality and quantity are well managed by the Twitchell Management Authority, and this chapter needs to document how this has happened over the last 20 years and how it will continue to be well managed and improved as the city of Satna Maria grows.	6.184
4.6 Noise			
4.6-4	3	Add in the paragraph…The **current** Santa Maria General Plan	6.185
4.6-5	Table 4.6-3	This table needs another column that identifies all segments of these roadways that have already existing sound walls or abutting structures that limit the noise level contours particularly along the US highway 101 on both sides of the highway.	6.186
4.6-10	Fig 4.6-1	This map needs to be updated to include the Enos Ranch apartment project and new school, Skyview Project, and other projects that have been approved in the last couple of years.	6.187
4.6-11	Fig 4.6-1	This exhibit needs to include Waller Park as it is included in the city of Santa Maria inventory. Also, the legend includes water which is incorrect. These are vernal pools and should be labeled correctly. Also, not sure why they are even listed on this figure as being relevant for noise contours??? Should label this noise contour map as adopted by the County Airport Land Use Commission 2023.	6.188
4.6-11	Fig 4.6-3	This map needs to be revised to clearly indicate where existing sounds walls and structures are located that mitigate noise impacts to the surrounding area. Most of 101 has high sounds walls so that noise contours do not go beyond these walls. The contours 65 and below should not be shown on this map as they do not apply particularly along 101. The city has done a good job over the last 30 years to reduce noise impacts to residential and other uses by requiring soundwalls where they can be built.	6.189
4.6-14	Table 4.6-4	This table needs to be revised to include the city ordinance that allows exterior noise level to be 75 dBa along major corridors. Also the city is	6.190

		now encouraging residential development without perimeter sound walls, so it results in higher noise levels in these projects These standards need to be documented in this table.	6.190
4.6-14	Table 4.6-5	This table needs to be revised as it is not correct. Daytime exterior noise level is 65 with 75 along major corridors.	6.191
4.6-15	7	This paragraph should also note that as more electric vehicles are added to the fleet of cars in the state the noise level along road ways will be reduced. As required by state law there will be only EV sold by 2035	6.192
4.6-19	7	This paragraph should also include Fairgrounds, sports fields, high school games, which are all near residential areas.	6.193
4.6-19	8	This paragraph and the following exhibit is wrong as future noise levels along roadways will be substantially reduced as EVs become the predominant vehicles and trucks in the state.	6.194
4.6-20	1	This whole paragraph is wrong as there will not be significant increases in traffic noise in the future. In fact, the noise levels on roadways will substantially be reduced based on EV and new technology. The second half of this paragraph was very disappointing, this EIR should include analysis of 8,000 new units in the annexation areas along with new schools, parks, commercial uses. Etc. What is the point of this IR if this analysis did not happen?	6.195
4.6-21	Fig 4.6-4	This map does not look much different from the existing map on page 4.6-12. The map needs to be corrected to adjust contour lines where major sound walls and buildings are located along 101 and that reduces noise along the freeway	6.196
4.6-22	Table 4.6-8	This seven-page table needs to be revised to address the reduction of vehicle noise from new EV standards being required by the state. This information needs to be added to the consultant model which will show that traffic noise will be reduced over the next 20-25 years.	6.197
4.6-30	Policy and Actions	All of these items need to be deleted as it is infeasible for development to pay for sound mitigation beyond their project. The idea that there is such a thing as noise reduction in-lieu fee is infeasible as there is no way to determine the cost of "quiet Pavement" throughout the city?????? Or the cost of off -site sound walls. All of these provisions need to be deleted.	6.198
4.6-30	NOI-1	For the most part this is standard condition, but the city should confirm that they have had these provisions reviewed by contractors in the area that use these requirements during construction	6.199
4.6-31	6	This paragraph should be revised based on the state requirements to have EV's for vehicles and trucks over the next 20-25 year along with	6.200

		hybrid working and mass transit which also will be electric that will substantially reduce roadway noise. This plan needs to address what the noise levels will be in 25 years not what they are today.	6.200
4.6-35 4.6-36		The Cumulative review needs to address the reduction in noise as both construction equipment and all vehicles transition to the use of electric vehicles. This is the future in California, and this document needs to reflect the future requirements. Para 1 on page 36 needs to be revised to state that traffic noise will be reduced and will not have a significant impact.	6.201
4.7 Transportation and Traffic			
4.7-1	1	There is a reference to a travel demand model evaluated by GHD date June 2025. But there is no indication that the TDM was reviewed by the public and other traffic consultants. Where is this study… it should be an Appendix. And it should be peer reviewed by local traffic engineers…why did they not do a VMT analysis also?? The city has an adopted screening tool for infill projects that do not have to do any further studies. This map needs to be added to this sections.	6.202
4.7-1	3	The list of uses needs to include truck hauling routes for agricultural products and industrial haul routes for VSFB and other industries.	6.203
4.7-2	9	Is this paragraph correct? I have worked on many projects along Betteravia and never heard of this classification for Betteravia??	6.204
4.7-3	Table 4.7-1	This table needs to be expanded 1. include the road right of way widths for each of these roadways. 2. how do complete streets change the width and design of these road segments? Do complete street standards only apply to new city streets? What is the whole right of way width needed for a complete street? Travel lanes, sidewalks, trees, bikeways. You should include a cross-section of what a complete street is? Or provide details in the appendix. 3. need definition for public alley ways 4. need to have definition of private roads and driveways for small lots and multifamily development that will not have complete street design. These private streets will not be maintained by the city so they will save maintenance costs for these private roads ,, they will be maintained by private HOA's.	6.205
		Active Transportation Plan should be included as an Appendix.	6.206
4.7-4	Fig 4.14-1	This map needs to be updated to include the connection to 101 and UVP, extension of Seaward Drive to 101. Revised the location of	6.207

		Bradley Road through Enos Ranch. Include the road pattern for the Blosser ranch Specific Plan. Include the roads for Area 9 and 7 that are part of the Circulation element Need to identify all of the measures A projects that are already funded.	6.208
4.7-5		All of the bikeways need to include the standards and widths for each bullet.	6.209
4.7-5		SMRT. This paragraph states that ridership is rapidly increasing. Need to provide a table of ridership over the last 10-20 years to prove this statement. Ther may be some routes that higher level of ridership particularly for the schools.	6.210
4.7-6		There are six bullets describing transits but there are more that need to be added SMOOTH, Dail a Ride, Senior Transits and Medical Transits that are provided by Marian and other medical services. These are important services that do not cost the city anything but serve needy clients.	6.211
4.7-6	GHG	Every reference to GHG emissions to 1990 levels need to include what the emission were in 1990. If I remember at the time California documents that GHG was at 540 MMT. What was the level in 2020? Was it achieved?	6.212
4.7-7		This document needs to include the 2021 Active Transportation Plan so readers can see where these bikeways are to be located. Did the ATP include the annexation areas? If not does this mean that the ATC now needs to be updated to plan bikeways in the annexation area? Why was it not part of this EIR and General Plan update?	6.213
4.7-8		SMRT..Did the Short-Range Transit Plan include a map? It should be included in this EIR to show what has been approved. Did the plan include the annexation area? if not, does this mean that this plan will need to be revised for the annexation area?	6.214
	5	This section needs to provide a map and table which shows existing traffic in the city and what is proposed by 2045. Along with LOS. I know that EIR's do not have to include traffic studies with LOS for roadways and intersections, but Table 4.6-8 future noise impacts provide the details on the traffic existing now versus what traffic is going to be generated in the next 25 years. There are roadways and intersections that will experience 2 to 5 times as much traffic as existing now. Where is the plan that identifies those roadways and intersections that will operate at LOS F at full build out. This EIR needs to include a map for the circulation element for 2045-2050.	6.215

		For example, Broadway south of Betteravia will have traffic increased from 47,500 ADT to 91,630 ADT. What does that mean for that road segment. Where is the plan for the future of the circulation element. What is this going to do for the AB 1600 fees and other funding sources for road improvements? This EIR and the General plan elements need to be consistent with each other and at this point they are not.	6.215
4.7-10		Bullets need to include the Travel Demand Model. Is this model to be used in the future by local traffic engineers to determine impacts on roadways and intersections? Or is the model the sole source of GHD and every traffic study in the future is only done by this firm?	6.216
		Delete Policy CIR-1.2 as privately maintained driveways and streets will not be designed to meet complete streets requirements. What is a Street Network? What is a Bikeway Network? What is the Pedestrian Priority Improvement network? Thes plans need to be in the EIR or an appendix.	6.217
		Policy CIR-1.3 Delete reference to private streets	
		Action CIR-2.2.2 another sentence should be added to this Action. The AB1600 traffic fees collected from development projects will be used as matching fund for future grants and funding programs.	
		Policy CIR-6.4 What is Transit Oriented Development? There is no mention of this in any part of this EIR. Should there be more information provided or reference the source for this?	
4.7-12		Delete CIR-6.1 This circulation Element and EIR should have included the citywide street design standards so the public would know what the city is planning. Again, here is a reference to a plan SM Regional Transit Standards? Does this plan already exist? When was it adopted?	6.218
		Action CIR-6.4.3 Delete second bullet as it is inconsistent with the Noise element and this EIR noise section. Delete the last to wo bullets as they are inconsistent with other policies. First most projects will have private streets, and the HOA's will not allow buses to come into these projects. Second, the last bullet is subjective and inconsistent with the Objective Design Standards that the city has adopted.	
		Policy CIR-7.2 this policy is inconsistent with the General Plan element they proposes to Annex 980 on the east side of the freeway. In fill should not take priority over the annexations. Revise this policy	

		to state that infill and annexations areas will prioritize mixed-use development	6.218
4.7-13		Again this whole page includes references to Bikeway Network, pedestrian Priority Improvement network and ATP but does not provide these maps. At he end of the page it says that there are no MM but what about major road improvements that will be needed to address 2-5 times as much traffic in the major streets and intersections in the city over the next 25 years.	6.219 6.220
4.7-14	Table 4.7-4	Why is new development being treated differently? Why do these projects have to reduce VMT to 24.2 and 32.8 %. This is infeasible and the law only requires a 17% reduction. The last sentence does not make sense as the CARB requirement is only 17%. Revise this sentence. Also what does the new state law AB130 do for VMT requirements?	6.221
4.7-15		Policy CIR-7.1 and Action CIR-7.1.1 It is important to note that most housing projects will be exempt from environmental review. They will not need to do traffic studies or address VMT because they will be infilled. Please add this note to these policies	6.222
		Policy CIR-7.2 see comment above to revise this Policy.	
	6	The sentence on page 4.7-14 says the city will be consistent with CARB standards but this paragraph says the city would be inconsistent. Please clarify which is correct.	6.223
4.7-15	7-8	So based on the two paragraphs does it mean that every future project that is not a housing project will be required to do an EIR because it will not be able to reduce the VMT's below 17% or if an employer it has to reduce VMT by 32.8%...Basically most new employers (retail and industrial /office uses) will have to make sure their employees do not have cars and can only ride bikes and buses or walk!! Or they will have to pay huge mitigation fees which have not yet been determined. Or will the Statement of Overriding Consideration for this EIR override the need for future VMT impacts.	6.224
4.7-16		Policy CIR-1.3 delete reference to private street	6.225
4.7-17		Same comments from above on the first three items.	6.226
		Policy CIR-1.9 this policy needs to be separated into two policies. the first should just focus on LOS for roadways and intersections and	6.227

		based on the Table in the noise section it is clear that the LOS in the city will be D, E, or f by full build out. There is no need to require Deficiency plans as we already know that most intersections on Broadway Betteravia and other major arterials will be significantly impacted in the future. The policy should focus on bicyclists with the known increase of traffic on the major corridors the city should be focus on moving bicyclists to other side streets.	6.227
		MM this infill buildout will result in significant traffic impacts throughout the city and needs to be addressed EIR. We need a detailed map that shows future roadways, and which intersections will exceed LOS D,E,F. . How is the city going to address these major impacts?	6.228
4.7-18	2	Does this Paragraph mean that the city will accept LOS D, E and F throughout the city at full build out. Also the third paragraph seems to imply that all future projects will need EIR's because they will not be able to reduce VMT below these new thresholds. Need to be clear that most housing projects will be exempt from CEQA and will not have to address VMT reductions because they are infill projects as indicated in the city screening tool	6.229
4.8 Utilities and Service Systems			
4.8-1	2	Also add to this paragraph that the adjudication included return flows from the wastewater treatment plant for the percolation ponds. This section should include how the city has been very successful in reducing water consumption per capita. The same is the reduction of water use in agricultural operations.	6.230
4.8-2	Table 4.8-1	This table needs to be formed on one full page to make it easier to read. Does this table and report from WSC qualify as a WSA per state law since there are more than 500 units?	6.231
4.8-3 4.8-4		Wastewater section. What is the current flow to the treatment plant? With a 50% increase in population over the next 25-30 years what will be the capacity of the plant at that time? Will there be the need for more upgrades to the plant or will the city build a new plant to serve development on the east side of the freeway?	6.232

		If all the effluent from new development on the east side of the freeway and the infill development is all going to the existing plant, then the existing trucklines and other pipelines be able to convey the wastewater to the plant or will there be major pipeline upgrades across the city to the plant. The information about wastewater is very important for the future of the city and City Council and LAFCO needs to know what is being planned. Please expand this section.	6.232
4.8-4		Stormwater basin…you should include A street basin and the north Blosser Basins as they are the biggest basins in the city. The Blosser Channel drops into the Blosser basin for infiltration and Water quality improvement before spilling into the Santa Maria River. It should include a fourth bullet that describes the Green Canyon Water shed and all of the improvements that have been constructed over the last 30 years to convey storm water through the southern portion of the city. The water conveyance starts with the Bradley square project with the channel and pipeline to the two basins at McCoy Lane the water then moves through the government center. There is a pipeline at the Miller Street and Betteravia intersection that takes the water through the OHS center then across Broadway through the west side to the Battles Channel and then to the Hobbs Basin. Prior to all of these improvements there was yearly flooding at Miller and Betteravia and in the residential areas on the west side of town.	6.233
4.8-5		Solid waste section needs more details. First this section needs to go over the process to establish the Los Flores Landfill and when it will be open and operational. Second, what will happen to the closure of the existing landfill? When will this happen? The land fill will still operate as a transfer station. Third there is no discussion about the food organic waste tha tis now required to be pick up for residential and commercial food related businesses. Fourth Need to have a discussion about the hazardous waste collection and how that is going to operate in the future .	6.234

		Fifth, why is the city considering hauling trash to Cold Canyon landfills, it is very far to travel daily? Is this correct? Is this only temporary until the Los flores Landfill is operational?	6.234
4.8-13	3	This paragraph needs to be revised to clearly state the City of Santa Maria has already installed a major water trunk line from the water tanks east of the city to Panther Drive. This trunk line will serve the annexation area.	6.235
4.8-14 4.8-15		This section indicates that the plant can serve full buildout of the general plan and annexation area. The question is if the plant is currently operating at 9.99 MGD and the proposed 16,140 units is 50% of the existing units then would not the new effluent be 5 MGD for a total of 15MGD which will exceed the sewer plant capacity. It does appear that the plant will need to be expanded so will the city be looking at upgrades in the future. It looks like the east side will not need a separate plant. If not, where are the major trunk lines that will convey effluent from the east to the existing wastewater plant? Are they sized correctly for future additional sewer? This information needs to be in this EIR document to confirm that the city will be able to serve the east side feasibly.	6.236
4.8-16 4.8-17		Again, this section lacks the needed information on how storm water conveyance will be handled on the east side of the freeway. How many access points are there along the levee to discharge storm water to the river? Or does the storm water follow the current drainage system to Jim May Park and then to the Blosser Basin and then to the river. This information needs to be part of this EIR and not deferred to a future analysis. If this regional drainage plan is not addressed, it could be a fatal flaw on the development of the annexation area. This cannot be deferred for future projects to figure out.	6.237
4.8-16		Already provided suggested changes to these goals and policies in the hydrology section and in the general plan.	6.238
4.8-17	1	This EIR should provide enough information for the overall regional infill drainage improvements for the 8,000 to be built as well as the annexation area. How will the drainage be conveyed to the river is the most important issue for the annexation area?	6.239
4.8-18		This whole page should be referring to and incorporating information from the 2024 annual report of the Santa Maria Valley Basin	6.240

		Management plan. This document has so much information about the health and management of the groundwater basin along with many great exhibits. I refer to this document anytime there are questions or discussions about the basin. On page 38-39 is the discussion on the projected water use by 2040 and the whole city with build out will be 18,700 AF. This information needs to be added to this section.	6.241
	3	What is the City's Water Shortage Contingency Plan? When was it adopted and how often is it updated?	6.242
4.8-19	1	A 20% reduction would result in water use to be 85 gallons per day per capita	6.243
	3	This section should also include reference to the 2024 Basin Management Plan because it has the best information about the basin water supply and the water use throughout the basin. And note that the total city water use by 2045 will be estimated at 18,700 AF.	6.244
4.8-20	3	Again, the question is did the city decide not to build the Los Flores Landfill and instead plan on future trash transported to the Cold Canyon Landfill about 30 miles north of Santa Maria? The city staff report on December 5, 2023 still refers to the city use of the Los Flores landfill in the future. Please correct the record. What is the city going to do with the 1,500-acre Los Flores property if it is not going to be a landfill??	6.245
4.8-21	5	This paragraph needs to state the existing water use, projected new water and the total in 2045 at full build out. Has the city determined what water lines in the city will need to be upgraded if there is 8,000 more units in the city????	6.246
4.8-21	6	As noted earlier the math does not seem right and there could be up to 15MGD at full buildout which means there would have to be more upgrades to the plant. Please provide how the math was done. Also what major trucklines will need to be upgrades to serve the east side of the freeway.	6.247
4.8-22		Please correct the last paragraph about where future trash will be hauled to and what is planned for Los Flores?	6.248
4.9 Effects Found Not to be Significant			
4.9-1	3	Revise the second sentence. There is no view of the Santa Maria River except from the 101 bridge or the levee trail located to the north of the city. Name the ridges, rolling hills and the mountains to the east. Also note the Solomon Hills and Casmalia Hills to the south.	6.249

		This paragraph needs to include the newly adopted Objective Design Standards for housing and mixed-use projects.	6.250
	4	...and Objective Design Standards....	6.251
4.9-2	1	This paragraph is a repeat of Paragraph 3 on the previous page and should be deleted. If keep it needs to be rewritten per the comments above.	6.252
	2	Rewrite Policy REC-8.1 Protection of recreation use. Preserve and expand public parks and the levee trail that provide recreational, ecological and scenic benefits for residents. This is an important amendment because there is no publicly owned and designated open space in the city. The only designated COS is in active urban agricultural uses and privately owned.	6.253
	5	This paragraph references Executive Order N-79-20 requiring construction trucks will by electric by 2035. This order is not listed or considered in the Air Quality chapter fo this EIR or on page 4.2-23. This should be added and considered in reductions to AQ and GHG impacts.	6.254
4.9-3	1	Suggest listing all of the counties that 3CE serve.	6.255
4.9-5		Action S-1.1.4 Most of the historic buildings are single story and wood construction. How many buildings are constructed with unreinforced masonry material?	6.256
		Delete Action S-1.2.1 this is already in the Building Code and the zoning ordinance.	6.257
4.9-6		Action S-1.3.1 this action item can be deleted as this is already required by the building code. This will save the city time and money.	6.258
4.9-7	1	The reference to the escarpment should be clear that is about 20-30 feet in height and is not subject to landscapes in the City of Santa Maria or the annexation area.	6.259
4.9-8	1	This parfrahg needs to be revised. The first sentences need to state that “Areas of expansive soils are known **to be unlikely** within the city limits.. they are known to be in the southern portion of the Orcutt area.,,”	6.260
	3-4	This paragraph needs to be revised to state that over 100 years of development and construction in the city of Santa Maria and Orcutt there have been paleontological Resources found. The santa Maria valley has been historical flooded by the Sant Maria river and the Orcutt area s consist of historic sand dunes.	6.261
4.9-11	2-4	Ther is no mention of Allan Hancock college site and the 8-10 new elementary school sites and 3 junior high sites and 2 new high school sites.	6.262

		Need to include a map that shows how far existing and new school sites are from 101 and other truck routes through the city. Do the schools need to be .25 miles from these truck routes?	6.263
	5	This EIR should include a map that locates where these 90 active hazard sites are located. Are you including active and historic oil wells in this number?	6.264
4.9-12		This page should remove references to City Petroleum Engineer. Refer to new state law about setbacks for new oil development up to 3,200 feet from existing residential areas. Action S.4.1.3 and Action S-4.1.6 seem to be saying the same thing and one of them should be deleted.	6.265
4.9-13		Action S-4.2.5 does the city issue any permits for the railroad operations. Are they exempt from city permits?	6.266
4.9-15		Need a page break between the two action items	6.267
4.9-18	6	There is no land in the city that is zoned for agriculture. Ther are lands that are zoned for urban use that are currently in urban agricultural production. The second sentence needs to be revised "....the 2045 General Plan provides for the framework for development of up to 16,140 net new primary and up to 1,300 accessory units. The units will be distributed with 8,000 units as infill units and 8,140 units in the proposed 980 acre annexation area."	6.268
	7	The last sentence seems contrary to the requirement for infill development including ADU and JADU. This sentence should be revised to state that all neighborhoods can potentially have infill units.	6.269
4.9-19		Action LU-1.1.2 this action item should be deleted as the ODS has already been adopted or revised to state this.	6.270
		Policy LU-1.2 delete the word deteriorating and replaces it with **existing** neighborhoods Revise the next sentence with **"Accommodate growth while respecting surrounding agricultural lands outside of the adopted Sphere of Influence."**	6.271

		Policy LU-1.3 Areas of Change need to include reference to the annexation areas for the development of 8,000+ units and related other uses including schools, parks, commercial etc.	6.271
		Policy LU-1.5 There is no mention in the Elements or this EIR what the current job housing balance. What is it and how	
4.9-21	1	Ther is no mention of the mining that has been done in the Santa Maria Riverbed for gravel and sand for construction and other uses.	6.272
4.9-22		This paragraph should include the fact that there will be at least two more RHNA cycles and new housing assessments during the life of this 2045-2050 General Plan.	6.273
4.9-23		Frie Protection section needs to be expanded to provide existing setting for fire service including how many fire stations and how many current fire fighters are in the city, Then this section needs to provide details on the future needs of the fire department including how many fire stations will be needed as the city densifies with infill development and the future annexation areas. How many fire fighters will be needed and how many new fire stations? And how will they be funded? This EIR and General Plan should have provided these details now for the City Council to make an informed decision for future needs.	6.274
		The Police section needs to be expanded to include existing number of police officers and the existing police station and the needs for the future include how many more offices needs and will there be new substations in the north and east of the city? This information is needed to inform the city council about the future and how these services will be funded.	6.275
		The school section is sorely lacking in information about how many new schools are going to be needed for 16,140-unit residential units. 8 new elementary school sites need to be 10-12 acres 3 new Junior high sites are 20 acres in size and 2 High schools are 40-60 acres in size This is approximately 200 plus acres of school sites. Where will these sites be located? How is there going to be new school sites in the infill areas of the city? There is very little land of these sizes in the existing city. What are the plans for the annexation areas for new school sites. This is information that the City Council and LAFCO will need to make an informed decision about the future of the city.	6.276

		There is also no information about the plans for Allan Hancock College and there should be because it is a very important part of the future education of the residents of santa Maria and future job growth	6.276
4.9-24		This whole Park and Recreational Facilities section is fatally flawed as there is not enough land in the city to meet the old standards. O keep the current standards **of 2.5 acres per 1,000** residents the city will need to obtain another 145 acres of park land and sports fields. With half of these future residents in the infill of the city at least 75 acres of additional parkland would need to be found and it does not exist. An additional 75 acres would b3 planned fo the annexation areas. What is worst is if the city maintains that old standard of 5 acres per 1,000, then there would be the need to find 300 acres of additional lan for future parks. This section needs to provide details on where all this parkland will be found and how much it will cost the city over the next 30 years. This is a significant impact unless the city changes the policy to only require the same ratio of 2.5 acres per 1,000 that currently what the city has accomplished over the last 30 years or even reduce the acreage ratio to less in order to save costs in the future. This is a critical issue that needs to be fully analyzed in this EIR so the City Council can make an informed decision or the other option is to annexation of a whole lot more land for schools and parks The footnote at the bottom of this page needs to add other calculations including 5 aces per 1,000 at full build out would be about 840 acres and again this infeasible and unaffordable. Also, there is no mention of the parkland at Los Flores and how much money the parks department has spent at that park. If these 300+ acres are included in these acre numbers maybe the city can meet the 2.5-acre number. Finally, the last sentence on indicates that the only way to fund these hundreds of acres of park land and construction is to have future dwelling units pay for them…this is infeasible.	6.277

		Please answer all these questions in this section.	6.277
4.9-25		Library…it should be noted that libraries are experience a 30% reduction of use based on access to the internet and other technology. Also all new school sites have library resources. Where would new library buildings be located if needed. Agree that there are many commercial and office buildings that could be used for satellite library services.	6.278
		Wildfire analysis is wrong. This section needs to note that a majority of the city of santa Maria is surrounded by active agricultural production that limits potential for wildfires. The recently approve new CalFire map indicates that there is a potential for fire hazard in the Santa Maria Riverbed and in the Solomon Hills area south of Orcutt	6.279
4.9-26		Add a note that SMAPD now serves as the aerial firefighting base for CalFire.	6.280
5. Other CEQA Required Discussions			
5.1	2	What is the current job housing balance number? How is this plan going to meet a 1.2 job housing balance?	6.281
5.1		Policy LU-1.1 there is no definition in this document of in the elements of what a complete community means. This is very important to be clear as to what the city is looking for in the future.	6.282
		Why is there not an action item for the future planning of the annexation areas? This should be the highest priority for the city to plan the area east of the freeway.	6.283
5-2		As noted, previously this policy needs to be revised to state,,, respecting agricultural outside of the new SOI and annexation area by adopting the No Urban Growth Boundary agreement.	6.284
5-3		Also refer to the No Urban Growth agreement on areas outside of the new SOI and annexation area.	6.285
5-4	4	This paragraph needs to be revised to state that no known arch sites have been identified in the city over the last 35 years and they are not expected to be found north of Betteravia so there would not be impacts north of Betteravia. Even south of Betteravia it is unlikely to find resources since there has been so much agricultural activities on the undeveloped and.	6.286
6 Alternatives			

6.1		As noted previously the agricultural Identity objective needs to be revised or it will be used against the city by LAFCO for the proposed annexation areas.	6.287
6.4	4	Revise the words urban footprint to "city boundary" Delete or revise the second and third sentences as all of the MM are standard requirements and would apply today for current development projects except housing projects that are exempt from environmental review.	6.288
6-4		Revise the cultural Resource section to reflect the previous comments about no resources north of Betteravia so no more surveys will be required,	6.289
6-4 6-5 6.6		Make changes to these sections based on the comments provided previously.	6.290
6-6		Please add in this Description paragraph that the in-fill alternative will have 16,000 units and commercial office development all within the existing city limits. This alternative is fatally flawed as there is no room in the city for 200 acres of new schools and 100's of acres of new parks, The only way this kind of design could be accomplished is to allow many high-rise buildings and multi-level buildings on existing school sites. This would result in a negative impact on aesthetics.	6.291
		The ag section this alternative would retain the no Urban Growth Boundary in its current location. Delete the last sentence as most urban agriculture has urban land use designations on these lands for future development and these residentially designated lands have already been included in the Housing Element to meet RHNA numbers. This sentence is in error.	6.292
		All of the other sections need to be revised based on previous comments already made in this comment letter.	6.293
6-10		Alternative 3 Where is the map to show how many acres of land the Greater Annexation Alternative would plan? This alternative may be the best because it would give the city additional land for the building out as proposed along with the land for future school sites, and parks and the need for other services and job generating uses.	6.294
6-10-13		All these sections need to be revised per previous discussions.	6.295
6-14		The discussion on the infill Alternative avoids discussion on items that prove this alternative to be fatally flawed... Where will the 200 acres of new school sites be located? Where will hundreds of acres of parks be located?	6.296

		What about the huge impact on aesthetics when the city is developed with high rise buildings and two to three-story school buildings on the existing campuses? This will be a significant impact. What about the water and sewer lines that will impact and need to be upgraded to serve 16,000 units in the existing city? The infill option has only one net benefit impact and that is on agricultural	6.296
6-14		Table 6-1 this table should be formatted to be on one page to make it easier to ready.	2.297

Letter 6

COMMENTER: Laurie Tamura, Principal Planner of Urban Planning Concepts, Inc

DATE: September 26, 2025

Response 6.1

The commenter expresses concern about the length of the review period for the Draft General Plan and Draft EIR, and states that several issues should be addressed before approval.

The Draft EIR was circulated for a 45-day public review period that began on August 14, 2025 and ended on September 28, 2025. Two public meetings were held to receive comments on the Draft EIR, including a virtual meeting on August 19, 2025 and an in-person meeting at the City of Santa Maria Public Library on August 20, 2025.

The commenter provides a summary of their forthcoming comments. No revisions to the Draft EIR are required in response to this comment.

Response 6.2

The commenter states that the document does not include information on how the annexation area will be developed to accommodate over 8,000 housing units and associated uses such as commercial areas, schools, parks, roads, and infrastructure.

The Draft EIR provides a program-level analysis of potential environmental impacts associated with potential growth in the annexation area, as discussed in Subsection 2.6.3, *Annexation*, of the Draft EIR, consistent with CEQA Guidelines Section 15168 (Program EIRs). The footnote on page 2-16, in Chapter 2, *Project Description*, of the Draft EIR explains that the City's annexation application would require approval by Santa Barbara County Local Agency Formation Commission (LAFCo). Project-specific details are required to be addressed through future planning and subsequent environmental review, if required, at such time as new development in the annexation area is proposed. Project -specific details are required to be addressed through future planning and subsequent environmental review by the applicable agency, if required, at such time as new development in the annexation area is proposed. No revisions to the Draft EIR are required in response to this comment.

Response 6.3

The commenter raises concerns that the Draft EIR does not identify locations for new schools to serve future residents. The commenter also raises concerns regarding overcapacity in schools.

The Draft EIR discusses potential environmental impacts to school services at a programmatic level in Subsection 4.9.3, *Public Services and Recreation*. The analysis concludes that impacts to school services from the 2045 General Plan Update would be less than significant. School site planning and land acquisition are the responsibility of local school districts and may occur at such time as proposed new development results in the need for new schools in Santa Maria. No revisions to the Draft EIR are required in response to this comment.

Response 6.4

The commenter raises concerns about the City's parkland standard, questions what parks are included in the parkland total, and notes the absence of discussion regarding park-related costs in the Draft EIR. The commenter recommends reducing the City's park policy.

The parkland area referenced in Section 4.9.8, *Public Services and Recreation*, of the Draft EIR is based on the total acreage of existing City of Santa Maria parks. This data is presented in the table titled "Existing Parks" on page 97 of the City's Land Use and Community Design Existing Conditions Report, referenced in the Draft EIR. The Draft EIR does not discuss fiscal impacts of future development and maintenance as CEQA does not require analysis of fiscal impacts unless they have the potential to result in a physical environmental impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.5

The commenter states that the Draft EIR does not include information regarding necessary upgrades to water and sewer trunklines throughout the city or how wastewater treatment would be provided for the annexation area. They ask whether a new treatment plant is proposed or if effluent would be conveyed through existing major trunklines to the current facility. The commenter also raises questions about the extent of expansion needed at the existing plant to accommodate an increase in capacity and associated costs.

Section 4.8, *Utilities and Service Systems*, of the Draft EIR addresses water and wastewater service capacity. The analysis concludes that implementation of the 2045 General Plan Update would increase demand for water, wastewater, and solid waste services, but these impacts would be less than significant due to existing system capacities, City policies, and compliance with applicable regulations. The costs of Infrastructure planning for future development are not evaluated in the Draft EIR, as CEQA does not require analysis of fiscal impacts unless they have the potential to result in a physical environmental impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.6

The commenter asserts that the Draft EIR does not adequately analyze the traffic impacts of a projected 50% increase in citywide traffic, lacks identification of roadway and intersection improvements needed to maintain LOS D, omits cost estimates for such improvements, and does not include a map of the proposed circulation system. The commenter states that the Noise section (Table 4.6-8) presents more detailed traffic-related data than is evaluated in the discussion of traffic impacts.

Section 4.7, *Transportation and Traffic*, of the Draft EIR evaluates potential traffic impacts based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which replaced level of service (LOS) as the metric for determining transportation impacts under CEQA. While LOS is no longer considered a CEQA impact, it is discussed in the Draft EIR for informational purposes, including in Table 4.6-8 (Traffic Noise Modeling Data) and related discussions in Section 4.6, *Noise*. Section 4.7, *Transportation and Traffic*, of the Draft EIR also includes a list of proposed policies under the 2045 General Plan Update related to transportation planning and improvements. A map of the existing circulation system is also provided in the General Plan as Figure 4.7-1, Current Circulation Element Roadway Functional Classification. CEQA does not require analysis of fiscal

impacts or identification of specific roadway improvements unless they have the potential to result in a physical environmental effect. No revisions to the Draft EIR are required in response to this comment.

Response 6.7

The commenter states that the Draft EIR and General Plan documents do not include a map or discussion of the approximately 1,500-acre Los Flores Park area owned by the City of Santa Maria, including the status or future plans for a previously proposed 300-acre landfill. The commenter questions why the EIR references hauling waste to Cold Canyon Landfill by 2034 instead of utilizing the City-owned site. Additionally, the commenter states the absence of discussion regarding the Los Flores park area, including trails and amenities funded by park and general funds, and requests clarification on future plans for this site.

The Draft EIR discusses solid waste disposal in Section 4.8, *Utilities and Service Systems*, which states that the Santa Maria Regional Landfill is expected to remain operational through 2034, and that after operation of the Santa Maria Regional Landfill ends, the City may divert waste to nearby facilities such as the Cold Canyon Landfill, which has sufficient capacity and is anticipated to operate through 2040. The Draft EIR concludes that regional landfill capacity is adequate to accommodate the increase in solid waste generated by buildout of the 2045 General Plan Update and that no significant impacts related to landfill capacity are expected.

Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. Because the 2045 General Plan Update does not include future development plans for the Los Flores Park area mentioned by the commenter, the Draft EIR does not evaluate the potential environmental impacts of such development, as such an evaluation would be speculative at this time. No revisions to the Draft EIR are required in response to this comment.

Response 6.8

The commenter raises concerns about references to future environmental review.

The Draft EIR provides a program-level analysis consistent with CEQA Guidelines 15168 for long-range planning documents. As the 2045 General Plan Update does not include proposals for specific projects and it is not possible to know project specific details, including heights and density, at this time, the analysis within the Draft EIR analyzed the potential impacts that would result from implementation of the plan. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. Because the 2045 General Plan Update does not include future development plans for specific developments projects, the Draft EIR does not evaluate the potential environmental impacts of future potential development at a project level of detail, as such an evaluation would be speculative at this time. If required and necessary, environmental analysis of future projects may be conducted for projects facilitated by the 2045 General Plan Update at the time that they are proposed. No revisions to the Draft EIR are required in response to this comment.

Response 6.9

The commenter suggests editorial changes which do not pertain to the adequacy of the Draft EIR or CEQA. This specific instance of editorial changes relates to the order the General Plan Update Elements are listed in the Executive Summary of the Draft EIR.

The commenter requests changes that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis. Therefore, this comment does not require a formal response pursuant to CEQA Guidelines Section 15088(a), which states that lead agencies are required to evaluate comments on environmental issues raised in the Draft EIR and prepare written responses. Comments that do not relate to the adequacy of the environmental analysis, such as those focused on editorial changes, planning policy or implementation details outside the scope of the EIR, do not require a formal response under CEQA.

As this comment does not identify a new significant impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response.

Response 6.10

The commenter suggests changes to the General Plan Update's objectives.

This comment pertains to the 2045 General Plan Update and does not raise a question or concern regarding the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update are noted and will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.11

The commenter requests additional detail in the Executive Summary regarding the project description, growth assumptions, and infrastructure needs for each alternative.

The Draft EIR Executive Summary provides a high-level overview of the alternatives, consistent with CEQA Guidelines Section 15123, which describe the purpose of the Executive Summary in an EIR. Detailed descriptions of each alternative are provided in Chapter 6, *Alternatives*, of the Draft EIR. No revisions to the Executive Summary of the Draft EIR are required in response to this comment.

Response 6.12

The commenter suggests revising a statement within the Executive Summary section of the Draft EIR regarding areas of known controversy.

The City circulated a Notice of Preparation (NOP) for the Draft EIR from February 15, 2025 through March 17, 2025 and received seven written responses from the public and government agencies. Chapter 1, Introduction, of the Draft EIR summarizes all comments received during the Notice of Preparation process, and describes areas of known controversy based on the comments received during the scoping process. Expansion of the annexation area into agricultural land was not identified as an area of controversy during the scoping period for the Draft General Plan EIR. The following language has been added to Chapter 1 of the Draft EIR:

> The Draft EIR was circulated for a 45-day public review period that began on August 14, 2025 and ended on September 28, 2025. Two public meetings were held to receive comments on the Draft EIR, including a virtual meeting on August 19, 2025 and an in-person meeting at the City of Santa Maria Public Library on August 20, 2025. The City of Santa Maria received nine comment letters on the Draft EIR. Comments on the Draft EIR and responses are provided in Chapter 2 of the Final EIR.

Potential impacts to prime agricultural land are addressed in Section 4.1, *Agricultural Resources*. This section determined the 2045 General Plan Update would result in the conversion of agricultural lands, including Important Farmland and lands under Williamson Act contracts (though currently in nonrenewal), particularly within the annexation area. While the plan includes policies to minimize impacts, these measures would not fully avoid or mitigate the loss of farmland. Therefore, the impact is considered significant and unavoidable.

Response 6.13

The commenter anticipates that updates to mitigation measures may be necessary and suggests that Table ES-1 is updated accordingly.

If changes to mitigation measures are warranted through the responses to the Draft EIR, such changes would be noted in the Final EIR including updates to the Table ES-1 in the Executive Summary. The commenter is not suggesting any changes to mitigation measures in this comment, so no revisions to the Draft EIR are required in response to this comment.

Response 6.14

The commenter recommends extending the General Plan horizon year to 2050.

This comment does not pertain to the analysis presented in the Draft EIR but rather is a comment on the Draft General Plan. The commenter's preference will be provided to decision-makers for their consideration. For context, the 2045 date was selected based on three Regional Housing Needs Allocation cycles (24 years) and a start date of the General Plan Update planning process in 2020. No revisions to the Draft EIR are required in response to this comment.

Response 6.15

The commenter requests additional historical detail on past annexation efforts. The commenter also requests editorial changes which do not pertain to the adequacy of the Draft EIR or CEQA.

The Draft EIR evaluates the 2045 General Plan Update in a manner consistent with CEQA Guidelines Section 15124, which outlines the required contents of a Project Description for an EIR, including a description of the project's objectives, intended uses, and a general statement of the project's location and setting. While the Draft EIR does not include a detailed history of the 1993 Sphere of Influence and annexation plan, it acknowledges that the 2045 General Plan Update builds upon the City's long-range planning framework, including prior annexation efforts. Additional historical and environmental setting information may be found in the City's General Plan Update materials available on the Imagine Santa Maria General Plan Update website. This includes the Draft General Plan, background reports, and maps that provide context for the planning area and proposed annexation. For more detailed historical documentation, including the 1993 Sphere of Influence Expansion EIR (SCH #90010930), the commenter may contact the City of Santa Maria Planning

Division to request archived planning documents. No revisions to the Draft EIR are required in response to this comment.

For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9.

Response 6.16

The commenter suggests that the General Plan be labeled as a 2025 plan and expresses concern that the document refers to itself as a "blueprint" for the city, despite being a policy document without specific development plans. The commenter also requests that the language be revised to clarify that the bullet points listed on page 1-1 of the Draft EIR are not specific projects included in the General Plan or the Draft EIR.

The Draft EIR evaluates the potential environmental impacts of the 2045 General Plan Update, which is a policy document that does not include proposals for specific development projects. The Draft EIR provides a program-level analysis of the potential environmental impacts that could result from implementation of the plan, consistent with CEQA Guidelines Section 15168 (Program EIRs). The reference to the General Plan serving as a "blueprint" reflects its role in guiding future land use and development decisions, not in prescribing specific development plans. The bullets referenced in the comment are intended to summarize the plan's guiding objectives and are not proposed projects included in the General Plan or the EIR. If required and necessary, environmental analysis of future projects may be conducted at the time they are proposed. No revisions to the Draft EIR are required in response to this comment.

Response 6.17

The commenter suggests the EIR should more explicitly state its purpose and include specific growth assumptions throughout.

Chapter 1, *Introduction*, Subsection 1.1.2, of the Draft EIR states that the purpose of the EIR is to inform public agency decision-makers and the public about the significant environmental effects of the 2045 General Plan Update, identify ways to minimize those effects, and describe reasonable alternatives, consistent with CEQA Guidelines Section 15121(a) and Section 15168 for Program EIRs. Growth assumptions are addressed throughout the EIR, particularly in Subsection 2.4.5, *Proposed 2045 General Plan Buildout*, Subsection 4.9.7, *Population and Housing*, and Section 5.1, *Growth Inducement*, of the Draft EIR, which discuss the potential for population increases and the potential environmental effects of development facilitated by the 2045 General Plan Update. No revisions to the Draft EIR are required in response to this comment.

Response 6.18

The commenter states that a full EIR on the infill and annexation for the city should have been prepared opposed to a programmatic one.

A Programmatic EIR was prepared consistent with CEQA Guidelines Sections 15168 (Program EIRs) and 15121(a), which allow a broad, policy-level analysis for long-range planning documents such as a General Plan Update. As explained in Subsection 1.1.2, *Purpose and Legal Authority*, on page 1-2 of the Draft EIR, this approach evaluates the potential environmental impacts of implementing the

General Plan at a conceptual level, while future site-specific projects will undergo additional CEQA review as needed. No revisions to the Draft EIR are required in response to this comment.

Response 6.19

The commentor asks that a paragraph in Chapter 2, Project Description, of the Draft EIR be revised to correctly list the required and optional General Plan elements in the order specified by State law and to note that the General Plan horizon year should be 2050.

This comment focuses on editorial edits that do not pertain to the analysis presented in the Draft EIR nor would it change the analysis in the Draft EIR. For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9.

Response 6.20

The commentor asks that a footnote be revised to clarify that any development within the Sphere of Influence can and will be processed by the City of Santa Maria for annexation, with the County acting as a responsible agency for the annexation application.

The footnote on page 2-1 of the Draft EIR, in Chapter 2, *Project Description*, defines the Sphere of Influence and describes its purpose for the purpose of the Draft EIR. The footnote on page 2-16, in Chapter 2, *Project Description*, of the Draft EIR explains that the City's annexation application would require approval by LAFCo. Project-specific details are required to be addressed through future planning and subsequent environmental review, if required, at such time as new development in the annexation area is proposed. The applicable agency would oversee planning and subsequent environmental review, if required. No revisions to the Draft EIR are required in response to this comment.

Response 6.21

The commenter requests that Figure 2-1 include areas outside of the city of Santa Maria including the 1,500 acre Los Flores property to the southwest of the Orcutt area. The commenter states that there will be a 300 acre landfill in this area.

The Draft EIR evaluates the 2045 General Plan Update and annexation areas anticipated within the General Plan Update. The Los Flores property referenced by the commenter is located southwest of the Orcutt area, and is outside of the City and its Sphere of Influence. The 2045 General Plan Update does not include or discuss plans for the alteration of Los Flores Park. The Draft EIR cannot evaluate the environmental impacts of a project that is not proposed as part of the 2045 General Plan Update as such an evaluation would be speculative at this time. No revisions to the Draft EIR are required in response to this comment.

Response 6.22

The commenter asks that a paragraph on page 2-4 in in Chapter 2, Project Description, be revised to correct the description of Santa Maria's location relative to U.S. 101, add information about a City-owned service road and water storage tanks, include details on the 1,500-acre Los Flores property (noting parks, trails, and a potential future landfill), and move the last sentence of the paragraph to the following paragraph.

In response to this comment, the following revision to Chapter 2, *Project Description*, has been made on page 2-4:

> The linear portion of Santa Maria is located on the east side ~~west side~~ of U.S. 101.

The remainder of the comment pertains to areas outside the scope of the 2045 General Plan Update or, similar to comment 6.9 above, includes editorial suggestions which would not alter the adequacy or analysis within the Draft EIR. Therefore, other than the revision to the cardinal direction above, no revisions to the Draft EIR are required in response to this comment. For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9.

Response 6.23

The commenter asks that the EIR include references to regional transit services provided by the Santa Maria Organization of Transportation Helpers (SMOOTH) and other medical or senior carriers and also include the Santa Maria Valley Railroad in the discussion of regional rail services.

The Draft EIR identifies major regional transportation providers relevant to the 2045 General Plan Update in Section 4.7, *Transportation and Traffic*, Subsection 4.7.1, *Setting*, and references regional rail services in Chapter 2, *Project Description*, Section 2.4, *Regional Setting,* and in Chapter 3, *Environmental Setting*, Section 3.1, *Setting*. The commenter's requested edits are informational and are not required to support the environmental analysis in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.24

The commenter asks that a paragraph on page 2-4 of Chapter 2, Project Description, describe Santa Maria as the largest city in Santa Barbara County, as opposed to a suburban residential community. They also suggest that there are acreages listed in this paragraph that conflict with those listed in Table LU-1. The commenter also states that most of the 4,500 acres are in the Orcutt area and largely developed, and they request removal of three sentences due to these sentences being incorrect, according to the commenter.

The Draft EIR reflects the best available data from the City's Land Use and Community Design Existing Conditions Report. The acreage referenced in the Draft EIR is provided on page 12 of the City's Land Use and Community Design Existing Conditions Report. The Draft EIR does not include a Table LU-1. Table LU-1 in the General Plan Land Use Element has been removed in the final version of the General Plan.

In response to this comment the following revision to Chapter 2, *Project Description,* Subsection 2.3.2, Local Setting, has been made:

> The City of Santa Maria is characterized as a suburban residential community. The plan area covers approximately 15,058 acres within the city limits and approximately 4,500 acres within the SOI (City of Santa Maria 2020). ~~Approximately 27 percent of land within Santa Maria is occupied with residential uses, primarily consisting of single-family residences (22 percent). Agricultural uses occupy 14 percent of the city, airport uses occupy 11 percent, public and institutional uses occupy 11 percent, and commercial uses occupy 7 percent. Approximately 19 percent of the city is comprised of vacant land.~~ Residential land uses are distributed throughout the city. Non-residential land uses, including industrial and commercial, commonly line major

> corridors in Santa Maria, including Broadway, Main Street, and Betteravia Road. Agricultural and vacant uses are located at the periphery of the city. The city is underlain by the Santa Maria River Valley Groundwater Subbasin. The local climate in Santa Maria is identified as a Mediterranean climate characterized by warm, dry summers and cool, moist winters.

The additional detail requested by the commenter regarding the 4,500 acres being mostly developed is not necessary for the adequacy of the Draft EIR and would not alter the conclusions of the environmental analysis.

Response 6.25

The commenter suggests another occurrence of incorrect acreage.

As mentioned above in Response 6.24, the Draft EIR reflects the best available data from the City's Land Use and Community Design Existing Conditions Report. The commenter does not provide sufficient conflicting information or data to warrant a correction. As a result, no revisions to the Draft EIR are required based on this comment.

Response 6.26

The commenter notes that Public Facilities, Recreation and Parks, and Economic Development are optional General Plan elements. The commenter requests that these elements be identified as optional.

In accordance with the State of California Office of Land Use and Climate Innovation General Plan Guidelines (2017), the Public Facilities, Recreation and Parks, and Economic Development Elements of the General Plan are not required. The commenter's requested edits are informational and do not affect the adequacy of the Draft EIR or alter the environmental impact analysis. No revisions to the Draft EIR are required in response to this comment.

Response 6.27

The commenter expresses disappointment that zoning updates were not completed alongside the General Plan Update.

The City will include an updated zoning map to be approved concurrently with the adoption of the 2045 General Plan Update. A comprehensive update to the City's Zoning Ordinance will be a future planning effort. Updating zoning maps and the City's Zoning Ordinance to be consistent with the 2045 General Plan Update land use designations would not result in a new or additional environmental impact. Therefore, no revisions to the Draft EIR are required based on this comment.

Response 6.28

The commenter suggests revising a paragraph on page 2-5 of Chapter 2, Project Description, of the Draft EIR to clarify that the General Plan Update is limited to goals and policies, without accompanying land use or zoning plans. They note that the document does not illustrate how the proposed 8,000 infill units will be developed or address planning for the annexation area.

Page 2-5 of Chapter 2, *Project Description*, of the Draft EIR includes a paragraph that discusses zoning in the context of State law. Specifically, this paragraph states that under Government Code Section 65860, a property's zoning must be consistent with its General Plan land use designation. It

also references Government Code Section 65860(c), which requires that when a General Plan is amended or updated in a way that creates inconsistency with the Zoning Ordinance, the zoning ordinance must be amended within a reasonable time to achieve consistency. This paragraph is intended to summarize applicable statutory requirements. The following paragraph describes the 2045 General Plan Update as containing goals and policies to base land use and resource decisions on but has no mention of land use or zoning plans. No revisions to the Draft EIR are required based on this comment.

Response 6.29

The commenter suggests including support for expansion of Vandenberg Space Force Base in the Vision statement.

The Vision reflects the City's broad goals and priorities as defined in the 2045 General Plan Update. This comment does not pertain to the environmental analysis presented in the Draft EIR. No revisions to the Draft EIR are required based on this comment.

Response 6.30

The commenter asks the City to revise the agricultural objective as noted in other sections.

Refer to Response 6.10 for a discussion of commenter's suggested changes to the 2045 General Plan Update's objectives.

Response 6.31

The commenter asks the City to revise the order of the General Plan Update Elements and to include the housing element in the bullet point list on page 2-7 of Chapter 2, Project Description, of the Draft EIR.

For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9.

Response 6.32

The commenter expresses concerns over the number of land use designations.

This comment pertains to the content of the 2045 General Plan Update, and not to the environmental analysis presented in the Draft EIR. No revisions to the Draft EIR are required based on this comment.

Response 6.33

The commenter asks whether the Entrada Specific Plan will be retired.

This comment pertains to the content of the 2045 General Plan Update, and not to the environmental analysis presented in the Draft EIR. No revisions to the Draft EIR are required based on this comment.

Response 6.34

The commenter states that the section lacks detail regarding planned land uses and zoning for the annexation area, which is expected to accommodate 8,000–9,000 residential units, commercial uses at interchanges, medical expansion, six new schools, 50 acres of parks, and employment-generating uses. The commenter asks if these details need to be included in the EIR, and recommends creating a concept plan on how the annexation area will be developed and suggests using the 1993 land use plan as a reference. The commenter also requests deletion of the phrase "and public land uses in annexed lands outside of the current city limits."

As discussed in Response 6.8, the Draft EIR provides a program-level analysis consistent with CEQA Guidelines 15168 for long-range planning documents and does not require site-specific planning or design details. The preferred Land Use Alternative selected by the City Council notes that the proposed 985-acre annexation area would contain approximately 3,900 new residential units, not 8,000-9,000 units as the commenter mentions. An additional approximately 5,500 residential units would be located within infill areas within the existing city boundaries. A concept plan for the full build out of the proposed annexation area is not a part of the EIR for the 2045 General Plan Update and future planning efforts in coordination with property owners, including new Specific Plan(s), will be required. As noted on page 2-15 of Chapter 2, *Project Description*, of the Draft EIR, individual future projects may require separate environmental review under CEQA if they could result in impacts not addressed in the program-level analysis provided in the 2045 General Plan Update EIR. This clarification reinforces that while annexation is proposed, additional environmental review may be required for future development within the annexation area.

The deletion of words requested by the applicant are editorial in nature and would not impact the adequacy of the Draft EIR and would not change any analysis within the EIR. For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9. No revisions to the Draft EIR are required based on this comment.

Response 6.35

The commenter states that the maps in the Noise section are inaccurate because they do not show most of the sound walls installed along U.S. 101, which are intended to reduce community noise impacts. They identify this as a significant error that should be corrected in Figure 2-6, the Noise Element, and throughout the EIR.

The noise modeling presented in the Draft EIR is based on a conservative assumption that does not account for potential noise-reducing features such as topography, vegetation, sound walls, or other structures that may attenuate noise from transportation sources along area roadways. As a result, actual conditions may be lower than the projected noise levels described in the Draft EIR, ensuring that the analysis remains protective of noise-sensitive receptors. Figure 2-6 in Chapter 2, *Project Description*, and the Noise Element Figure N-3 show generalized noise conditions based on conservative assumptions and may not reflect all local features that may reduce noise levels, such as topography, vegetation, sound walls, or other physical barriers. In some locations, actual noise levels may be lower than those shown. The figures are intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise-reduction infrastructure. No revisions to the Draft EIR are required in response to this comment.

Response 6.36

The commenter states there are errors in Figure 2-3 of Chapter 2, Project Description, including incorrect land use designations for the landfill, Santa Maria Cemetery, airport areas, Area 7, and Betteravia Plaza. They note that Special Planning (SP) lands are not shown and request that Figure 2-3 be corrected to reflect accurate land use designations.

In response to this comment, Figure 2-3 in Chapter 2, *Project Description,* has been revised to update the land use designations for the landfill*, Santa Maria Cemetery, airport areas, Area 7, and Betteravia Plaza*.

Response 6.37

The commenter indicates potential errors but does not specify a specific issue or provide conflicting information or recommended corrections.

No changes to the Draft EIR are required in response to this comment.

Response 6.38

The commenter requests inclusion of an eastern island area in the annexation discussion. They also suggest that Figure 2-5 of the Draft EIR feature a concept layout illustrating the planned development of 8,000-9,000 units and associated uses. At minimum, they recommend including a list of anticipated needs for buildout within the annexation area.

The Draft EIR provides a program-level analysis consistent with CEQA Guidelines and does not require site-specific planning or design layouts, which have not yet been developed for the annexation area. Figure 2-5 in Chapter 2, *Project Description*, of the Draft EIR identifies the planned boundary of the proposed annexation area. The eastern island the commenter refers to is already incorporated into the city limits and does not require annexation. As stated in Response 6.8, the 2045 General Plan Update does not propose specific new development or individual projects, and it is not possible to evaluate project-specific details such as the layout of the future units in the annexation area, as it would be speculative at this time. No revisions to the Draft EIR are required based on this comment.

Response 6.39

The commenter states that the Figure 2-6, in Chapter 2, Project Description, is inaccurate, as it does not reflect existing sound walls along U.S. 101 and other areas such as Blosser Road. The commenter requests that the map be revised to account for these noise-reducing features.

Refer to Response 6.35 for a discussion of projected noise levels and noise attenuation from sound walls in figures.

Response 6.40

The commenter recommends extending the planning horizon of the General Plan Update to 2050, citing the lengthy process to date and the substantial work that remains to be completed.

For a discussion of the extension of the General Plan horizon year, refer to Response 6.14.

Response 6.41

The commenter requests that Figure 2-1 be revised, noting inconsistencies with other tables that use different acreages.

For a discussion of comments, recommendations, and requests related to the description of the City of Santa Maria, refer to Response 6.24.

Response 6.42

The commenter requests clarification on the location and interpretation of the 1,504 acres of non-residential development referenced on page 2-14 of Chapter 2, Project Description, of the Draft EIR, asking whether the area is within city limits and currently undeveloped, or if it includes other areas targeted for future development. The commenter also expresses confusion about the bullet points, particularly the meaning of the 463 acres of commercial use shown in parentheses and whether this reflects a potential loss or zoning change that could impact sales tax revenue. Additionally, the commenter questions the reference to 7 acres of airport use and suggests that a map be included to help clarify the information presented in the table.

The acreages listed on page 2-14 of Chapter 2, Project Description, of the Draft EIR, reflect net changes associated with the 2045 General Plan Update. Parentheses indicate reductions in acreage relative to existing conditions, as stated on page 2-14 of Chapter 2, Project Description. As such, the parenthetical "(463) acres of commercial uses" shown in Subsection 2.6.5, Proposed 2045 General Plan Buildout, indicates that the city would experience a reduction of approximately 463 acres of commercial uses through 2045. The Draft EIR provides a program-level analysis and does not include parcel-specific mapping of these changes. No revisions to the Draft EIR are required based on this comment.

Response 6.43

The commenter states that the percentages listed on page 2-14 of the Draft EIR are incorrect and should be revised. The commenter also states that there are no lands in the city classified as vacant or agriculture, and all lands have city land use and zoning for future development.

Refer to Response 5.2 for a discussion of conversion of agricultural lands in the city and refer to Response 6.24 for a discussion of revisions to the Final EIR regarding percentages of land occupied by land use types. No land within city limits is designated or zoned specifically for agriculture; agricultural uses operate as transitional uses until development is planned for an area. No revisions to the Draft EIR are required in response to this comment.

Response 6.44

The commenter states "Through 2050…" in reference to page 2-15.

The City acknowledges the commenter's interest in extending the 2045 General Plan Update horizon year to 2050. This topic is addressed in Response 6.14.

Response 6.45

The commenter states that the paragraph should clarify that most future housing projects will be exempt from CEQA based on newly adopted state laws. The commenter also states that the City will use this EIR as the primary environmental document for most future projects to streamline permitting and reduce costs, with only a few projects, such as future annexations, requiring additional review. They request adding this clarification to the "Intended Use of this EIR" section.

Section 2.7, *Intended Use of this EIR*, in Chapter 2, *Project Description*, explains that the EIR provides a programmatic review and can be used to focus environmental review for future activities under the 2045 General Plan. Section 2.7 also specifies that projects not anticipated by the 2045 General Plan or with effects not addressed in the EIR may require additional CEQA review. While the City recognizes that recent state laws may exempt certain housing projects from CEQA, this EIR is not intended to guarantee exemptions or replace CEQA requirements where applicable. Therefore, the existing Draft EIR language appropriately describes the intended use and flexibility of this document. As a result, no changes to the Draft EIR are required in response to this comment.

Response 6.46

The commenter suggests editorial edits or provides comments that do not pertain to the adequacy of the environmental analysis presented in the Draft EIR. Specifically, they recommend updating the City Zoning Map and Zoning Ordinance, rezoning properties to align with the General Plan, adding references to infrastructure needs (water, wastewater, parks, schools), deleting references to natural/capital resource preservation or restoration, and making future study requirements more specific.

They also request the City forward the plan to LAFCo for approval of the Sphere of Influence and annexations.

For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9. For a discussion of the timing of updates to the City's zoning maps and the Zoning Ordinance following adoption of the 2045 General Plan Update, refer to Response 6.27.

The information provided by the commenter does not identify a new significant impact or provide substantial evidence of a deficiency in the environmental analysis. Therefore, no changes to the Draft EIR are required in response to this comment. However, as noted in the footnote on page 2-16 of Chapter 2, *Project Description*, the 2045 General Plan will be provided to Santa Barbara County LAFCo prior to a potential approval of the City's annexation application. No changes to the Draft EIR are required in response to this comment.

Response 6.47

The commenter requests that the second sentence of Subsection 3.1, Setting, in Section 3, Environmental Setting, of the Draft EIR state that the Sphere of Influence will also be expanded to enable annexations. The commenter also states that it would be more efficient for the Sphere of Influence amendment and annexations to occur simultaneously.

The sentence the commenter is referring is a description of the "plan area," stating it includes all land within the Sphere of Influence and includes the proposed annexation of 985-acres east of the city limits. The information the commenter is requesting is provided in Chapter 2, Project

Description, Section 2.5, *Plan Objectives,* and Policy LU-2.1: Planned Annexation Area on page 2-16, which states:

> "Expand Sphere of Influence and annex the Planned Annexation areas identified on the General Plan Land Use Map to meet housing and jobs development goals."

Because this clarification is already included in the Draft EIR, no revisions are required in response to this comment.

Response 6.48

The commenter requests that the description of the eastern edge of the city be updated to reference "a service road to the City of Santa Maria water tank complex" instead of "an internal farm road."

For a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9.

Response 6.49

The commenter states that regional transit including SMOOTH, medical and senior transit throughout the city and that medical transit transfers residents to doctors in Santa Barbara. They state these specific transit providers should be mentioned on page 3-1 of the Draft EIR stating that details are important. They also stated they would like to see specifics regarding the reference to regional rail services, specifically they would like it to be stated that there is a bus stop at the IHOP on Main Street off ramp and that freight transit is provided by a Amtrak and SM Railroad spur from Guadalupe to the city of Santa Maria.

For a discussion of regional transportation services within the city and where they are discussed in the Draft EIR, refer to Response 6.23. This comment is editorial in nature and does not pertain to the adequacy of the Draft EIR or the environmental impact analysis.

Response 6.50

The commenter states that the final paragraph on page 3-1 of the Draft EIR is redundant and should be changed. The commenter recommends deletion of references to "agricultural and vacant use."

The information in the paragraph referenced by the commenter is mentioned throughout the Draft EIR but is applicable to the Environmental Setting chapter and appropriately discussed on page 3-1. Refer to Response 6.43 for a discussion of the use of the descriptive terms "vacant and agricultural" in the Draft EIR. No land within city limits is designated or zoned specifically for agriculture; agricultural uses operate as transitional uses until development is planned for an area. Refer to Response 5.2 for a discussion of conversion of agricultural lands in the city. No changes to the Draft EIR are required in response to this comment.

Response 6.51

The commenter states that there is a typo on page 3-2 of the Draft EIR.

The Final EIR language on page 3-2 has been revised as follows to correct the typo identified by the commenter:

"This EIR considers the potential impacts from buildout of the General Plan in 2045, compared to ~~exiting~~ existing conditions."

Response 6.52

The commenter states that the discussion under Subsection 4.1.1.a, California Agricultural Resources, in Section 4.1, Agricultural Resources, should be revised to provide details on the County of Santa Barbara and the Santa Maria Valley. The commenter also states that the definition of "Urban and Built-up Land" does not include the definition of urban density of up to 30 units per acre or more. The commenter requests this definition be expanded to include city boundaries and allowed uses.

As described in Subsection 4.1.1.a, *California Agricultural Resources*, the definitions *of "Urban and Built-up Land"* used in the Draft EIR are derived from the California Department of Conservation. The commenter's requested revisions are inconsistent with how these terms are defined by the California Department of Conservation. As a result, no changes to the Draft EIR are required in response to this comment.

Response 6.53

The commenter states that the acreage totals in Table 4.1-1, Summary of Important Farmland in the Plan Area and Annexation Area, do not seem right. The commenter also states that previously analyzed planning areas, such as Area 5B7, Area 7, Area 9 and the Airport Specific plan, should not be included in this table.

The Draft EIR provides a program-level analysis of potential impacts to agricultural resources across the 2045 General Plan area, consistent with CEQA Guidelines Section 15168 (Program EIRs). Section 4.1, *Agricultural Resources*, of the Draft EIR includes acreage based on data from the California Department of Conservation. Areas previously evaluated under separate CEQA documents are discussed under Impact AG-1 in Subsection 4.1.3.b, *Project Impacts and Mitigation Measures*, and their prior determinations are incorporated into the analysis. No changes to the Draft EIR are required in response to this comment

Response 6.54

The commenter states that the Draft EIR should clarify that LAFCo is only responsible for consideration of the annexation areas.

As stated in Section 1.3, *Lead, Responsible, and Trustee Agencies*, Section 2.9, *Required Approvals*, and Subsection 4.1.1, *Setting*, LAFCo's consideration applies specifically to proposed annexation areas. No changes to the Draft EIR are required in response to this comment.

Response 6.55

The commenter states that Figure 4.1-1 is inaccurate because it does not clearly depict areas that have already been developed or approved, including Area 5B, Area 7, Area 9, the Windset Farms development, and the Airport Specific Plan. The commenter states that the map and associated acreage should exclude land in Orcutt, as this open space is not used for agricultural purposes (i.e., no row crops or grazing). The commenter requests that the figure be revised to reflect previously approved actions by LAFCo and the City.

As discussed in Response 6.53, Figure 4.1-1 was prepared to support the Draft EIR's program-level analysis of potential impacts to agricultural resources throughout the entire plan area, consistent with CEQA Guidelines Section 15168 (Program EIRs). No changes to the Draft EIR are required in response to this comment.

Response 6.56

The commenter requests the City add Agricultural Preserve contract numbers and expiration dates to Figure 4.1-2 and remove the "Williamson Act Enrollment 2023" note from the legend.

Figure 4.1-2, Williamson Act Lands in the Plan Area, in Subsection 4.1.1.b, *Plan Area Agricultural Resources*, reflects the most current available data from the California Department of Conservation. The "Williamson Act Enrollment 2023" note corresponds to the yellow shaded lots on the map. These shaded lots represent three lots currently under Williamson Act Contracts in the 2045 General Plan area, the "Nonrenewal" status indicates that the three lots do not have pending renewals of their Williamson Act Contracts. The Agricultural Preserve contract numbers and expiration dates for these three lots are included in Subsection 4.1.1.b, *Plan Area Agricultural Resources.* These Williamson Contracts are further discussed under Impact AG-1, in Subsection 4.1.3.b, *Project Impacts and Mitigation Measures.* This analysis also includes the Agricultural Preserve contract numbers and expiration dates for the three lots identified in Figure 4.1-2. No changes to the Draft EIR are required in response to this comment.

Response 6.57

The commenter suggests deleting content relating to "*Regional Farmland Trends" from page 4.1-5 of the draft EIR as they believe it is not applicable to the project or the Santa Maria Valley.*

The discussion is consistent with CEQA Guidelines Section 15125. C, Contents of Environmental Reports, which describes the knowledge of the regional setting as critical to the assessment of environmental impacts. While the commenter is correct that the information provided within the regional setting discussion on page 4.1-5, under Section 4.1, *Agricultural Resources*, in Subsection 4.1.1.b, *Plan Area Agricultural Resources*, may not directly relate to the plan area, the discussion on the regional setting is important to the overall environmental analysis and appropriately included per CEQA Guidelines Section 15125. No changes to the Draft EIR are required in response to this comment.

Response 6.58

The commenter states that Table 4.1-2 should be formatted to fit on one page. The commenter states that there has not been a loss of agricultural land since the annexations of the City of Santa Maria in 1993 and the 200 acres in the City of Guadalupe in 1995. The commenter states that the discussion under the Regional Farmland Trends heading on page 4.1-5 of the Draft EIR should refer to the history of the planning in the Santa Maria Valley over the last 30 years. The commenter requests that the City revise the whole section.

The comment related to the format of Table 4.1-2 does not pertain to the environmental analysis presented in the Draft EIR. The commenter's knowledge of the loss of agricultural land in the City of Santa Maria and the City of Guadalupe is acknowledged. As discussed in Response 6.57, the regional setting discussion in Subsection 4.1.1.b, *Plan Area Agricultural Resources*, does not cover the changes in planning within the city over the last 30 years because the discussion focuses on regional

setting information. Specific plan area setting information can be found in Subsection 4.1.1, *Setting*. No changes to the Draft EIR are required in response to this comment.

Response 6.59

The commenter requests that the City add a note to the discussion under the City of Santa Maria Uniform Rules for Agricultural Preserves discussion on page 4.1-8 that there are no agricultural preserves in the city of Santa Maria.

The discussion that the commenter is referring to can be found in Subsection 4.1.2.c, *Local Regulations*. The purpose of this discussion is to describe the local regulations that are applicable to the project, including the City of Santa Maria Uniform Rules for Agricultural Preserves. The information the commenter is requesting is provided on Figure 4.1-2, Williamson Act Lands in the Plan Area, as well as in Subsection 4.1.1.b, *Plan Area Agricultural Resources*, and under Impact AG-1, in Section 4.1, *Agricultural Resources*. As the Draft EIR acknowledges that there are no agricultural preserves within the city of Santa Maria, no changes to the Draft EIR are required in response to this comment.

Response 6.60

The commenter states that there are not 5,116 acres of ag land in the plan area and that the analysis within Impact AG-1 should be based on the annexation area exclusively. The commenter asks where there are nine acres of grazing land, and if that grazing land is located in the annexation area.

The acreage of grazing land in the city is shown in Table 4.1-1, Summary of Important Farmland in the Plan Area and Annexation Area, and Figure 4.1-1, Important Farmland in the Plan Area, in Section 4.1, *Agricultural Resources*. The approximately nine acres of the annexation area are listed as Farmland of Local Importance. The data shown in these locations are based on data from the California Department of Conservation's Farmland Mapping & Monitoring Program. As discussed in Response 6.18, this Draft EIR includes environmental analysis of the whole plan area, consistent with CEQA Guidelines Section 15168 (Program EIRs). As shown in Figure 4.1-1, Important Farmland in the Plan Area and Annexation Area, Grazing Land is represented by a light tan color, which appears in the southern portion of the city as well as the southern portion of the Sphere of Influence. No changes to the Draft EIR are required in response to this comment.

Response 6.61

The commenter states that the analysis under Impact AG-1 should mention that agricultural land within the City of Santa Maria had been previously approved under other EIRs for urban development with Statements of Overriding Consideration. They also state that the second and third paragraphs under Impact AG-1 should be combined into one paragraph.

The analysis under Impact AG-1 in Section 4.1, *Agricultural Resources*, acknowledges that areas identified as important farmland within the city were previously evaluated and approved for conversion of agricultural resources to non-agricultural uses under prior EIRs. The impact analysis also references the Statement of Overriding Considerations adopted by the City Council on September 15, 1994, for the EIR prepared for the City's Sphere of Influence Expansion (SCH#90010930), which documented the conversion of agricultural resources to non-agricultural uses.

For a discussion of comments, recommendations, and requests that do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis, refer to Response 6.9. No changes to the Draft EIR are required in response to this comment.

Response 6.62

The commenter states that the reference to the Greenbelt and Urban buffer within the impact analysis for Impact AG-1 is important because it has been the guiding planning tool for the city over the last 30 years. They also state this buffer will be adjusted in the new Sphere of Influence and annexation area.

The comment does not request a change to the Draft EIR. The City's Greenbelt and Urban Buffer ordinance is discussed under Impact AG-1 in Section 4.1, *Agricultural Resources*. As discussed in the impact discussion, potential impacts to agricultural resources within the areas immediately adjacent to the Area 9 Specific Plan area were determined to be less than significant as impacts would be offset by the establishment of the Greenbelt and Urban Buffer. The project does not include specific amendments to the City's Greenbelt and Urban Buffer. No changes to the Draft EIR are required in response to this comment.

Response 6.63

The commenter requests changes to the 2045 General Plan Goal COS-2, Action COS 2.1.2 and Policy LU-1.2.

For a discussion of recommended changes to the General Plan Update policy framework, refer to Response 6.16. This comment is regarding policy language included within the 2045 General Plan Update that does not pertain to the analysis presented within the Draft EIR. Comments related to the 2045 General Plan Update are noted and will be passed on to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response to this comment.

Response 6.64

The commenter states that Figure 4.1-3 does not have a relationship with the proposed annexation and should be deleted. The commenter also states that the map shows incorrect land use designations and should include each of the Area numbers. The commenter ask specifically about the inclusion of Area 7 and the SMAP. They suggest either showing all the planning areas in the city or deleting the map.

In response to this comment, Figure 4.1-3, Previously Evaluated Land Use Changes, within Section 4.1, *Agricultural Resources*, has been deleted from the Final EIR.

In addition, the following revisions have been made to the discussion of Impact AG-1:

> The California Department of Conservation currently lists several sites within the city as either Grazing Land, Prime Farmland, or Unique Farmland. However, these sites~~, shown as important farmland in Figure 4.1-3,~~ have previously undergone environmental review for the conversion of agricultural land.

Response 6.65

The commenter requests revisions to General Plan Update policies, including changes to Policies LU-9.2, LU-9.3, and LU-9.4, as well as deletion of Policy LU-9.2.

For a discussion of recommended changes to the General Plan Update policy framework, refer to Response 6.16. Changes to Policy LU-9.3 in the 2045 General Plan Update have been carried over into the Final EIR, as appropriate. This comment is regarding policy language included within the 2045 General Plan Update that does not pertain to the analysis presented within the Draft EIR. Comments related to the 2045 General Plan Update are noted and will be passed on to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response to this comment.

Response 6.66

The commenter requests specific edits to the "Significance After Mitigation" discussion on page 4.1-13 of the Draft EIR. They request that the discussion state that the proposed Sphere of Influence expansion and annexation would convert agricultural land to urban uses. They also request deletion of the first sentence of the paragraph and inclusion of language stating that the City will plan land uses to incorporate a "Greenbelt and Urban Buffer" to respect surrounding agricultural lands outside the city.

The conversion of agricultural land to urban uses is discussed in Section 4.1, *Agricultural Resources*, Subsection 4.1.3.b, *Project Impacts and Mitigation Measures*. As discussed therein, implementation of the 2045 General Plan Update would allow for future conversion of Important Farmland and conflicts with agricultural zoning in the annexation area. The Draft EIR concludes this impact would be significant and unavoidable. Policies included in the 2045 General Plan Update would reduce potential adverse impacts related to the conversion of Important Farmland and Williamson Act contract lands in the annexation area to the extent feasible through preservation efforts and by requiring conservation easements. Refer to Response 6.62 for a discussion of comments related to "Greenbelt and Urban Buffer". No changes to the Draft EIR are required in response to this comment.

Response 6.67

The commenter requests the first sentence of paragraph three on page 4.1-14 of the Draft EIR be changed from:

"Since the mid-20th century, the Santa Maria region has experienced steady urban expansion resulting in Important Farmland being incrementally converted to residential, commercial, and industrial uses (DOC 2015)."

to:

"The Santa Maria valley has over 180,000 (?) acres of prime land and an additional 100,000 (?) acres of non-prime and grazing lands. 30 years ago, the city of Santa Maria and Guadalupe annexed lands and there has been no annexations since. The city of Santa Maria annexed 2,000 acres and Guadalupe annexed 200 acres to provide land for the growth of these two cities. This is less than 1 % of the ag land in the valley."

The commenter states it is important to emphasize the efforts by the City, County, and LAFCo over the past 30 years to plan growth while protecting agriculture and asserts that now is the time to allow another small annexation for future growth. The commenter also states that most of the current paragraph is incorrect and needs revision.

The language presented in Subsection 4.1.a, *Cumulative Impacts*, in Section 4.1, *Agricultural Resources,* describes the potential cumulative impacts to agricultural resources due to implementation of the 2045 General Plan Update. The Draft EIR is intended to evaluate potential environmental impacts and does not advocate for or against approval of the 2045 General Plan Update. The commenter's recommended revision would introduce language intended to justify annexation and emphasize policy efforts, which is outside of the scope of the Draft EIR. The commenter does not identify specific factual inaccuracies or provide evidence requiring correction. Therefore, no changes are required in response to this comment.

Response 6.68

The commenter states that the first 14 pages of Section 4.2, Air Quality and Greenhouse Gas Emissions, are routine information in every EIR. the commenter recommends that Table 4.2-4, Ambient Air Quality Data, be shifted to the following page so the table is on one page opposed to being split between two pages.

The commenter is correct that the first 14 pages of Section 4.2, *Air Quality and Greenhouse Gas*, provide readers with context of the surrounding area, applicable regulatory setting, and an explanation for how air quality is quantified and evaluated. Refer to Response 6.9 for a discussion of editorial edits, such as reformatting Table 4.2-4, *Ambient Air Quality Data*.

Response 6.69

The commenter questions the accuracy of the first sentence regarding the Earth's surface temperature and suggests including global population growth over the last 200 years.

The commenter is referring to the first sentence in the second paragraph of Subsection 4.2.1.a, *Air Quality Setting*. The statement that the Earth's surface would be approximately 33 degrees Celsius cooler without greenhouse gases is supported by the World Meteorological Organization (2013), as cited in the Draft EIR. Global population trends are not relevant to this project and need not be discussed in this Draft EIR. No changes to the Draft EIR are required in response to this comment.

Response 6.70

The commenter states that the discussion under the heading "California GHG Emissions Inventory" on page 4.2-9 in Section 4.2, Air Quality and Greenhouse Gas, subsection 4.2.1.a, Air Quality Setting, should include a table provided by the California Air Resources Board (CARB) illustrating GHG levels beginning in 1990, which exceeded 500 million metric tons (MMT). The commenter notes that the State's goal is to reduce GHG emissions by 40 percent by 2030 and that the requested table would illustrate the extent of reductions achieved to date. The commenter states these reductions have resulted from measures such as vehicle modifications, decreased oil production activities, and building code requirements. The commenter requests that this information be added to the paragraph under the "California GHG Emissions Inventory" heading.

Pursuant to Table 2, Greenhouse Gas Emissions by Sector in 1990, of the Staff Report for the California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit, the total GHG emissions

in 1990 were 433 MMT CO_2e. This value does not exceed 500 MMT as suggested by the commenter. The information provided by the commenter has no bearing on the analysis or conclusions of the Draft EIR, and therefore no changes are required in response to this comment.

Response 6.71

The commenter requests that all references to "1990 GHG levels" under the "California Global Warming Solutions Act of 2006 (Assembly Bill 32, and Senate Bill 32, and Assembly Bill 1279)" heading on page 4.2-14 in Section 4.2, Air Quality and Greenhouse Gas, Subsection 4.2.2.b, State Regulations, include the specific value of over 500 MMT to illustrate the State's progress toward reduction goals.

Refer to Response 6.70 for a discussion of 1990 GHG emission levels.

Response 6.72

The commenter requests inclusion of 2013 baseline levels and current levels for each Senate Bill 1383 target, and states that the City has adopted organic waste collection in compliance with the law.

The level of detail provided on state regulations in Subsection 4.2.2.b, *State Regulations,* describes applicable state regulations for a programmatic analysis of the 2045 General Plan Update. Additional details regarding organic waste collection goals are provided in Section 4.8, *Utilities and Service Systems.* No changes to the Draft EIR are required in response to this comment.

Response 6.73

The commenter suggests referencing the upcoming 2026 Building Code and its anticipated energy efficiency requirements.

The discussion under the "California Building Standards Code" heading in Subsection 4.2.2.b, *State Regulations*, explains the purpose and evolution of Title 24 standards, including the CALGreen Code and the recently adopted 2022 Energy Code. These standards are periodically updated to incorporate new technologies and methods that improve energy efficiency and reduce greenhouse gas emissions. Future updates, such as the 2026 Building Code, will be implemented through the City's building permit process and are expected to further reduce GHG emissions. Future development facilitated by the 2045 General Plan Update would be required to comply with the most current California Building Code. No changes to the Draft EIR are required in response to this comment.

Response 6.74

The commenter states that the discussion under the "City of Santa Maria" heading at the bottom of page 4.2-17, in Section 4.2, Air Quality and Greenhouse Gas, Subsection 4.2.2.a, Local Regulations, implies all future projects in the City of Santa Maria will require greenhouse gas and air quality analyses, which they believe would be costly. The commenter questions why the City did not include GHG thresholds in the General Plan Update and asserts that infill projects should be considered GHG-reducing and exempt from further studies. The commenter also notes that most housing projects will be exempt from CEQA under state law and requests that this clarification be added to the paragraph.

Refer to Response 6.8 for a discussion of individual projects requiring environmental review.

Response 6.75

The commenter questions the assumptions used in Table 4.2-5, CalEEMod Land Use Assumptions, and states the land use inputs do not reflect realistic development patterns.

Table 4.2-5, CalEEMod Land Use Assumptions, included in Subsection 4.2.3, *Impact Analysis*, summarizes CalEEMod inputs based on net changes in land use under the 2045 General Plan Update. The assumptions that inform these inputs are based on the buildout information included in Subsection 2.6.5, *Proposed 2045 General Plan Buildout*, and are intended to support a conservative program-level emissions estimate, not to predict specific development outcomes. Additional details regarding the land use assumptions reflected in Table 4.2-5 are provided in Subsection 2.6.5, *Proposed 2045 General Plan Buildout*, of Chapter 2, *Project Description*. Table 4.2-5 in Section 4.2, *Air Quality and Greenhouse Gas Emissions,* has been revised to correct the transposition of 1,021 to 1,012, consistent with Subsection 2.6.5, *Proposed 2045 General Plan Buildout*:

Land Use Categories	New Uses	Reduction in Uses
Residential	+16,140 units	–
Mixed-Use (assumed to be office uses in CalEEMod)	+452 ac	–
Industrial	+7 ac	–
Recreational Parks	+33 ac	–
Planned Future Development (assumed to be office uses in CalEEMod)	~~+1,021~~ 1,012 ac	–
Commercial	–	-463 ac

N/A = not applicable; ac = acres

Response 6.76

The commenter states that the assumptions used in CalEEMod are outdated because the building code has been updated multiple times since 2019 and will be updated again in 2026. They note that these updates continue to improve energy efficiency in building and housing construction.

The commenter is correct that the CalEEMod assumptions incorporate the 2019 Building Energy Efficiency Standards (Title 24). CalEEMod is an emissions estimation model developed and periodically updated by the California Air Pollution Control Officers Association. The most recent iteration of the model (Version 2022.1.0.14) used for the purposes of this analysis utilizes the 2019 California Building Code (CBC). It is not known when CalEEMod will be updated to incorporate the 2025 CBC. As stated in Subsection 4.2.3, *Impact Analysis,* the CalEEMod outputs represent a conservative assumption as the estimates do not account for additional energy efficiency improvements required by the 2022 Title 24 update or anticipated future updates, such as the 2025 standards. Using a conservative assumption is appropriate for a program EIR because there is insufficient detail to conduct project-level analysis, and attempting to do so would be inappropriately speculative. No changes to the Draft EIR are required in response to this comment.

Response 6.77

The commenter states that the VMT assumptions in Table 4.2-6 are incorrect and recommends referencing SBCAG's January 2025 zero emission vehicle report. The commenter also asserts that VMT assumptions should reflect future conditions rather than past data.

The VMT assumptions in Table 4.2-6, Plan 2045 VMT, in Subsection 4.2.3, *Impact Analysis*, are based on the Santa Maria Travel Demand Model prepared by GHD in June 2025 to support the Draft EIR. Annual VMT was estimated by multiplying daily VMT per household and per employee by projected increases in residential units and employment and then applying it to 365 days per year. This approach represents a conservative assumption because it applies daily VMT rates uniformly across all days of the year without accounting for reduced travel on weekends or holidays. Consistent with CEQA Guidelines Section 15168, a conservative approach is appropriate for a program EIR because there is insufficient detail to conduct project-level analysis, and attempting to do so would be inappropriately speculative.

SBCAG did not produce a Zero-Emission Vehicle (ZEV) Report in 2025; however, the California Energy Commission released a Zero-Emission Resilient Transportation Blueprint report which was prepared by CALSTART. While the California Energy Commission's Santa Barbara Zero-Emission Resilient Transportation Blueprint may provide useful context on future electrification and resiliency strategies, its inclusion in this EIR would not alter the methodology or assumptions used in this analysis. Incorporating it as a reference would not change the conclusions of the Draft EIR as the analysis must rely on existing, verifiable data rather than speculative projections about future technology adoption or behavioral changes. No changes to the Draft EIR are required in response to this comment.

Response 6.78

The commenter states that the City has not completed a review to establish GHG thresholds and questions why this has not been completed. They also ask if every project in the future is going to have to complete a GHG analysis. The commenter states that most housing projects are now exempt from CEQA and will continue to be exempt in the future, and requests that this information be included in the paragraph.

This comment regarding the City's GHG threshold review does not pertain to the Draft EIR's environmental analysis. Citywide GHG thresholds, though not included as part of the 2045 General Plan Update, are proposed to be established by Action COS-1.1.1 in Conservation and Open Space Element of the 2045 General Plan Update. Refer to Response 6.8 for a discussion regarding future individual projects requiring environmental review. No changes to the Draft EIR are required in response to this comment.

Response 6.79

The commenter requests changes to the 2045 General Plan Action COS-5.1.3 and also requests that any updates to the Conservation and Open Space Element are also made in the EIR for consistency.

In response to this comment, Action COS-5.1.3 was revised in the 2045 General Plan Update to remove mention of the Santa Barbara County Congestion Management Program and revisions have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR.

Response 6.80

The commenter states that Table 4.2-5 and Table 4.2-6 need to be recalculated because many of the buildout assumptions are incorrect. They assert that by 2045-2050, air quality impacts will be substantially reduced and that the Table 4.2-7 should average impacts over the next 20–25 years as

development occurs. The commenter also notes that the table does not indicate it assumes full buildout impacts in 2045 and requests that the table be corrected based on a new CalEEMod run.

Refer to Response 6.75 for a discussion regarding Table 4.2-5, CalEEMod Land Use Assumptions, in Subsection 4.2.3, *Impact Analysis*. Refer to Response 6.77 for a discussion regarding Table 4.2-6, Plan 2045 VMT. Table 4.2-7, Estimated Operational Emissions, was prepared using the same methodology and assumptions as the other two tables to ensure consistency throughout the Draft EIR. The analysis appropriately assumes full buildout conditions for 2045, consistent with CEQA Guidelines Section 15168, which governs program-level EIRs. Furthermore, CEQA Guidelines Section 15125(a)(3) requires an existing conditions baseline to not include hypothetical conditions. Accordingly, emissions are representative of the full buildout of the 2045 General Plan Update compared to existing buildout. No changes to the Draft EIR are required in response to this comment.

Response 6.81

The commenter states that the first sentence under the operations discussion for Impact AQGHG-2 on page 4.2-25 should be deleted. They state that the Draft EIR already concludes there will be a significant impact and a statement of overriding considerations has been adopted, therefore requiring future projects to conduct air quality and GHG studies would be unnecessary and costly. The commenter again states that many housing projects will be exempt from CEQA and requests that this be clarified. The commenter further asserts that, without adopted thresholds, requiring such studies is inefficient and recommends deleting mitigation measure AQGHG-2, stating that standard air quality and GHG measures are already addressed through building codes.

As analyzed Subsection 4.2.3, *Impact Analysis*, operational impacts from implementation of the 2045 General Plan Update would generate long term regional air pollutant emissions and concludes that operational air quality and greenhouse gas impacts would be significant and unavoidable. Refer to Responses 6.85 and 6.86 for a discussion regarding modeling assumptions and lack of project-specific details. As such, the Draft EIR concluded operational impacts would be significant and unavoidable as future individual projects may still exceed SBCAPCD thresholds. It is important to note that a statement of overriding considerations has not yet been adopted for this Draft EIR and if a statement of overriding considerations were to be adopted, it would be done so by the City Council.

Mitigation Measure AQGHG-2 is included to reduce the severity of operational impacts to the extent feasible, consistent with CEQA Guidelines Section 15126.4(a)(1), which requires lead agencies to adopt feasible mitigation measures that minimize significant environmental effects, even if those effects cannot be completely avoided. In response to this comment, Mitigation Measure AQGHG-2 has been revised as follows:

AQGHG-2 Project-Level Air Quality Analysis and Mitigation

The City shall require, where it is determined as necessary, applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD's adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant

shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.

Refer to Response 6.8 for a discussion of future environmental review for individual projects. No changes to the Draft EIR are required in response to this comment.

Response 6.82

The commenter suggests deleting or revising the "Significance After Mitigation" discussion following Mitigation Measure AQGHG-2. They state additional air quality and GHG studies based on this Programmatic EIR analysis that has already run CalEEMod on the proposed full build out should not be required.

The Significance After Mitigation discussion in Subsection 4.2.3, *Impact Analysis*, summarizes potential air quality and GHG impacts of the 2045 General Plan after mitigation. Refer to Response 6.8 for a discussion of potential future environmental review for individual projects. Refer to Response 6.81 for a discussion of the applicability of Mitigation Measure AQGHG-2. No changes to the Draft EIR are required in response to this comment.

Response 6.83

The commenter requests revising the discussion of construction-related activities under Impact AQGHG-3 to include that state law will soon require most construction equipment to be electric or hybrid, and that most diesel equipment will be retired.

Refer to Response 4.3 for a discussion of changes related to construction equipment in Mitigation Measure AQGHG-3. The analysis under Impact AQGHG-3 in Subsection 4.2.3, *Impact Analysis,* estimates potential construction-related emissions and associated health risks based on current conditions and regulatory requirements. Although the commenter is correct that state law may change in the future, the analysis in this EIR uses a conservative assumption based on existing environmental and regulatory conditions. This approach is standard for a program-level EIR because specific details of future projects are unknown, and predicting future equipment types or regulatory changes would be inappropriate speculative. No changes to the Draft EIR are required in response to this comment.

Response 6.84

The commenter suggests Mitigation Measure AQGHG-3 be reviewed by local contractors to receive their opinion on its relevance, and to delete the mitigation measure if it is no longer relevant.

Mitigation Measure AQGHG-3, *Construction Equipment Exhaust Control Measures,* in Subsection 4.2.3, *Impact Analysis,* remains relevant because it provides a feasible mechanism to reduce diesel particulate matter emissions from heavy-duty off-road equipment during construction near sensitive receptors. While future state regulations may reduce the use of diesel equipment, the timing and availability of compliant equipment cannot be guaranteed for all projects over the planning horizon. This measure ensures that, where commercially available, Tier 3 or higher engines or CARB-certified Level 3 diesel particulate filters are used.

The Draft EIR was available for public review from August 14, 2025, through September 28, 2025, and the City did not receive any comments from local contractors regarding the relevance or

feasibility of Mitigation Measure AQGHG-3. No changes to the Draft EIR are required in response to this comment.

Response 6.85

The commenter states that the City should have created thresholds of significance for greenhouse gas emissions concurrently with the General Plan update process.

The comment regarding the City's GHG Thresholds does not pertain to the Draft EIR's environmental analysis. Refer to Response 6.78 for a discussion of establishment of GHG thresholds for the city. The commenter's opinion will be passed on to decision makers for their consideration. No changes to the Draft EIR are required in response to this comment.

Response 6.86

The commenter asks clarification on the baseline of 1990 GHG levels.

Refer to Response 6.70, for a discussion of total GHG emissions in 1990. No changes to the Draft EIR are required in response to this comment.

Response 6.87

The commenter suggests revision of Goal COS-6, encourages the City to be carbon neutral per state law, and suggests GHG levels will be exceeded by full buildout of the General Plan.

In response to this comment, Goal COS-6 has been revised in the 2045 General Plan Update to indicate the City strives to be carbon neutral and revisions have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR.

The commenter's recommendation to achieve carbon neutrality by 2045–2050 has been acknowledged, as well as their assertion that GHG levels will be exceeded with full buildout of the General Plan. No changes to the Draft EIR are required in response to this comment.

Response 6.88

The commenter states the City is served by PG&E and not Southern California Edison.

In response to the commenter's statement, the following corrections have been made in Subsection 4.2.3, *Impact Analysis, of* the EIR:

> Future development would also be served by ~~Southern California Edison~~ Pacific Gas and Electric or Central Coast Community Energy, both of which are required to increase its renewable energy procurement in accordance with SB 100 targets.

Response 6.89

The commenter requests that the instance of Goal COS 6 in Impact AQGHG-5 of Section 4.2, Air Quality and Greenhouse Gas, *and subsequent instances are removed as it is previously listed*.

Refer to Response 6.9 for a discussion of editorial changes which do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis. No changes to the Draft EIR are required in response to this comment.

Response 6.90

The commenter suggests the plan consistency discussion on in Subsection 4.2.3, Impact Analysis, of Section 4.2, Air Quality and Greenhouse Gas be revised for clarity and to change the discussion of VMT inconsistency to consistent.

This discussion distinguishes between consistency with relevant regional plans such as SBCAG's 2050 RTP/SCS and the California Air Resources Board's (CARB's) 2022 Scoping Plan, and applicable goals and policies and inconsistency with specific performance targets. CEQA Guidelines Section 15125(d) requires disclosure of both areas of consistency and areas where conflicts remain. The analysis discloses which applicable goals and policies the 2045 General Plan Update would be consistent with and which applicable goals and policies the 2045 General Plan Update may conflict with.

As discussed under Impact TRA-2 of Section 4.7, *Transportation and Traffic*, Subsection 4.7.3, *Impact Analysis*, 2045 citywide VMT rates with implementation of the 2045 General Plan Update would not meet the 17 percent VMT reduction target required for consistency with CEQA Guidelines Section 15064.3(b). Though there may be measures to reduce VMT in the future, there are no feasible General Plan policies or mitigation measures that could reduce citywide VMT rates below this target and the applicability of future VMT reduction measures would be speculative. Therefore, this impact would remain significant and unavoidable. No changes to the Draft EIR are required in response to this comment.

Response 6.91

The commenter suggests the first row of Table 4.2-8 be revised to clarify the number of planned residential units in infill locations and annexation areas.

The consistency statement provided in Table 4.2-8, Plan Consistency with the SBCAG 2050 RTP/SCS, in Subsection 4.2.3, *Impact Analysis,* describes the relationship between the 2045 General Plan Update and Policy 1.1: Land Use of the SBCAG 2050 RTP/SCS. The statement identifies that the plan would facilitate development of 16,140 net new residential units in infill and urbanized areas near services and transit, along with generating 23,750 net new jobs to improve the jobs-housing balance. The additional details requested by the commenter would not affect the determination that the 2045 General Plan Update is consistent with Policy 1.1: Land Use of the SBCAG 2050 RTP/SCS. No changes to the Draft EIR are required in response to this comment.

Response 6.92

The commenter suggests the second row of Table 4.2-8 is revised to make the discussion conclude consistent based on state law. The commenter suggests correcting that PG&E works with 3CE.

The consistency statement provided in Table 4.2-8, Plan Consistency with the SBCAG 2050 RTP/SCS, in Subsection 4.2.3, *Impact Analysis*, identifies consistency with some components of Policy 1.2, such as compliance with Title 24 and SBCAPCD rules, and inconsistency with others, specifically the potential inability to achieve State goals for carbon neutrality by 2045 as outlined in CARB's 2022 Scoping Plan and AB 1279. CEQA Guidelines Section 15125(d) requires disclosure of inconsistencies with applicable regional plans, and this analysis fulfills that CEQA Guidelines requirement.

Refer to Response 6.88, for a discussion regarding applicable utility providers in Santa Maria. The following edit has been made to Subsection 4.2.3, *Impact Analysis, of* the EIR:

Inconsistent: Future development facilitated by the plan would be required to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and would also be served by ~~Southern California Edison~~ Pacific Gas and Electric or Central Coast Community Energy, both of which are required to increase its renewable energy procurement in accordance with SB 100 targets.

Response 6.93

The commenter suggests removing the last two sentences of the first paragraph of Page 4.2-33 and suggests the City cannot be held to a 2022 Ozone Plan in 2045.

The sentences referenced by the commenter in Subsection 4.2.3, *Impact Analysis*, support the EIR's obligation to disclose potential inconsistencies with currently adopted State and regional plans, including CARB's 2022 Scoping Plan and SBCAG 2050 RTP/SCS. This disclosure is required under CEQA Guidelines Section 15125(d), which states that an EIR must discuss any inconsistencies between the proposed project and applicable regional plans. The discussion reflects the State's adopted goal of achieving carbon neutrality by 2045 (AB 1279 and Executive Order B-55-18) and evaluates the plan against those requirements based on information available at the time of EIR preparation. The analysis does not speculate about future amendments and provides transparency regarding current standards. No changes to the Draft EIR are required in response to this comment.

Response 6.94

The commenter suggests that Table 4.2-9 be revised to fit onto one page, opposed to being split between two, and to clarify development will happen throughout the 2045 General Plan Update implementation and will include many air quality measures. The commenter suggests the energy discussion should reflect that the City is part of 3CE. The commenter suggests development will be net zero GHG emissions by 2045.

Refer to Response 6.9 for a discussion of editorial changes which do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis.

Table 4.2-9 in Subsection 4.2.3, *Impact Analysis*, presents a conservative estimate of operational GHG emissions based on full buildout conditions and current regulatory requirements. This approach is appropriate for a program-level EIR as specific project details and the timing of future regulatory changes cannot be predicted without speculation. While future development under the 2045 General Plan Update would occur over a 20-year horizon, and would be expected to implement additional air quality and GHG reduction measures, including compliance with SB 100 renewable energy targets and vehicle electrification goals, it would be inappropriately speculative to quantify these measures at this stage of review. Therefore, the table reflects a conservative assumption to ensure disclosure of potential impacts consistent with CEQA Guidelines Section 15144 and Section 15125(d). No changes to the Draft EIR are required in response to this comment.

Response 6.95

The commenter suggests the first two paragraphs on Page 4.2-34 are incorrect as new development will emit net zero GHG emissions by 2045-2050 based on state law.

Refer to Response 6.94 for a discussion of conservative assumption analysis based on current regulatory requirements. No changes to the Draft EIR are required in response to this comment.

Response 6.96

The commenter suggests the cumulative discussion on Pages 4.2-34 through 4.2-36 be revised to address state requirements to be net zero by GHG. The commenter states it is not appropriate to hold future development to the standards of existing plans. The commenter suggests infill and annexation development will address the requirement to reduce air quality and GHG emissions through the 2045 General Plan Update horizon.

Refer to Responses 6.93 and 6.94 for discussions regarding the comparison of the proposed project's emissions based on existing regulatory requirements and the appropriateness of comparing the proposed project to existing applicable emissions targets. No changes to the Draft EIR are required in response to this comment.

Response 6.97

The commenter suggests revising paragraph two on Page 4.3-1 to reference prior biological surveys conducted by Rincon and other consultants in the Santa Maria Valley. The commenter states that these reports show very few biological resources in the area due to historic agricultural use.

The paragraph referenced by the commenter, in Subsection 4.3.1, *Setting*, describes the most up-to-date and publicly available information sources used to prepare the environmental setting for Section 4.3, *Biological Resources*. These sources include federal and State databases such as United States Fish and Wildlife Service Information for Planning and Consultation tool, California Department of Fish and Wildlife California Natural Diversity Database, and National Oceanic and Atmospheric Administration Protected Resources, as well as regional datasets and the City's Existing Conditions Report. This approach is appropriate for a program-level EIR because it provides comprehensive coverage of sensitive biological resources across the entire plan area. While Rincon has conducted biological surveys in the plan area related to other projects, these surveys were conducted for specific projects and are not relevant to the General Plan Update considered in this EIR. Future development facilitated by the 2045 General Plan Update would be required to conduct site-specific surveys, as necessary, to assess site-specific biological resources at individual project sites. No changes to the Draft EIR are required in response to this comment.

Response 6.98

The commenter suggests the use of the phrase "open space" in the third paragraph on page 4.3-1 is not correct and state the land is agricultural land. They assert that the EIR should clarify that areas such as 5B, 7, 9, and the Santa Maria Public Airport are designated for future residential, commercial, and industrial uses. They also request revising the percentage to show that over 85 percent of this land is designated for urban uses and that the current 29 percent agricultural/open space designation is an interim condition before full development occurs.

The land use designations described in the third paragraph in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*, are sourced from the General Plan Land Use Classifications table in the City's Land Use and Community Design Existing Conditions Report (https://www.imaginesantamaria.com/_files/ugd/e3bef4_f63eb5691b0d4fd8bb3a312f68badc5b.pdf). These designations reflect the most current and up-to-date land use classifications for the plan area and were used to describe existing setting for the biological resources analysis. No changes to the Draft EIR are required in response to this comment.

Response 6.99

The commenter states that there is very little area with undistributed native habitat and Figure 4.3-1 shows most of this land located south of Orcutt.

As described in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*, the plan area contains substantial urban and suburban development. However, there are some areas of relatively undisturbed natural habitats. Figure 4.3-1, Vegetation Communities in the Plan Area, corroborates this statement, showing the majority of the plan area containing "Developed-Ruderal-Landscaped" area with only a few occurrences of various natural habitats such as Western Oak Woodland and Savanna and Chaparral in the southern portion of the plan area. No changes to the Draft EIR are required in response to this comment.

Response 6.100

The commenter states that Figure 4.3-1 is incorrect and should be revised to reflect the existing biological conditions of various areas throughout Santa Maria. Specifically, the commenter requests changes to the display of the Santa Maria Cemetery, Santa Maria Landfill, Rivergate Specific Plan Area, Guggia and DeBarnardi property, Santa Maria Airport, Area 9, Area 7, and Area 5B.

In response to this comment, Figure 4.3-1, Vegetation Communities in the Plan Area, located in Subsection 4.3.1.a, *Land Cover and Vegetation Communities* has been revised in the Final EIR to remove sites that are now under construction or have already been developed and have little to no vegetation on the site.

Response 6.101

The commenter suggests that the last two sentences of paragraph one and paragraph three on page 4.3-3 be removed. The commenter states the California Department of Fish and Wildlife (CDFW) description is not an accurate reflection of the Santa Maria Valley. *The commenter further states that agricultural operations occur in the plan area.*

The language the commenter is referring to in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*, provides a broad description of regional conditions from CDFW. This level of detail is appropriate for the Draft EIR as it is a programmatic EIR prepared pursuant to CEQA Guidelines Section 15168. Programmatic EIRs are intended to evaluate impacts on a plan-wide scale rather than provide site-specific detail. A generalized description provides consistency across the analysis and avoids unnecessary speculation about localized variations.

The environmental setting of agricultural operations in the plan area is described in the "Agricultural – Field and Row Crops" portion of the setting discussion, which explains the predominance of cultivated lands and why biological resources are generally limited in these areas. Agricultural lands typically lack native vegetation and provide minimal habitat value due to ongoing disturbance and crop management practices. This context supports the conclusion that the existing language is sufficient for describing biological conditions at the program level. No changes to the Draft EIR are required in response to this comment.

Response 6.102

The commenter suggests removing the fourth paragraph on page 4.3-3, stating barren land does not exist in the Santa Maria Valley.

The paragraph in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*, referred to by the commenter, provides a general description of what "barren land" describes. Barren land exists in the plan area as not all agricultural land is viable. Barren lands are discussed in Subsection 4.3.1a, *Barren Lands,* and are defined as habitat that is characterized by an absence of vegetation and includes any habitat with less than two percent total vegetation cover by herbaceous, desert, or non-wildland species and less than 10 percent cover by shrub or tree species. Barren lands include urban areas categorized as developed, ruderal, and landscaped and in agricultural areas, includes disked or plowed agricultural fields. No changes to the Draft EIR are required in response to this comment.

Response 6.103

The commenter suggests removing paragraph five on page 4.3-3 and asserts the information is not applicable to Santa Maria.

The commenter is referring to the discussion of evergreen orchards in Subsection 4.3.1.a, *Land Cover and Vegetation Communities.* Evergreen orchards exist in the Santa Maria River Valley in the plan area. Evergreen orchards as defined in the Draft EIR and by CDFW are orchards typically dominated by a single species of tree, such as almonds, apples, apricots, peaches, pecans, and walnuts for deciduous orchards and avocados, grapefruit, lemons, limes, olives, oranges, and tangerines for evergreen orchards. Agricultural – Orchard is identified on Figure 4.3-1, Vegetation Communities in the Plan Area, and is shown to occur in various parts of the city. No changes to the Draft EIR are required in response to this comment.

Response 6.104

The commenter asks to clarify paragraph two on page 4.3-4 the location of Pine/Cypress habitat.

The California Mixed Evergreen Forest and Woodland habitats in the plan area are identified as Agricultural – Vineyard and Bush Fruit on Figure 4.3-1, Vegetation Communities in the Plan Area, located in Subsection 4.3.1.a, *Land Cover and Vegetation Communities,* and is shown to occur in the western and southwestern portions of the city. No changes to the Draft EIR are required in response to this comment.

Response 6.105

The commenter suggests removing paragraphs four and five on page 4.3-4 and asserts the information is not applicable to Santa Maria.

The Chaparral habitat in the plan area are identified as Agricultural – Vineyard and Bush Fruit on Figure 4.3-1, Vegetation Communities in the Plan Area, located in Subsection 4.3.1.a, *Land Cover and Vegetation Communities,* and is shown to occur in the southern portion of the city. No changes to the Draft EIR are required in response to this comment.

Response 6.106

The commenter suggests removing the word ruderal from paragraph two of page 4.3-5.

"Ruderal" describes areas where plants grow on ground disturbed by human activity. This term is defined in in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*. Ruderal areas occur in the plan area and are therefore relevant to the Draft EIR. No changes to the Draft EIR are required in response to this comment.

Response 6.107

The commenter suggests removing paragraph three of page 4.3-5 and asserts the information is not applicable to Santa Maria.

Refer to Response 6.102 for a discussion of barren lands and their presence in the city.

Response 6.108

The commenter suggests minor language changes to paragraph four of page 4.3-5 and states that vernal pools need to be described in this paragraph.

Vernal pools are defined as a type of temporary wetland that support plants and animals that are specifically adapted to living with very wet winter and spring conditions followed by very dry summer and fall conditions. This term is defined in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*. Vernal pools are defined in the subsequent paragraph following the discussion of wetlands and streams. No revisions to the Draft EIR are required in response to this comment.

Response 6.109

The commenter suggests that Figure 4.3-2 should be corrected to include recent base aerial imagery.

Figure 4.3-2, Wetlands Within the Plan Area, located in Subsection 4.3.1.a, *Land Cover and Vegetation Communities,* uses the most up to date 2025 base aerial imagery provided by ESRI. No revisions to the Draft EIR are required in response to this comment.

Response 6.110

The commenter states that Figure 4.3-2 should show that Santa Maria Wastewater Treatment Plant and Laguna County Sanitation District discharge ponds are not freshwater ponds and identify basins for flood control recharge.

Based on on-the-ground expertise from the City of Santa Maria, Figure 4.3-2, Wetlands Within the Plan Area, located in Subsection 4.3.1.a, *Land Cover and Vegetation Communities,* has been updated to remove the "Freshwater Pond" label from the Santa Maria Wastewater plant and LCSD plant discharge ponds. Flood control and recharge basins are discussed in Section 4.8, *Utilities and Service Systems*.

Response 6.111

The commenter states paragraph two on page 4.3-7 should be deleted and states there are no barren lands in Santa Maria.

Refer to Response 6.102 for a discussion of barren lands and their presence in the city.

Response 6.112

The commenter suggests that the bulleted list on page 4.3-7 should be moved to precede the special status plant species discussion.

In response to the commenter's statement, Subsection 4.3.1.b, *Special Status Species,* has been moved from its previous location following the "Barren Lands" paragraph to immediately follow the "Valley Foothill Riparian" paragraph, as shown below:

Valley Foothill Riparian

Valley foothill riparian is a native vegetation community that contains mostly winter deciduous trees, such as native cottonwood (*Populus* spp.), California sycamore (*Platanus racemosa*), and valley oak (*Quercus lobata*). The canopy height can grow up to 98 feet in a mature riparian forest. Typical understory shrub layer species include native California blackberry, blue elderberry (*Sambucus mexicana*), poison oak, and willows (*Salix* spp.). This vegetation community is found in valleys bordered by sloping alluvial fans, slightly dissected terraces, lower foothills, and coastal plains. They are generally associated with low velocity flows, flood plains, and gentle topography. Valleys provide deep alluvial soils and a high water table. The substrate is coarse, gravelly or rocky soils more or less permanently moist. Valley foothill riparian habitats provide food, water, migration and dispersal corridors, and escape, nesting, and thermal cover for an abundance of wildlife (CDFW 2025a).

b. Special Status Species

For the purposes of this analysis, special-status species were considered listed or non-listed special-status species if they were classified as one or more of the following:

- **Listed Special-Status Species**
  - Species listed as threatened or endangered under the Federal Endangered Species Act (FESA), including proposed and candidate species.
  - Species listed as candidate, threatened, or endangered under the California Endangered Species Act (CESA).
  - Plant species protected by the Native Plant Protection Act (NPPA) (State Rare).
- **Non-listed Special-Status Species**
  - Species designated as Fully Protected (FP), Species of Special Concern (SSC), or Watch List (WL) by the CDFW
  - Birds designated as a Bird of Conservation Concern (BCC) by USFWS
  - Sensitive species designated by USFWS
  - Sensitive species designated by the United States Forest Service (USFS)
  - Plants assigned a California Rare Plant Rank of 1 through 4 by the California Native Plant Society (CNPS)
  - Species protected under the Bald and Golden Eagle Protection Act
  - Bats considered by the Western Bat Working Group to be “High” or “Medium” priority
  - Species designated as locally important by the Local Agency and/or otherwise protected through ordinance, local policy, Habitat Conservation Plans (HCPs), or Natural Community Conservation Plans (NCCPs).

    Queries of the USFWS’s IPaC, CNDDB, and CNPS’s online Inventory of Rare and Endangered Plants of California (CRPR) were conducted to obtain comprehensive information regarding special-status species and sensitive vegetation communities known or with potential to occur in the plan area. Queries of the CNPS inventory and CNDDB database included the *Santa Maria* and *Twitchell Dam* United States Geological Service (USGS) 7.5-minute topographic quadrangle. The results of these scientific database queries are provided as Appendix B of this Environmental Impact Report (EIR).

Special-Status Plant Species

Based on the database queries and literature review, a total of 17 special-status plant species were evaluated for their potential to occur within the plan area (Appendix B). Of these species, 13 were identified with low potential to occur within the plan area. Appendix B shows the special-status plant species and habitat requirements for each species within the vicinity of the plan area.

Response 6.113

The commenter suggests that the reference to Appendix B in paragraph one on page 4.3-8 be changed to Appendix C.

In response to the commenter's statement, the following revision has been made to Subsection 4.3.1.b, *Special Status Species*:

> The results of these scientific database queries are provided as Appendix C ~~B~~ of this Environmental Impact Report (EIR).

Response 6.114

The commenter suggests paragraph two on page 4.3-8 is revised to be more specific to the Santa Maria Valley, including the use of grasslands for cattle grazing and California tiger salamander habitat and removing the description of Roosevelt Elk in Santa Maria Valley.

Refer to Response 6.101 for a discussion of the descriptions of regional conditions from CDFW.

Response 6.115

The commenter suggests revising paragraph one on page 4.3-9 to clarify oak woodlands are not located in Santa Maria.

As described on page 12 of the City's Environmental Existing Conditions Report prepared by the City of Santa Maria in 2020, the Santa Maria River Valley includes oak woodland as a major plant association. The Draft EIR relies on readily available information including the previously prepared Existing Conditions Report to inform the EIR. No changes to the Draft EIR are required in response to this comment.

Response 6.116

The commenter suggests deleting paragraphs two and three on page 4.3-9 and asserts the information is not relevant to the area evaluated in the EIR.

As described on page 12 of the City's Environmental Existing Conditions Report prepared by the City of Santa Maria in 2020, the Santa Maria River Valley includes riparian scrub as a major plant association. Therefore, the two paragraphs cited by the commenter, which address various types of riparian woodland and shrubland, are applicable to the analysis in this EIR. The Draft EIR relies on readily available information including the previously prepared Existing Conditions Report to inform the EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.117

The commenter suggests revising the Appendix B reference on page 4.3-10 to Appendix C. The commenter requests clarification on the area evaluated for special status plant species to occur.

In response to the commenter's statement, the following revisions have been made in Subsection 4.3.1.b, *Special Status Species,* of the EIR:

> Based on the database queries and literature review, a total of 17 special-status plant species were evaluated for their potential to occur within the plan area (Appendix ~~B~~C). Of these species, 13 were identified with low potential to occur within the plan area. Appendix ~~B~~C shows the special-status plant species and habitat requirements for each species within the vicinity of the plan area.
>
> Based on the database queries and literature review, a total of 31 special-status invertebrate, fish, amphibian, reptile, bird, and mammal species were evaluated for their potential to occur within the plan area (Appendix ~~B~~C). Appendix ~~B~~C, the Potential to Occur Table, describes habitat suitability for each special-status species and identifies the distance from the plan area at which each associated habitat type occurs, typically within 2 or 5 miles.

Response 6.118

The commenter states that paragraphs two and three on page 4.3-10 clarify that the potential for the 13 special status plant species to occur in the plan area is very unlikely as infill development has already reduced suitable habitat and the annexation area has been in continuous agricultural production for more than 100 years.

The discussion referred to by the commenter regarding special status species in Subsection 4.3.1.b, *Special Status Species*, identifies the potential for these special status plant species to occur as low. While urban infill has contributed to the low potential to occur for special status plant species, the reason for the plant species low potential to occur is not relevant to the potential impacts to these biological resources. No revisions to the Draft EIR are required in response to this comment.

Response 6.119

The commenter states the last two paragraphs on page 4.3-11 should be listed in bullets for clarity. The commenter provides suggestions regarding the descriptions of habitat for southern vernal pools, steelhead trout, la Graciosa thistle, and California red-legged frog. The commenter also states there is no mention of Lompoc yerba santa.

Subsection 4.3.1.d, *Sensitive Communities and Critical Habitat,* provides separate headers for sensitive communities and critical habitats to distinguish between the two. The only sensitive community in the plan area, Southern Vernal Pool, is described under the Sensitive Communities header. Critical habitats, including those for steelhead trout, La Graciosa thistle, California red-legged frog, and Lompoc yerba santa, are described under the Critical Habitat header. Converting the text from paragraph format to a bullet list would not affect the analysis or conclusions of the Draft EIR. Refer to Response 6.9 for a discussion of editorial changes that do not pertain to the adequacy of the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.120

The commenter states that paragraph three on page 4.3-12 should be deleted. The commenter states that this paragraph is confusing and not relevant to Santa Maria as it references the Sierra Madre and San Rafael Mountains. The commenter suggests Figure 4.3-4 is inaccurate, as Santa Maria may serve as an area of wildlife connectivity but only a portion of the city is identified as Connections with Implementation Flexibility.

The reference to the Sierra Madre and San Rafael Mountains in Subsection 4.3.1.e, *Wildlife Movement Corridors*, is consistent with the information presented on page 13 of the City's Environmental Existing Conditions Report, as cited in the EIR. Although the Sierra Madre and San Rafael Mountains lie outside of the plan area, the riverbed is identified as a wildlife movement corridor in Figure 4.3-4, Wildlife Connectivity Within the Plan Area, extends into these ranges.

Figure 4.3-4, Wildlife Connectivity Within the Plan Area, located in Subsection 4.3.2.a, *Federal Regulations*, uses the most up to date 2025 base aerial imagery provided by ESRI. The plan area does not function entirely as a wildlife movement corridor because it is generally developed; however, as shown in Figure 4.3-4, some rural and undeveloped locations retain potential for habitat connectivity. No revisions to the Draft EIR are required in response to this comment.

Response 6.121

The commenter states that the Clean Water Act discussion on page 4.3-15 needs to discuss the Supreme Court's decision on Water of the United States.

The Draft EIR does not identify any specific impacts to Waters of the United States. Therefore, discussion of Sackett vs. EPA (May 2023) in which the Supreme Court narrowed the definition of Waters of the United States under the Clean Water Act is not necessary in the Clean Water Act discussion in Subsection 4.3.2.a, *Federal Regulations*, as it is not relevant or applicable to the analysis in the Draft EIR.

The 2045 General Plan Update has the potential to impact "Waters of the State." Waters of the State are discussed in Subsection 4.3.2.b, *State Regulations,* under the "Clean Water Act Section 401, Porter-Cologne Water Quality Control Act" heading. No revisions to the Draft EIR are required in response to this comment.

Response 6.122

The commenter asks if the United States Supreme Court's decision on Water of the United States has an influence on the definition of Waters of the State.

This comment does not pertain to the analysis in the Draft EIR. However, the 2045 General Plan Update is subject to Section 401 of the Clean Water Act, and any updates or amendments to the Act resulting from the Supreme Court's decision in Sackett vs. EPA (May 2023) would apply to the General Plan as relevant. Refer to Response 6.121 for a discussion on the rationale for not including a discussion of the Supreme Court's decision in Sackett vs EPA (May 2023) on the definition of Waters of the United States. No revisions to the Draft EIR are required in response to this comment.

Response 6.123

The commenter states the methodology discussion on page 4.3-20 should be revised to clarify that future infill projects and development in the Planning Area will not have biological impacts or trigger

the need for surveys; the commenter suggests surveys would only be required for areas south of the airport and in the southernmost sections of the Orcutt Sphere of Influence.

Refer to Response 6.8 for a discussion on future individual projects requiring environmental review.

Response 6.124

The commenter suggests revising the Impact BIO-1 Summary to clarify biological impacts would only happen to the southernmost areas of the Orcutt area.

The Impact Summary statement under Impact BIO-1 is intended to provide a brief overview of the overall impact and is not meant to describe the specific locations where impacts may occur. The analysis under Impact BIO-1 in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* identifies where biological impacts have the potential to occur in the plan area. This analysis specifically discusses grassland, chaparral, riparian, wetland, and oak woodland communities that could serve as habitat for special-status species. Figure 4.3-1, Vegetation Communities in the Plan Area, in Subsection 4.3.1.a, *Land Cover and Vegetation Communities*, illustrates the distribution of these habitat types in the plan area. No revisions to the Draft EIR are required in response to this comment.

Response 6.125

The commenter states the Impact BIO-1 discussion should clarify that special status species only occur in the southernmost areas of the Orcutt area. The commenter also states there is no incremental loss of habitat, fragmentation of open areas, or loss of wildlife corridors.

Grassland, chaparral, riparian, wetland, and oak woodland communities can serve as habitat for special-status species. These vegetation communities are shown in Figure 4.3-1, Vegetation Communities in the Plan Area, in Subsection 4.3.1.a, *Land Cover and Vegetation Communities.* While incremental habitat loss, fragmentation of open space, or disruption of wildlife corridors may not be occurring at present, such impacts could occur with implementation of the 2045 General Plan Update. Pursuant to CEQA Guidelines Section 15126.2(a), the EIR identifies all potentially significant environmental effects of a proposed project, including those related to biological resources. No revisions to the Draft EIR are required in response to this comment.

Response 6.126

The commenter states that Policy COS-1.1 should be deleted as it is infeasible and inconsistent with infill development and the annexation areas.

Policy COS-1.1 is proposed as part of the 2045 General Plan Update. Therefore, removing its reference from the Draft EIR would not change its applicability to future development facilitated by the 2045 General Plan Update. In addition, the policy is relevant to the analysis under Impact BIO-1 because it seeks to protect and expand natural habitat, wildlife corridors, natural wetlands, and other natural lands throughout the city and its Sphere of Influence. No revisions to the Draft EIR are required in response to this comment.

Response 6.127

The commenter states that Policy COS-1.3 should be revised to state the only place for planting biodiversity species is in City parks.

This comment does not pertain to the to the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.128

The commenter states the Impact BIO-1 discussion should be revised to indicate the 13 special status plant species are not located in the City, Sphere of Influence, or annexation area.

Refer to Response 6.118 for a discussion of the location of special status plant species in the plan area.

Response 6.129

The commenter states that the second paragraph of the Impact BIO-1 discussion should be deleted since none of the special status plant species mentioned are located in Santa Maria.

As documented in Appendix C, Potential to Occur Table, either suitable habitat for 13 special status plant species exists in or near the plan area, or there have been recorded occurrences of these species in the plan area. Although the likelihood of these species occurring in the plan area is low, it is not zero. Because the potential to occur cannot be entirely ruled out, a potentially significant impact must still be disclosed and evaluated in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.130

The commenter states that the Special-Status Wildlife species discussion in Impact BIO-1 clarifies that no wildlife species are found in Santa Maria or the annexation area, and no additional biological studies are needed in these areas.

Refer to Responses 6.124 and 6.125 for a discussion on where special-status species may occur in the plan area. Refer to Response 6.8 for a discussion on future individual projects requiring environmental review.

Response 6.131

The commenter asks what the "Plan Area" is for reptiles. They also suggest revising the reptiles discussion in Impact BIO-1 to a no significant impact conclusion based on the idea that no species have been found in Santa Maria or the annexation area.

The "Plan Area" is defined in Subsection 2.3.1, *Regional Location*. It is defined as all land in the Santa Maria Sphere of Influence and includes the annexation of areas east of the city limits. Similar to the discussion in Response 6.129, although the likelihood of special status reptiles to occur in the plan area is low, it is not zero. Therefore, a potentially significant impact must be disclosed and evaluated in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.132

The commenter states the Mammals discussion in Impact BIO-1 is not relevant as there are no known bat colonies or badger dens in Santa Maria or the annexation area.

As disclosed in Appendix C, Potential to Occur Table, both pallid bat and American badger habitat exists in the plan area and there are recorded occurrences of these species within five miles of the plan area. As potential development facilitated by the 2045 General Plan Update could result in permanent loss of suitable habitat, significant impacts to special status mammals cannot be ruled out. No revisions to the Draft EIR are required in response to this comment.

Response 6.133

The commenter states the Invertebrates discussion in Impact BIO-1 should be revised to state none of the described invertebrates have been identified in Santa Maria or the annexation area.

As disclosed in Appendix C, Potential to Occur Table, there are recorded occurrences of vernal pool fairy shrimp and monarch butterflies within five miles of the plan area and suitable habitat for both species exist in the plan area. This information indicates these special status invertebrates have the potential to occur in the plan area and could therefore be impacted by potential development facilitated by the 2045 General Plan Update. No revisions to the Draft EIR are required in response to this comment.

Response 6.134

The commenter states the Birds discussion in Impact BIO-1 should be revised to remove the paragraph referencing burrowing owls claiming none have been identified in Santa Maria or the annexation area.

As disclosed in Appendix C, Potential to Occur Table, there are recorded occurrences of burrowing owls within five miles of the plan area and suitable habitat for them to exist in the plan area. This information indicates this special status bird has the potential to occur in the plan area and could therefore be impacted by potential development facilitated by the 2045 General Plan Update. No revisions to the Draft EIR are required in response to this comment.

Response 6.135

The commenter states the Amphibians discussion in Impact BIO-1 should be revised to clarify none of the described amphibians are located in the Santa Maria infill sites or the annexation area, and no additional studies are needed for these areas.

Refer to Response 6.8 for a discussion on future individual projects requiring environmental review.

Response 6.136

The commenter states that Mitigation Measure BIO-1(a) should be reduced to only focus on Santa Maria claiming it is not applicable to infill development or the annexation area. The commenter states most infill projects will be exempt from environmental review and the City should make clear there would be no need for most future biological studies.

Mitigation Measure BIO-1(a), in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* provides flexibility by stating that a Biological Resources Screening and Assessment is required only

"if determined necessary based on preliminary review conducted by City staff." As such, the measure does not automatically require all future projects to prepare such an assessment; rather, it allows City staff to exempt projects when appropriate. No revisions to the Draft EIR are required in response to this comment.

Response 6.137

The commenter states that Mitigation Measure BIO-1(b) should be deleted or be revised to only apply to the southern area of Orcutt as no special-status plants are in Santa Maria or the annexation area.

Mitigation Measure BIO-1(b) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* applies to development facilitated by the 2045 General Plan Update. Mitigation Measure BIO-1(b) would be required only if the Biological Resources Screening Assessment (if required under Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a California Rare Plant Rank of 1B or 2B from project development. Refer to Response 6.136 for a discussion of the applicability of Mitigation Measure 1(a). If it is determined that a future individual project would not impact special status species, then this mitigation measure would not be triggered. No revisions to the Draft EIR are required in response to this comment.

Response 6.138

The commenter states that Mitigation Measures BIO-1(c) and BIO-1(d) should be deleted claiming they are not applicable to Santa Maria or the annexation area.

Mitigation Measures BIO-1(c) and (d) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* are applicable to development facilitated by the 2045 General Plan Update. Refer to Responses 6.129, 6.136, and 6.137 for an explanation of their applicability to future development facilitated by the 2045 General Plan Update. Additionally, the mitigation measures are clear in that they only apply to future development that has the potential to impact special status species, as determined by site specific biological surveys. If it is determined that a future individual project would not impact special status species, then these mitigation measures would not be triggered. No revisions to the Draft EIR are required in response to this comment.

Response 6.139

The commenter states that Mitigation Measures BIO-1(e) and BIO-1(f) should be deleted claiming they are not applicable to Santa Maria or the annexation area.

Mitigation Measures BIO-1(e) and (f) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* are applicable to development facilitated by the 2045 General Plan Update. Refer to Responses 6.130, 6.131, 6.132, 6.133, 6.134, 6.135, 6.136, 6.137, and 6.138 for an explanation of their applicability to future development facilitated by the 2045 General Plan Update. Additionally, the mitigation measures are clear in that they only apply to future development that has the potential to impact special status species, as determined by site specific biological surveys. If it is determined that a future individual project would not impact special status species, then these mitigation measures would not be triggered. No revisions to the Draft EIR are required in response to this comment.

Response 6.140

The commenter states that Mitigation Measure BIO-1(g) is appropriate for inclusion in the EIR.

The commenter's support for the inclusion of Mitigation Measure BIO-1(g) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* is acknowledged. No revisions to the Draft EIR are required in response to this comment.

Response 6.141

The commenter states that Mitigation Measure BIO-1(h) should be deleted claiming it is not applicable to Santa Maria or the annexation area.

Mitigation Measure BIO-1(h) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* is applicable to development facilitated by the 2045 General Plan Update. Refer to Responses 6.131 and 6.136 for an explanation of its applicability to future development facilitated by the 2045 General Plan Update. Additionally, the mitigation measure is clear that it would apply to future development that has the potential to impact Northern California legless lizard, as determined by preliminary review conducted by City staff. If it is determined that a future individual project would not impact Northern California legless lizard, then this mitigation measure would not be triggered. No revisions to the Draft EIR are warranted in response to this comment.

Response 6.142

The commenter states that Mitigation Measure BIO-1(i) should be reduced to only state if bats are discovered then a standard study will apply.

The level of detail in Mitigation Measure BIO-1(i) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* would ensure that the prescribed methods for avoidance and impact minimization to potential bat roosts are clear, enforceable, and practical. This level of detail is necessary because it provides specific steps and performance standards that agencies and contractors can follow, reducing ambiguity and ensuring compliance. No revisions to the Draft EIR are required in response to this comment.

Response 6.143

The commenter states that Mitigation Measure BIO-1(j) should be clarified to state it only applies to sites with eucalyptus trees in the southern part of Santa Maria and the Orcutt area.

Mitigation Measure BIO-1(j), in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* is intentionally broad to provide flexibility for future conditions. Rather than narrowly applying to a specific area, the measure requires a Biological Resources Screening and Assessment only "if determined necessary based on preliminary review conducted by City staff" and is further limited to development within undeveloped parcels. This approach allows City staff to evaluate potential impacts of development facilitated by the 2045 General Plan on monarch butterfly habitat as conditions evolve. While the southern portion of Santa Maria and the Orcutt area may currently represent the most likely locations for monarch butterflies, the measure avoids unnecessarily excluding other areas in the plan area that could support monarch habitat in the future. By allowing case-by-case review, the measure ensures that monarch butterflies receive appropriate protection wherever they occur, without imposing unnecessary requirements on projects where impacts are unlikely. Therefore, no revisions to the Draft EIR are required in response to this comment.

Response 6.144

The commenter states that Mitigation Measure BIO-1(k) is too burdensome and states that very few projects in Santa Maria and the annexation area would require bird surveys.

The level of detail in Mitigation Measure BIO-1(k) in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* would ensure that the prescribed methods for avoidance and impact minimization to potential bird nests are clear, enforceable, and practical. This level of detail is required for the EIR because it provides specific steps and performance standards that agencies and contractors can follow, reducing ambiguity and ensuring compliance. No revisions to the Draft EIR are required in response to this comment.

Response 6.145

The commenter states that the Significance After Mitigation discussion should state that the city of Santa Maria and the annexation area have no known special-status species and do not require additional surveys, aside from birds or bats.

Refer to Response 6.124, 6.125, and 6.129 for a discussion on the potential for special-status species to occur in the plan area. Mitigation Measures BIO-1(a) through BIO-1(k), in Section 4.3, *Biological* Subsection, 4.3.3.b, *Project Impact and Mitigation Measures*, provide a comprehensive framework to address potential impacts by requiring site-specific biological assessments and surveys for future projects when warranted. These measures ensure that if nesting birds, bats, or other sensitive species are identified during project-level review, appropriate surveys and mitigation would be implemented. Therefore, the Draft EIR already accounts for the potential occurrence of special-status species and includes enforceable measures to protect biological resources as needed. No revisions to the Draft EIR are required in response to this comment.

Response 6.146

The commenter suggests revising the Significance After Mitigation discussion to remove mitigation based on previous comments.

None of the Mitigation Measures previously mentioned by the commenter, Mitigation Measures BIO-1(a) through BIO-1(k), in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures*, would be removed from the Draft EIR as they are all applicable and necessary to reduce potentially significant impacts to biological resources. Refer to Responses 6.136, 6.137, 6.140, 6.141, 6.142, 6.143, and 6.144 for a discussion of Mitigation Measures BIO-1(a), BIO-1(b), BIO-1(g), BIO-1(h), BIO-1(i), BIO-1(j), and BIO-1(k). No revisions to the Draft EIR are required in response to this comment.

Response 6.147

The commenter suggests revising the Impact BIO-2 Summary to clarify there are no wetlands in the infill portions of the City or the annexation area, and the only impact to wetlands would be during construction which would be minimized with applicable National Pollutant Discharge Elimination System permits.

Refer to Response 6.110 for a discussion of revisions to Figure 4.3-2. Refer to Response 6.124 for a discussion on the Impact Summary statement and its intent in the Draft EIR. The analysis that immediately follows the Impact Summary statement, in Subsection, 4.3.3.b, *Project Impact and Mitigation Measures,* provides the specifics requested by the commenter, including location of

wetlands in the plan area. In addition, the analysis in Impact BIO-2 explains that development facilitated by the plan would be subject to National Pollutant Discharge Elimination System permit requirements to protect water quality prior to, during, and post-construction. No revisions to the Draft EIR are required in response to this comment.

Response 6.148

The commenter suggests revising the Impact BIO-2 discussion to state there are no marine habitats or freshwater ponds in Santa Maria or the annexation area. The commenter states Figure 4.3-2 needs corrections, and points out manmade basins and channels designed to dry up for most of the year.

Refer to Response 6.110 for a discussion of revisions to Figure 4.3-2. Additionally, the following revision has been made to Impact BIO-2:

> The CNDDB identifies southern vernal pool as a sensitive natural community which could occur in the plan area. According to the USFWS NWI, wetlands in and surrounding the City consist of ~~estuarine and marine habitats,~~ freshwater ponds, freshwater emergent wetlands, freshwater forested and shrub wetlands, and riverine habitats (USFWS 2025c). Development facilitated by the plan is not likely to result in the removal of large areas of riparian, wetland, or other sensitive natural community habitat, as development would generally occur in areas of the City that are developed and surrounded by existing development.

However, there remains potential to affect the few freshwater ponds, freshwater emergent wetlands, freshwater forested and shrub wetlands, and riverine habitats that are identified throughout the plan area. As stated in Subsection 4.3.3.b, *Project Impacts and Mitigation Measures*, 2025 data from the United States Fish and Wildlife Service National Wetlands Inventory indicate that wetlands in and around the City include freshwater ponds, freshwater emergent wetlands, freshwater forested and shrub wetlands, and riverine habitats. The National Wetlands Inventory is a reliable, government-managed resource widely used for environmental analysis in EIRs because it provides comprehensive and up-to-date wetland mapping data. Refer to Response 6.110 for a discussion on revisions to Figure 4.3-2. No revisions to the Draft EIR are required in response to this comment.

Response 6.149

The commenter suggests deleting Policies COS-1.1 and COS-1.3 in the Impact BIO-2 discussion due to infeasibility, as well as revising Policy COS-1.5 to focus only on birds and bats.

As discussed under Response 6.126, Policy COS-1.1 is proposed as part of the 2045 General Plan Update; therefore, removing its reference from the EIR would not change its applicability to future development facilitated by the Plan. This applies to all policies proposed in the 2045 General Plan Update. This comment does not pertain to the to the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.150

The commenter suggests revising the Mitigation Measure and Significance After Mitigation discussion in Impact BIO-2 to remove reference to any mitigation removed as a result of previous comments.

Refer to Response 6.146 for a discussion of mitigation measure applicability and changes to the Significance After Mitigation section.

Response 6.151

The commenter states Policies COS-1.1 and COS-1.3 should be deleted from Impact BIO-3 and Impact BIO-4 discussions, as well as revising Policy COS-1.5 to focus only on birds and bats. The commenter states Policy COS-3.1 should be revised stating an Urban Forest Management Plan has not been adopted and the infeasibility of expanding the urban canopy by 20 percent.

This comment does not pertain to the to the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.152

The commenter states the Cumulative Impacts discussion on pages 4.3-38 and 4.3-39 should be revised to state there are no known special-status species or wetlands in the City or annexation area. The commenter suggests focusing on California tiger salamander vernal pools in the south at the airport and Area 7.

Refer to Response 6.124 for a discussion on the potential for special-status species to occur in the plan area. Refer to Response 6.147 for a discussion on wetlands in the plan area.

Response 6.153

The commenter states the EIR should include figures to page 4.4-2 showing the Historic Overlay District and where known resources are located. They also state this suggested map should also show potential cultural resources in Santa Maria.

The Historic Overlay District is a zoning designation intended to encourage but not mandate the preservation of architecturally significant structures. This zoning designation is not relevant to the discussion of existing historic and cultural resources within the city. However, the City provides a map showing Zoning Designations on their website, this map includes the designated Historic Overlay District. (https://www.cityofsantamaria.org/home/showpublisheddocument/10037/638563088414970000) Known historical resources within the plan area are listed in Subsection 4.4.1.b, *Historic-Era Setting*, the location of these resources can be found on the City's website for Historical Landmarks and Objects of Historical Merit (https://storymaps.arcgis.com/stories/fa9559c0f4f6467989211f32fb788073). Inclusion of these maps in the EIR would not impact the overall analysis or conclusion of the analysis, and these maps are available to the public through the City's website. No revisions to the Draft EIR are required in response to this comment.

Response 6.154

The commenter states that all regulations mentioned on pages 4.4-4 through 4.4-8 must include the respective dates of their adoption.

CEQA Guidelines Section 15125 requires an EIR to describe the existing environmental setting and identify applicable federal, state, and local plans, policies, and regulations relevant to the project. It requires a summary of these regulations to provide context for the analysis, but it does not explicitly require inclusion of adoption dates for all applicable federal and state laws. Subsection 4.4.2, *Regulatory Setting* identifies and summarizes applicable laws and regulations. No revisions to the Draft EIR are required in response to this comment.

Response 6.155

The commenter suggests revising the Santa Maria Municipal Code to change the age requirement for historic buildings.

This comment does not pertain to the environmental analysis presented in the Draft EIR. However, the commenter's suggestion will be provided to the decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.156

The commenter suggests revising the Resource Management Element discussion on page 4.4-9 to state that this General Plan element is the old element, to include Figure RME-5 in the EIR and new General Plan elements, to add explanation to the low sensitivity for cultural resources in Santa Maria Valley, and to add that a historic riverbed is now a bluff north of Betteravia Road and some cultural resources sites are located in the Orcutt area near Orcutt and Solomon Creek. The commenter suggests adding this information to the Conservation and Open Space Element of the 2045 General Plan Update.

The discussion regarding the Resource Management Element in Subsection 4.4.2.c, *Local Regulations*, states that the element being discussed is the "City's current Resource Management Element." This discussion is a summary of the City's current Resource Management Element and is not part of the environmental impact analysis. The information requested by the commenter regarding cultural sensitivity is addressed in the impact analysis in Section 4.4, *Cultural Resources and Tribal Cultural Resources,* Subsection 4.4.3.b, *Project Impacts and Mitigation Measures*. Regarding the information provided by the commenter about a historical riverbed and flooding in the Santa Maria Valley, without proper citations to include supporting evidence, this information cannot be relied upon for the EIR analysis. The historical setting information in the EIR is based on a review of readily available sources, including the City's list of Historical Landmarks and Objects of Historical Merit, the City's current Resource Management Element, the State Office of Historic Preservation website, and the National Park Service. No revisions to the Draft EIR are required in response to this comment.

Response 6.157

The commenter states that the last paragraph on page 4.4-11 should clarify that before 1960 the City of Santa Maria had a population of about 35,000 and approximately 9,000 housing units, mostly

within a 4-square-mile area. The commenter notes that the City now has nearly 30,000 units, many of which were built over the last 70 years and are primarily tract homes and apartments. The commenter further suggests revising the City ordinance to specify that tract homes and units built after 1960 are not considered historic.

The specific information provided by the commenter does not pertain to the environmental analysis presented in the Draft EIR, nor would the referenced information change the conclusion that, over the 20-year planning horizon through 2045, additional buildings will exceed the benchmark age threshold and may qualify as potential historic resources. Suggestions for revisions to documents outside the Draft EIR, such as the City ordinance referenced by the commenter will provided to decision makers for their consideration. No revisions to the Draft EIR are required in response to this comment.

Response 6.158

In regards to Action COS 7.1.1, the commenter asks where the Historic Overlay District is located and where it should be expanded.

Refer to Response 6.153 for a discussion of the Historic Overlay District. This comment does not pertain to the to the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.159

The commenter states that Mitigation Measure CUL-1 should be revised to note the City's ordinance is for buildings 50 years or older and development since 1960 should not be considered historic.

In response to the commenter's suggestion, the following revisions have been made:

CUL-1 Historical Built Environment

If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over 50 ~~45~~ years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are 50 ~~45~~ years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval. If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and

specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.

Page 4.4-11:

New residential, commercial, and industrial uses would be introduced through both new construction and the conversion of existing properties to different land use designations. The plan's emphasis on increased density and clustered development increases the likelihood of redevelopment, or additional development, on already-developed lots. Future development may involve renovations, demolitions, or new construction, which could affect historical resources that have not yet been formally evaluated but may be eligible for listing on the NRHP, CRHR, or local registers under CEQA. Over the 20-year planning horizon through 2045, additional buildings will surpass the ~~45~~50-year age threshold, making them potential historic resources. As a result, redevelopment activities could lead to the physical demolition, destruction, relocation, or alteration of such resources.

Response 6.160

The commenter suggests the second paragraph of the Impact CUL-2 discussion should be revised to clarify impacts to archaeological resources would occur only south of Betteravia Road.

The commenter's suggestion to limit the disclosure of potential impacts to archaeological resources in Subsection 4.4.3.b, *Project Impacts and Mitigation Measures,* to areas south of Betteravia Road would not provide adequate disclosure of the project's potential environmental impacts under CEQA. It is not possible to determine with certainty where archaeological resources may exist below the ground surface, and restricting the analysis to a single portion of the city could omit locations from environmental review where resources may be present. CEQA Guidelines Section 15126.2 requires that an EIR evaluate all potentially significant environmental effects of a project throughout the entire plan area. For this reason, the Draft EIR considers the potential for archaeological resources across the full plan area. No revisions to the Draft EIR are required in response to this comment.

Response 6.161

The commenter suggests the third paragraph of the Impact CUL-2 discussion should be revised to clarify that impacts to archaeological resources would occur only south of Betteravia Road.

Refer to Response 6.160 for a discussion of potential impacts to archaeological resources.

Response 6.162

The commenter suggests Mitigation Measures CUL-2(a), CUL-2(b), and CUL-2(c) should only apply to development south of Betteravia Road.

Refer to Response 6.160 for a discussion of potential impacts to archaeological resources.

Response 6.163

The commenter suggests the Impact CUL-4 discussion and Mitigation Measures CUL-4(a) and CUL-4(b) are revised to only apply to development south of Betteravia Road.

Refer to Response 6.160 for a discussion of potential impacts to archaeological resources.

Response 6.164

The commenter states that the last paragraph of Impact CUL-4 implies all future projects will require tribal consultation, which the commenter views as unnecessary because consultation was already conducted for the General Plan update and planning area without response. The commenter expresses concern that requiring additional consultation would result in extra time and cost. They also request revisions to Mitigation Measures CUL-4(a) and (b) but do not specify which revisions they would like to see.

Subsection 4.4.3.b, *Project Impacts and Mitigation Measures,* explains that development facilitated by the plan would undergo project-specific tribal cultural resource consultation pursuant to Public Resources Code (PRC) Section 21084.2 and Policy COS-7.3. PRC Section 21084.2 requires consultation only for projects that may cause a substantial adverse change in the significance of a tribal cultural resource. This requirement does not apply to all future projects. For example, projects that are exempt from CEQA would not require consultation. The EIR accurately describes CEQA requirements, which mandate consultation only when a project could result in significant impacts to tribal cultural resources.

Because the commenter does not recommend any specific revisions to Mitigation Measures CUL-4(a) and (b) or provide evidence that any revisions are necessary, no revisions to the Draft EIR are required in response to this comment.

Response 6.165

The commenter states that the Cumulative Impacts discussion on page 4.4-19 should specify that only structures within the 4-square-mile area are considered potentially historic based on construction dates. The commenter recommends limiting additional studies for future development to this area and suggests amending the ordinance to apply only to buildings in this area that were built before 1960, or possibly earlier.

Refer to Responses 6.157 and 6.160 for a discussion regarding structures that may qualify as potential historic resources and restricting environmental analysis to portions of the plan area, as opposed to the whole plan area. The comment regarding revisions to the ordinance does not pertain to the environmental analysis presented in the Draft EIR. Comments related to the revision of other City documents will be provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.166

The commenter suggests additional information regarding Twitchell Dam, the State Water Project, wastewater discharge, Santa Maria River Valley Groundwater Basin adjudication, agricultural conservation, and reduced urban water use be added to the setting of the Hydrology and Water Quality section.

The information provided by the commenter pertains primarily to water management and water supply. These topics are discussed in detail in Section 4.8, *Utilities and Service Systems*. The evaluation of hydrology and water quality considers potential impacts related to impairment of water quality, groundwater recharge, alterations of drainage patterns, pollutant release, and conflicts with water quality control plans and sustainable groundwater management plans. No revisions to the Draft EIR are required in response to this comment.

Response 6.167

The commenter suggests revising the last sentence of the Groundwater discussion in Section 4.5, Hydrology and Water Quality, to state that groundwater blended is State water used for industrial, municipal, and government uses within the city.

The language the commenter refers to in Subsection 4.5.1.b, Groundwater, is accurate and describes the current use of groundwater in Santa Maria. No revisions to the Draft EIR are required in response to this comment.

Response 6.168

The commenter suggests revising the first paragraph of the Surface Water Quality discussion in Section 4.5, Hydrology and Water Quality, to clarify that agricultural operations are not a substantial source of pollutants in Santa Maria and that all urban agricultural operations are located to the west of Santa Maria and would not impact surface water in Santa Maria.

The information included within Subsection 4.5.1.c, Surface Water Quality, is derived from the General Plan Environmental Existing Conditions Report, prepared by the City of Santa Maria in 2020. The General Plan Environmental Existing Conditions Report represents the most recent available information regarding stormwater runoff from agricultural operations in Santa Maria.

In response to this comment, the following revision has been made to Subsection 4.5.1.c, Surface Water Quality:

> Land use affects the quality of surface water in the city. There are large agricultural ~~operations~~ uses within the city ~~that~~ may contribute to surface water pollution. These ~~operations~~ uses are a ~~substantial~~ source of sediment which enters the city's storm drain system (City of Santa Maria 2020). Additionally, pesticides, herbicides, and fertilizer are pollutants associated with agricultural ~~operations~~ uses that affect surface water quality within the city. Pollutants within urbanized areas of the city, such as heavy metals hydrocarbons, detergents, fertilizers, and pesticides, and construction activities which can cause erosion are additional sources of surface water pollution which impact water quality within the city (City of Santa Maria 2020).

Response 6.169

The commenter suggests revising the second paragraph of the Surface Water Quality discussion in Section 4.5, Hydrology and Water Quality, to separate the discussion of the Santa Maria River from the rest of the paragraph, and to state that the chemicals mentioned in this discussion are being reduced by agricultural operators.

The comment pertaining to paragraph delineation does not pertain to the analysis presented in the Draft EIR, nor would it change the analysis within the Draft EIR. Refer to Response 6.9 for a

discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis.

The information on chemicals and total maximum daily loads provided in Subsection 4.5.1.c, Surface Water Quality, in the Draft EIR are based on information from the California State Water Board and represent existing conditions. No revisions to the Draft EIR are required in response to this comment.

Response 6.170

The commenter states that the Groundwater Quality discussion in Section 4.5, Hydrology and Water Quality, should be revised to note that total dissolved solids levels have improved over the last 30 years. The commenter suggests adding the second sentence of the paragraph to the Surface Water Quality discussion and revising the whole paragraph.

The Groundwater Quality discussion in Subsection 4.5.1.c, *Water Quality*, accurately describes the current conditions of groundwater quality within the plan area and meets the requirements of CEQA Guidelines Section 15125, which requires an EIR to describe the existing environmental setting and identify applicable federal, state, and local plans, policies, and regulations relevant to the project. This section specifies that the environmental setting must include a description of the physical environmental conditions in the vicinity of the project, which serves as the baseline for determining the significance of impacts. The commenter's suggested revisions would not alter the analysis or conclusions within the EIR. Therefore, no revisions to the Draft EIR are required in response to this comment.

Response 6.171

The commenter suggests revising the Flood Hazards discussion to include information on City collaboration with the County of Santa Barbara Flood Control and Water Conservation District, the Santa Maria levee, and the Twitchell Dam. The commenter asks where the location of Guadalupe Lake is and what a seiche is.

The Flood Hazards discussion in Subsection 4.5.1.c, *Water Quality*, sufficiently describes the current conditions of flood hazards within the plan area and meets the requirements of CEQA Guidelines Section 15125, which requires an EIR to describe the existing environmental setting and identify applicable federal, state, and local plans, policies, and regulations relevant to the project. This section specifies that the environmental setting must include a description of the physical environmental conditions in the vicinity of the project, which serves as the baseline for determining the significance of impacts. The commenter's suggested revisions would not alter the analysis or conclusions within the Draft EIR.

As discussed in Section 4.5.1.d, Guadalupe Lake is located approximately three miles from the city. A seiche is a standing wave that occurs in an enclosed or partially enclosed body of water, such as a lake. It is typically caused by external forces like strong winds, atmospheric pressure changes, or seismic activity. As discussed in Impact HYD-4, the city is not at risk of being inundated due to seiche. In response to this comment, the following revisions have been made to correct the spelling of "Guadalupe" in Subsection 4.5.1.c:

> Groundwater quality varies within the Santa Maria Valley. Total dissolved solids are known pollutants in groundwater within the Santa Maria Watershed. Additionally, petroleum production by-product (diluent) has been found in groundwater below the Guadalupe Dunes and nearby areas (City of Santa Maria 2020).

In addition, the following revisions have been made to correct the spelling of "Guadalupe" in Subsection 4.5.1.d:

> Santa Maria is approximately 11.4 miles east of the Pacific Ocean. According to the California Department of Conservation, no part of the city is within a tsunami hazard zone (DOC 2025). The city is approximately three miles from Guadalupe Lake. Due to the distance and intervening topography, the city is not at risk of being inundated due to a seiche.

Response 6.172

The commenter suggests revising Figure 4.5-1 to label the Santa Maria River, Santa Maria levee, and Orcutt Creek. The commenter suggest including a regional map to show the location of Twitchell Dam and Guadalupe Lake.

Figure 4.5-1, Flood Hazards in Santa Maria, in Subsection 4.5.2.a, *Federal Regulations*, illustrates flood hazards within the City and highlights the Santa Maria River and Guadalupe Lake as being within the 100-year floodplain. In response to this comment, Figure 4.5-1 has been updated in the Final EIR.

Response 6.173

The commenter suggests including a discussion on the Supreme Court decision regarding the definition of Waters of the United States in the Regulatory Setting discussion on page 4.5-5.

Refer to Response 6.121 for a discussion on the rationale for not including a discussion of the Supreme Court's decision in Sackett v. EPA (May 2023) on Waters of the United States.

Response 6.174

The commenter suggests revising the language in Policy S-3.3 to read "onsite detention basins" rather than onsite detention ponds. The commenter suggests revising Policy S-3.4 to state "Coordinate with County Flood Control to maintain and upgrade…".

This comment does not pertain to the to the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.175

The commenter suggests revising the impact summary of Impact HYD-2 to state "Development facilitated by the 2045 General Plan would incrementally increase…". The commenter suggests stating that the Santa Maria Water Conservation District and Twitchell Management Authority would assure adequate groundwater quality and groundwater elevations within the basin.

The commenter is referring to the Impact Summary statement in Subsection 4.5.3.b, *Project Impacts and Mitigation Measures*. The Impact Summary statement is intended to provide a brief overview of the overall impact. The following impact analysis provides additional details regarding potential impacts of the 2045 General Plan Update. In addition, the first sentence of the impact analysis states that development facilitated by the plan would incrementally increase the amount of impervious surface area, as requested by the commenter. No revisions to the Draft EIR are required in response to this comment.

Response 6.176

The commenter suggests revising the first sentence of Impact HYD-2 to clarify that impervious surface areas could be increased within the infill areas of Santa Maria and the annexation area, which would result in incremental reductions in recharge and infiltration. The commenter also suggests removing the word "River" from "Santa Maria River Valley Basin."

The reference to the Santa Maria River Valley Basin in Subsection 4.5.3.b, *Project Impacts and Mitigation Measures*, is correct as written in the Draft EIR and does not need to be changed. The commenter's statement that these changes would occur incrementally is conveyed in the first part of the sentence. No revisions to the Draft EIR are required in response to this comment.

Response 6.177

The commenter suggests removing the last sentence in the second paragraph of the Impact HYD-2 discussion.

The sentence referred to by the commenter in Subsection 4.5.3.b, *Project Impacts and Mitigation Measures*, states that implementation of general plan policy S-3.3 would help reduce impervious surfaces associated with construction under the 2045 General Plan Update by requiring low-impact design features, such as permeable pavement. This policy is intended to minimize the amount of new impervious surfaces to the greatest extent feasible. No revisions to the Draft EIR are required in response to this comment.

Response 6.178

The commenter asks for details regarding groundwater rights the City has based on the adjudication of the groundwater basin and notes groundwater supplies are augmented by other water supplies. The commenter also suggests removing the word "River" from instances of the use of "Santa Maria River Valley Basin."

Additional information on the City's groundwater rights is included in Subsection 4.5.2.c, *Local Regulations*. Refer to Response 6.176 for a discussion on the correct terminology for the Santa Maria River Valley Basin. No revisions to the Draft EIR are required in response to this comment.

Response 6.179

The commenter states the Rivergate Roemer Specific Plan area is within the 100-year floodplain and development in that area will need to be elevated above the floodplain and a map revision will need to be processed with FEMA.

All new development facilitated by the General Plan Update would comply with applicable local, state, and federal regulations governing development in flood hazard areas. No revisions to the Draft EIR are required in response to this comment.

Response 6.180

The commenter suggests correcting the spelling of Guadalupe Lake in Impact HYD-4, adding an explanation that the levee protects Santa Maria in the event of a Twitchell Dam failure, and removing the reference to Lopez Reservoir due to its distance from Santa Maria. The commenter also requests a definition of a seiche.

The following revision has been made to Subsection 4.5.3.b, *Project Impacts and Mitigation Measures*:

> "The city is approximately three miles from Guadalupe Lake."

The analysis in Impact HYD-4 indicates that the city is not within the dam inundation area for Lopez Reservoir or Twitchell Reservoir. Therefore, if either dam failed, the floodwaters would not be anticipated to reach the city, based on the California Division of Safety of Dams information as cited in Impact HYD-4. Refer to Response 6.171 for a definition of seiche.

Response 6.181

The commenter suggests that the Bureau of Land Management, United States Army Corps of Engineers, and other federal agencies should be added to Policy S-3.6 for coordination regarding dam and levee safety and inundation.

This comment does not pertain to the to the environmental analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.182

The commenter suggests that Impact HYD-5 is inaccurate, as there is an adjudicated order management plan coordinated with the Twitchell Management Authority and the Santa Maria Water Conservation District. The commenter requests the discussion be rewritten to define the agencies that manage the groundwater basin.

The Twitchell Management Authority prepares annual reports that document existing groundwater conditions in the Santa Maria Valley Basin and provide recommendations for management actions. While the Twitchell Management Authority plays an important role in monitoring and reporting, it does not enforce policies or conservation measures. This management authority differs from government agencies that implement and enforce Sustainable Groundwater Management Plans under the Sustainable Groundwater Management Act. The Twitchell Management Authority's reports do not constitute a Sustainable Groundwater Management Plan under the Sustainable Groundwater Management Act. A Sustainable Groundwater Management Plan includes components such as basin setting, water budgets, sustainable management criteria, projects and actions, and monitoring networks to achieve long-term groundwater sustainability. The Twitchell

Management Authority's role is focused on reporting and recommending actions within the adjudicated framework, rather than implementing a comprehensive sustainability plan.

According to the City of Santa Maria's Urban Water Management Plan, the Twitchell Management Authority also functions as a transfer agency, facilitating permanent and temporary transfers of water rights within the Santa Maria River Valley Basin. However, these water transfers are administrative actions related to water allocation and are not connected to water quality, which is the focus of Section 4.5, *Hydrology and Water Quality*. No revisions to the Draft EIR are required in response to this comment.

Response 6.183

The commenter suggests revising the Cumulative Impacts discussion on pages 4.5-16 and 4.5-17 based on previous comments on the Hydrology and Water Quality section.

The commenter's statement regarding the cumulative impacts discussion is general and does not include specific recommendations for edits or clarifications. Refer to Response 6.9 for a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis. No revisions to the Draft EIR are required in response to this comment.

Response 6.184

The commenter suggests revising the Cumulative Impacts discussion on pages 4.5-16 and 4.5-17 to discuss the Twitchell Management Authority's influence on groundwater quality and quantity within the basin.

Refer to Response 6.182 for a discussion of the Twitchell Management Authority.

Response 6.185

The commenter suggests revising the Sensitive Receptors discussion on page 4.6-4 to clarify the noise-sensitive land uses listed are identified in the current General Plan.

The following revision has been made to Subsection 4.6.1.c, *Sensitive Receptors*, in response to this comment:

> The current Santa Maria General Plan Noise Element identifies noise-sensitive land uses as residential areas (including single-family, duplex, multiple-family, and mobile home), motels/hotels, schools, libraries, hospitals, nursing homes, and places of worship (City of Santa Maria 2009), shown in Figure 4.6-1.

Response 6.186

The commenter suggests adding another column to Table 4.6-3 that identifies segments of roadways that have existing sound walls or abutting structures that limit noise levels.

The purpose of Table 4.6-3, Existing Traffic Noise Levels Along Roadway Segments within Subsection 4.6.1.d, *Existing Noise Environment*, is to list the existing traffic noise levels along roadway segments. This table displays the existing noise levels based on average daily trip roadway volume at a distance of 50-feet. The traffic noise levels in Table 4.6-3, as well as the noise contours depicted in Figure 4.6-3, are conservative estimates of existing noise along roadways. Traffic noise levels and

noise contours were determined using average daily traffic and estimated using the Federal Highway Administration Traffic Noise Prediction Model. The Traffic Noise Prediction Model takes into account speed limits, number of lanes, ground type, and vehicle mix. This approach provides a conservative estimate of actual noise levels, which may be attenuated as a result of sound walls, abutting structures, vegetation, or other obstructions to line-of-sight transmission. This approach to evaluating roadway noise levels follows the typical industry practice for General Plan level evaluation, and is appropriate for a programmatic environmental document. No revisions to the Draft EIR are required in response to this comment.

Response 6.187

The commenter suggests updating Figure 4.6-1 to include the Enos Ranch project, Skyview Project, and other projects approved within recent years.

Figure 4.6-1 of the Draft EIR depicts noise sensitive land uses utilizing the City's existing land use map. Though additional noise sensitive land uses have been approved in recent years, this map is meant to be representative of land uses in the city and may not reflect all approved projects in the city. The figure is intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise sensitive land uses. In response to this comment, the following revision has been made to Subsection 4.6.1.c:

> The current Santa Maria General Plan Noise Element identifies noise-sensitive land uses as residential areas (including single-family, duplex, multiple-family, and mobile home), motels/hotels, schools, libraries, hospitals, nursing homes, and places of worship (City of Santa Maria 2009), shown in Figure 4.6-1. Note, the figure is intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise sensitive land uses.

Response 6.188

The commenter suggests updating Figure 4.6-2 to include Waller Park, change the water label to vernal pools, and clarify this is the noise contour map adopted by the County Airport Land Use Commission.

Waller Park is not located within the city limits of Santa Maria and therefore is not included. In response to this comment, Figure 4.6-2 has been revised to remove water features.

For additional clarification regarding the source of the airport noise contours shown on Figure 4.6-2, the Aviation discussion in Subsection 4.6.1.d, *Existing Noise Environment*, is revised as follows:

> As shown in Figure 4.6-2, the airport 60-65 dBA CNEL noise contours adopted by the Santa Barbara County Airport Land Use Commission extend primarily over areas of the plan area that are primarily agriculture or open space.

Response 6.189

The commenter suggests Figure 4.6-3 be revised to indicate the locations of sound walls and structures that mitigate noise impacts. *The commenter suggests contours of 65 dBA and below should not be shown on the map as they do not apply to the area near US 101.*

This comment pertains to a figure included within the 2045 General Plan Update. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. Refer

to Response 6.186 for a discussion of the methodology for determining traffic noise levels and noise contours. Also refer to Response 6.35 for a discussion of how noise contours are represented in figures in the General Plan and Draft EIR. While areas of noise contours 65 dBA and below do not apply to areas directly adjacent to U.S. 101, these noise contours are applicable to several roadways throughout Santa Maria. The noise contour map shows generalized noise conditions based on conservative assumptions and may not reflect all local features that may reduce noise levels, such as topography, vegetation, sound walls, or other physical barriers. In some locations, actual noise levels may be lower than those shown. The figure is intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise-reduction infrastructure. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.190

The commenter suggests revising Table 4.6-4 to include the City ordinance that allows exterior noise to be 75 dBA along major corridors. The commenter notes the City is encouraging residential development without perimeter sound walls which would result in higher noise levels for these developments.

Table 4.6-4 is specific to the exterior noise standards established within the current Noise Element of the Santa Maria General Plan. A discussion of noise standards established by the City's Municipal Code is provided in Table 4.6-5. In response to this comment, the following revision has been made to Subsection 4.6.2.c:

> Municipal Code Section 5-5.09 requires the acquisition of a construction noise permit from the Noise Control Officer for exterior construction work conducted within a residential zone or within 500 feet of a residential zone only if such activities exceed the noise standards set forth in Municipal Code Sections 5-5.03 and 5-5.05. The permit would cover short-term or occasional, non-routine operations.
>
> Municipal Code Section 12-7.14(a) allows outdoor living areas in R-2 and R-3 multifamily zones to exceed typical noise standards up to "Normally Unacceptable" levels (75 dB or more), provided residents receive a notice warning that the area regularly experiences elevated urban noise from sources such as traffic, trains, aircraft, industry, and general activity.
>
> Municipal Code Section 12-49.09(c) prohibits vibration above the perception threshold of an individual at or beyond the property boundary of the source for more than three minutes in any one hour of the day between the hours of 7:00 a.m. and 10:00 p.m. and for more than 30 seconds in any one hour between the hours of 10:00 p.m. and 7:00 a.m.

Response 6.191

The commenter suggests revising Table 4.6-5 to 65 dBA for daytime exterior noise and 75 dBA for noise along major corridors.

Table 4.6-5 accurately describes the ambient base noise levels identified in Section 5-5.05 of the City's Municipal Code. No revisions to the Draft EIR are required in response to this comment.

Response 6.192

The commenter suggests the Traffic Noise discussion on page 4.6-15 mention electric vehicles and associated traffic noise reduction.

While the State did implement mandates to phase out natural gas vehicle sales, these mandates were blocked by the United States Senate in May 2025. Given the uncertainty of legislation, it is speculative to assume that a ban on the sale of natural gas vehicles would occur. Furthermore, if a ban on the sale of natural gas vehicles occurs, it is likely that natural gas vehicles would continue to be used during a transitory period to electric vehicles. Due to the uncertainty regarding State legislation mandating electric vehicles, the Draft EIR does not consider a reduction in traffic noise occurring from a shift from natural gas vehicle to electric vehicle use, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.193

The commenter suggests the Traffic Noise discussion on page 4.6-15 include a discussion of fairgrounds, sports fields, and high school sporting events near residential areas.

Roadway vehicle noise impacts are evaluated based on average daily trip roadway volume for existing conditions and the amount of growth expected from future development facilitated by the plan, as well as data regarding speeds and number of lanes. The average daily trips and trip distribution data consider periods of time for high traffic and traffic around residential areas. No revisions to the Draft EIR are required in response to this comment.

Response 6.194

The commenter suggests the Mobile Operational Noise discussion and exhibits in Impact NOI-1 are revised to reflect the concept that electric vehicles will occupy an increased number of cars on the roadway over time, thereby reducing traffic noise levels.

Refer to Response 6.192 for a discussion of electric vehicles and impacts to traffic noise levels. No revisions to the Draft EIR are required in response to this comment.

Response 6.195

The commenter suggests revising the Impact NOI-1 discussion to account for electric vehicles occupying an increased proportion of vehicles on the roadway over time, thereby reducing traffic noise levels. The commenter suggest that Impact NOI-1 be revised to include analysis of the 8,000 new units in the annexation areas along with new schools, parks, commercial uses, etc.

Refer to Response 6.192 for a discussion regarding traffic noise associated with electric vehicles.

As discussed in Impact NOI-1, roadway segments located within the annexation area, shown in Figure 4.6-4, were not analyzed as they are not currently within Santa Maria city limits. As the 2045 General Plan does not include specific development proposals, the location of individual development in the annexation area, as well as the potential future traffic volumes of roadway segments located within the annexation area, is speculative. At the time an individual project is proposed within the annexation area, it would be required to undergo individual environmental

review to determine potential noise impacts of the individual project. No revisions to the Draft EIR are required in response to this comment.

Response 6.196

The commenter suggests that Figure 4.6-4 be corrected to adjust contour lines where sound walls and buildings are located that reduce noise generated from traffic on US 101.

Refer to Responses 6.186 for a discussion of the methodology for determining traffic noise levels and noise contours. This comment pertains to a figure included within the 2045 General Plan Update. Comments related to the 2045 General Plan Update will be provided to decision makers for their consideration. The noise contour map shows generalized noise conditions based on conservative assumptions and may not reflect all local features that may reduce noise levels, such as topography, vegetation, sound walls, or other physical barriers. In some locations, actual noise levels may be lower than those shown. The figure is intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise-reduction infrastructure. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required.

Response 6.197

The commenter suggests revising Table 4.6-8 to account for electric vehicles occupying an increased proportion of vehicles on the roadway over time, thereby reducing traffic noise levels.

Refer to Response 6.192 for a discussion regarding traffic noise associated with electric vehicles. No revisions to the Draft EIR are required in response to this comment.

Response 6.198

The commenter suggests Policy N-1.1 and Actions N-1.1.1, N-1.1.2, and N-1.1.3 included on page 4.6-30 be deleted due to their infeasibility.

In response to this comment, Action N-1.1.3 has been deleted from the 2045 General Plan Update and the Final EIR. Editorial edits to Policy N-1.1 and Actions 1.1.1. and N-1.1.2 in the General Plan have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR.

Response 6.199

The commenter suggests ensuring the City has the provisions of Mitigation Measure NOI-1 reviewed by construction contractors for individual developments.

As stated in Mitigation Measure NOI-1, during future individual developments, the City would include the listed noise reduction measures as conditions of approval, at which time the requirements for individual development will be reviewed by the construction contractor. No revisions to the Draft EIR are required in response to this comment.

Response 6.200

The commenter suggests the Significance After Mitigation discussion within Impact NOI-1 is revised to reflect the concept that electric vehicles will occupy an increased number of cars on the roadway over time, thereby reducing traffic noise levels. The commenter asserts that the plan needs to address noise levels in 25 years rather than current noise levels.

Refer to Response 6.192 for a discussion regarding traffic noise associated with electric vehicles. No revisions to the Draft EIR are required in response to this comment.

Response 6.201

The commenter suggests that the Cumulative Impacts discussion on pages 4.6-35 and 4.6-36 be revised to address noise reductions associated with the electrification of construction equipment and motor vehicles. The commenter states that traffic noise will be reduced compared to current conditions.

Refer to Response 6.192 for a discussion regarding traffic noise associated with electric vehicles. No revisions to the Draft EIR are required in response to this comment.

Response 6.202

The commenter suggests that the City's transportation demand model evaluated by GHD should be included as an appendix and peer reviewed by local traffic engineers. The commenter asks why GHD did not do a VMT analysis. The commenter suggests that a map showing the locations of infill projects presumed to have a less than significant impact related to VMT are added to Section 4.7, Transportation and Traffic.

The methodology for determining VMT impacts in the Draft EIR is discussed in Subsection 4.7.3.a, *Methodology and Significance Thresholds.* This methodology relied on the City of Santa Maria travel demand model which includes a current baseline scenario and a 2045 future scenario to forecast traffic conditions on major roadways in the city and the Santa Maria Valley. This trip-based model estimates residential VMT per household and VMT per employee based on home-based trip activity to and from residences and workplaces within Santa Maria and the annexation area.

A standalone transportation report for the VMT analysis was not prepared as part of the project; instead, Subsection 4.7.3.b, includes a summary of VMT model methodology, supporting data, and outputs. No revisions to the Draft EIR are required in response to this comment.

Response 6.203

The commenter suggests revising the Roadway Network and Functional Classifications discussion on page 4.7-1 to include truck hauling routes and industrial hauling routes as uses for roadways in Santa Maria.

In response to this comment, the following revision has been made to Subsection 4.7.1.a, *Roadway Network and Functional Classifications*, of the Final EIR:

> Santa Maria is served by a system of streets and paths that enable connections in the city and to the regional transportation system. They are classified by their function with different characteristics and accommodations for modes of travel and access to adjacent land uses. The system supports multiple modes of travel and contains network elements that support

vehicular, bicycle, pedestrian, and transit travel. In addition, roadways in Santa Maria provide routes for truck hauling and industrial uses hauling. The roadway classifications serve as the City's policy guidance for the development of multi-modal streets and balance all network elements.

Response 6.204

The commenter suggests ensuring the accuracy of the description of Betteravia Road on page 4.7-2.

The description of Betteravia Road in Subsection 4.7.1.b is accurate. As described on page 16 of the Transportation and Mobility Existing Conditions Report prepared in December 2020 by the City of Santa Maria, the portion of Betteravia Road from U.S. 101 to SR 135 is designated in the National Highway System.

Response 6.205

The commenter suggests revising Table 4.7-1 to include road right-of-way widths, add a definition for public alleyways, add a definition for private roads and driveways for small lots. The commenter suggests including information on complete street standards as they relate to width and design of road segments, where complete street standards apply, and inclusion of a cross-section of a complete street.

Table 4.7-1, Current Circulation Element Roadway Classification in Subsection 4.7.1.c, *Arterials, Collectors, and Local Roadways*, is based on information from the City's 2011 Circulation Element and includes the appropriate information to support the Traffic and Transportation environmental setting section of the Draft EIR. Additional definitions would not alter the conclusions or otherwise contribute substantively to the environmental analysis in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.206

The commenter suggests the Active Transportation Plan should be included as an appendix to the EIR.

The City's Active Transportation Plan is available on the City's website for review. The Draft EIR discusses the 2045 General Plan Update's consistency with the Active Transportation Plan but does not rely on the Active Transportation Plan to reach any conclusions regarding the environmental impacts of the 2045 General Plan Update. Therefore, this plan is not included as an appendix to the EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.207

The commenter suggests revising Figure 4.14-1 to include the connection to U.S. 101 and Union Valley Parkway and the extension of Seaward Drive to U.S. 101.

Figure 4.14-1 is derived from the General Plan Environmental Existing Conditions Report, prepared by the City of Santa Maria in 2020. The General Plan Environmental Existing Conditions Report represents the most recent available information regarding roadway classifications in Santa Maria. Referencing the adopted roadway classifications directly ensures consistency with official documents and avoids duplicating material that is already clearly defined and accessible in the city's

transportation planning framework. No revisions to the Draft EIR are required in response to this comment.

Response 6.208

The commenter suggests revising Figure 4.14-1 to revise the location of Bradley Road, include the road pattern for the Blosser Ranch Specific Plan, include the roads for Area 9 and Area 7 part of the Circulation Element, and identify all Measure A projects already funded.

Refer to Response 6.207 for a discussion of Figure 4.14-1 and its source material.

Response 6.209

The commenter suggests the Existing and Planned Bikeways discussion on page 4.7-5 include standards and widths for Class I-IV bikeways.

The City utilizes Caltrans standards for the widths of Class I trails, Class II bicycle lanes, and Class IV separated bikeways. Standards for Class III bicycle routes are incorporated into roadway width standards. In response to this comment, the following revisions have been made to the Existing and Planned Bikeways discussion in Subsection 4.7.1.d, *Pedestrian and Bicycle Network*:

- Class I Shared Use Paths. Class I shared use paths are completely separated rights-of-way designated for the exclusive use of bicycles and pedestrians, with crossflows by motorists minimized. Caltrans standards require a minimum width of eight feet for a one-way Class I bike path.
- Class II Bicycle Lanes. Class II bicycle lanes provide a striped or buffered right-of-way designated for the exclusive or semi-exclusive use of bicycles with through-travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists. Caltrans standards generally require a minimum width of four feet for a Class II bicycle lane.
- Class III Bicycle Routes. Class III bicycle routes are signed routes for bicyclists on low-speed, low-volume streets where lanes are shared with drivers. Caltrans standards for Class III bicycle routes are incorporated into roadway width requirements.
- Class IV Separated Bikeways. Class IV separated bikeways are on-street bicycle facilities with a physical barrier between the bicycle space and motor vehicle lanes, including bollards, curbs, or parking. Caltrans standards require a minimum width of five feet for a one-way Class IV separated bikeway.

Response 6.210

The commenter suggests revising the Santa Maria Regional Transit discussion on page 4.7-5 to include a table of ridership over the last 10-20 years to prove ridership has been increasing.

The Santa Maria Regional Transit discussion states that transit ridership is rapidly growing. In response to this comment, the text in Subsection 4.7.1.e, *Transit,* has been revised to include a source for this statement:

- **Santa Maria Regional Transit (SMRT).** The City of Santa Maria operates SMRT's local fixed route, regional bus service, and on-demand Microtransit and ADA paratransit bus services. SMRT ridership demographics reflect a broad cross-section of the service area, including seniors, persons with disabilities, K-12 students, college students, working professionals,

tourists and riders who choose to use transit instead of driving. Transit ridership is rapidly growing and is expected to continue to grow over the years to come (City of Santa Maria 2025).

In addition, the following resource has been added to the Transportation references in Section 7.1, *Bibliography*:

Santa Maria, City of. 2020. General Plan Environmental Existing Conditions Report. Accessed June 2025.

_____. 2025. SMRT Announces Route Adjustments in Response to Growing Ridership. https://www.cityofsantamaria.org/Home/Components/News/News/17738/ (accessed December 2025).

Response 6.211

The commenter suggests adding descriptions of the following transit services to the bulleted list on page 4.7-6: SMOOTH, Dial a Ride, and senior and medical transits provided by Marian and other medical services.

Medical transit provided by Marian relates to ambulance travel, which does not pertain to transit services such as buses and is therefore not discussed herein. In response to this comment, the following addition has been made in Subsection 4.7.1.e, *Transit*:

- **SMOOTH.** SMOOTH maintains and operates various contracts with local groups in Santa Barbara County to provide transportation assistance with emphasis for passengers requiring medical, physical, and social assistance. SMOOTH provides Senior Dial-A-Ride services in Santa Maria.

Response 6.212

The commenter suggests the AB 32 and SB 375 discussion on page 4.7-6 be revised to specify 1990 emissions levels, 2020 emissions levels, and discuss whether statewide emissions targets were met in 2020.

Refer to Response 6.70 for a discussion regarding greenhouse gas emissions levels. No revisions to the Draft EIR are required in response to this comment.

Response 6.213

The commenter states that the EIR needs to include the Santa Maria Active Transportation Plan and asks if this plan includes the annexation areas and suggests that the plan may need to be updated if not.

Diagrams of the existing street network, bikeway network, and pedestrian network are included in the Circulation Element of the 2045 General Plan Update. The Active Transportation Plan does not include the annexation areas, as the plan was adopted in January 2021, prior to preparation of the 2045 General Plan Update. Updating the Active Transportation Plan is outside of the scope of the Draft EIR and does not pertain to the environmental analysis of the 2045 General Plan Update. No revisions to the Draft EIR are required in response to this comment.

Response 6.214

The commenter states maps from the Santa Maria Regional Transit Short Range Transit Plan Update should be included in the EIR and asks if this plan includes the annexation areas and suggests that the plan may need to be updated if not.

The Short Range Transit Plan Update does not include the annexation areas, as this plan was updated in 2021, prior to preparation of the 2045 General Plan Update. The Short Range Transit Plan Update includes figures regarding the transit system which are available for review in the Short Range Transit Plan Update. Updating the Short Range Transit Plan is outside of the scope of the Draft EIR and does not pertain to the environmental analysis of the 2045 General Plan Update. No revisions to the Draft EIR are required in response to this comment.

Response 6.215

The commenter suggests the Methodology discussion on page 4.7-8 include a map and table showing existing and proposed traffic in Santa Maria in 2045 along with level of service. The commenter acknowledges EIRs do not have to include level of service information. The commenter expresses concern for the future circulation with increased traffic and decreased level of service. The commenter requests a map in the EIR is included which shows circulation for 2045-2050. The commenter states the EIR and 2045 General Plan Update are not consistent with each other in regard to how they discuss LOS.

Refer to Response 6.6 for a discussion of LOS analysis in the Draft EIR. Consistent with CEQA Guidelines Section 15046.3, VMT has replaced LOS as the metric for determining transportation impacts under CEQA. Accordingly, a discussion of future traffic and LOS is neither necessary nor appropriate to include the Draft EIR. A discussion of LOS in the city can be found in the General Plan Circulation Element under the "Traffic Level of Service" heading. A map of the existing circulation system is provided in the General Plan as Figure 4.7-1, Current Circulation Element Roadway Functional Classification. No revisions to the Draft EIR are required in response to this comment.

Response 6.216

The commenter suggests Impact TRA-1 needs to include the Travel Demand Model and requests additional information regarding future transportation studies, specifically whether GHD would be required to complete all future transportation studies.

The Santa Maria Travel Demand Model is a trip-based model used in the evaluation of VMT and is discussed in Impact TRA-2 of the Draft EIR. The model is available by request to the City of Santa Maria and does not require future transportation studies to only be carried out by GHD. Refer to Response 6.202 for a discussion of the Travel Demand Model and the methodology for determining VMT impacts in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.217

The commenter suggests deleting Policy CIR-1.2 from Impact TRA-1, as privately maintained streets and driveways would not be designed to meet complete street requirements. The commenter requests the Street Network, Bikeway Network, and Pedestrian Priority Improvement Network diagrams be included in the EIR.

Policy CIR-1.2 was not deleted from the 2045 General Plan Update but editorial revisions to the policy have been incorporated into the 2045 General Plan Update and carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR. Diagrams of the street network, bikeway network, and pedestrian priority improvement network are included in the Circulation Element of the 2045 General Plan Update. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.218

The commenter suggests changes to the following polices and actions listed in Impact TRA-1:

- *Delete the reference to private streets in Policy CIR-1.3.*
- *Add a sentence in Action CIR-2.2.2 that states AB1600 traffic fees will be used as matching fund for future grants or funding programs.*
- *Delete Policy CIR-6.1.*
- *Delete the second bullet in Action CIR-6.4.3 as it is inconsistent with the Noise Element and EIR noise section. Delete the last two bullets as they are inconsistent with other policies. The last bullet is inconsistent with adopted Objective Design Standards.*
- *Revise Policy CIR-7.2 to state infill and annexations areas will prioritize mixed-use development.*

Policy CIR-1.3 and Policy CIR-7.2 have been revised in the 2045 General Plan Update and changes have been carried over into the Final EIR, as appropriate. Action CIR-2.2.2, Policy CIR-6.1, and Action CIR-6.4.3 have not been revised in the 2045 General Plan Update. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no other changes to the Draft EIR are required in response.

Response 6.219

The commenter suggests the Bikeway Network, Pedestrian Priority Improvement Network diagrams, and Santa Maria Active Transportation Plan maps referenced in 2045 General Plan policies be included in the EIR.

Diagrams of the street network, bikeway network, and pedestrian priority improvement network are included in the Circulation Element of the 2045 General Plan Update. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.220

The commenter asks if mitigation to Impact TRA-1 needs to be included to address road improvements that will be needed as a result of traffic increases over the next 25 years.

Because the 2045 General Plan Update does not include specific development plans, the Draft EIR does not evaluate the potential environmental impacts of specific roadway improvements, as such

an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.221

The commenter asks why new development projects have to reduce VMT to 24.2 and 32.8 percent based on Table 4.7-4. The commenter states this is infeasible and the law only requires a 17 percent reduction. The commenter asks what AB 130 would do for VMT requirements.

Table 4.7-4 does not show mandatory VMT reductions; rather, this table shows projected per-unit VMT decreases from residential and non-residential developments from future development only (i.e., development facilitated by the 2045 General Plan Update).

AB 130 would not change the threshold of significance for VMT impacts pursuant to CEQA. Rather, AB 130 provides a means of mitigating VMT impacts from future projects through contribution to a state Transit-Oriented Development Implementation Fund. No revisions to the Draft EIR are required in response to this comment.

Response 6.222

The commenter suggests noting on page 4.7-15 that Policy CIR-7.1 and Action CIR-7.1.1 will not pertain to most infill housing projects, which the commenter states would be exempt from environmental review. The commenter suggests revising Policy CIR-7.2 consistent with the comment on 6.218.

In response to this comment, Policy CIR-7.1 has been revised in the 2045 General Plan Update and changes have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR.

Response 6.223

The commenter states that page 4.7-14 is inconsistent with the statement on 4.7-15 which states the City would be inconsistent with CARB standards.

Impact TRA-2 states that future development alone would meet CARB's VMT reduction target, but concludes that future development combined with existing development (i.e., combined Future conditions forecast) would not meet the CARB reduction target. No revisions to the Draft EIR are required in response to this comment.

Response 6.224

The commenter asks for clarification if VMT is considered a significant and unavoidable impact, if every future non-residential project would require an EIR.

As described in Impact TRA-2, potential future VMT impacts from individual developments in Santa Maria would be evaluated based on local VMT thresholds established by the City. Future non-residential projects would not by default be required to prepare an EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.225

The commenter suggests removing the reference to private streets in Policy CIR-1.3 on page 4.7-16.

This comment pertains to policy language included in the 2045 General Plan Update that does not pertain to the environmental analysis in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.226

The commenter states they have the same comments as above on Policy CIR-1.4 and Actions CIR-1.4.1 and CIR-1.4.2 on page 4.7-17.

This comment pertains to policy language included in the 2045 General Plan Update that does not pertain to the environmental analysis in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.227

The commenter suggests Policy CIR-1.9 should be separated into two policies covering level of service and bicyclists separately. The commenter states there is no need for deficiency plans as most intersections will be significantly impacted in the future.

In response to this comment, revisions to Policy CRI-1.9, CIR-1.10, and CIR-1.11 have been made in the 2045 General Plan Update to separate LOS and bicycle level of stress and changes have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR.

Response 6.228

The commenter suggests that infill development will result in significant traffic impacts that need to be addressed in the EIR, including a map that shows future roadways and intersections which will exceed level of service standards.

Refer to Response 6.6 for a discussion of LOS analysis in the Draft EIR. Consistent with CEQA Guidelines Section 15046.3, VMT has replaced LOS as the metric for determining transportation impacts under CEQA. Accordingly, LOS is not evaluated as a potential environmental impact in the Draft EIR. A map of the existing circulation system is also provided in the General Plan as Figure 4.7-1, Current Circulation Element Roadway Functional Classification. No revisions to the Draft EIR are required in response to this comment.

Response 6.229

The commenter asks if the second paragraph of the Cumulative Impacts discussion on page 4.7-18 means the City will accept level of service deficiencies throughout Santa Maria at full buildout. The

commenter asks for clarification on the third paragraph of the Cumulative Impacts discussion related to exemptions from CEQA for housing projects.

The paragraph referenced by the commenter explains that the cumulative impacts analysis considers all development anticipated under the General Plan and confirms that such development would be required to comply with local regulations and policies, including those in the Circulation Element. These policies govern how the circulation system, including roads, transit, bicycle, and pedestrian facilities, will function as growth occurs. The conclusion is that cumulative projects would not conflict with applicable plans or policies, resulting in a less-than-significant impact. The Draft EIR does not establish or modify LOS standards.

Refer to Response 6.8 for a discussion of future individual projects requiring separate environmental review. No revisions to the Draft EIR are required in response to this comment.

Response 6.230

The commenter suggests adding to the Water Supply and Demand discussion on page 4.8-1 that the adjudication agreement included return flows from the wastewater treatment plant for percolation ponds. The commenter also suggests adding information that the City has been successful in reducing water consumption per capita and water use in agricultural operations.

Per capita water consumption is discussed in Impact UTIL-2 of the Draft EIR. Specifics regarding water types that are allocated to the City as result of the Santa Maria Groundwater Adjudication are not included in the evaluation of per capita water consumption as they do not have an influence on the environmental conclusions related to water supply in Impact UTIL-2. Impact UTIL-2 provides an analysis of the total amount of projected water supply and demand in the city. No revisions to the Draft EIR are required in response to this comment.

Response 6.231

The commenter suggests reformatting Table 4.8-1 to put the table on one full page. The commenter asks if the table and Annexation Study Technical Memorandum prepared by WSC qualify as a Water Supply Assessment per state law.

The comment pertaining to reformatting Table 4.8-1 focuses on editorial edits that do not pertain to the environmental analysis in the Draft EIR. Refer to Response 6.9 for a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis.

The Annexation Study Technical Memorandum prepared by WSC would not qualify as a Water Supply Assessment. A Water Supply Assessment would be required for a project-level development meeting any the definitions of project provided in California Water Code Section 10912(a). No revisions to the Draft EIR are required in response to this comment.

Response 6.232

The commenter suggests the Sewer Collection and Wastewater Treatment discussion on page 4.8-3 should include the current flow to the wastewater treatment plant, and an estimate of the capacity of the plant at full buildout of the 2045 General Plan Update. The commenter asks if there will be a need for upgrades to the wastewater treatment plant or development of a new plant, and if there will need to be upgrades to wastewater pipelines.

Future wastewater generation is discussed in Impact UTIL-1 of the Draft EIR. Because the 2045 General Plan Update does not include specific development plans, the Draft EIR does not evaluate the potential environmental impacts of specific sewer pipeline upgrades, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.233

The commenter suggests the Stormwater Facilities discussion on page 4.8-4 should include information on the A Street basin and the North Blosser basins. The commenter provides information on the Blosser Channel and Blosser Basin. The commenter states that information should be added on the Green Canyon watershed and stormwater improvements constructed through the southern portions of Santa Maria. The commenter provides information on these improvements.

Subsection 4.8.1.c, *Stormwater Facilities* is based on information from the City's 2020 Urban Water Management Plan, 2009 Sewer System Master Plan, 2005 Storm Water Management Plan, 2020 Infrastructure Existing Conditions Report, and city input as these are readily available resources, and provide sufficient baseline data to support Subsection 4.8.1.c, Stormwater Facilities. Additional information regarding stormwater projects intended to reduce stormwater runoff would not further the environmental analysis in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.234

The commenter suggests that the Solid Waste discussion on page 4.8-5 should include information on the Los Flores Landfill, information on what occurs when the existing landfill is closed, a discussion of food organic waste, hazardous waste collection, and justification for the use of Cold Canyon Landfill.

Subsection 4.8.1.d, *Solid Waste,* states that the Santa Maria Regional Landfill is expected to remain operational through 2034, and that after operation of the Santa Maria Regional Landfill ends, the City may divert waste to nearby facilities such as the Cold Canyon Landfill, which has sufficient capacity and is anticipated to operate through 2040. Because the 2045 General Plan Update does not include future development plans for the Los Flores landfill mentioned by the commenter, the Draft EIR does not evaluate the potential environmental impacts of such development, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact.

Organic waste reduction requirements are described in the California Senate Bill 1383 discussion in Subsection 4.8.2.b*, State Regulations,* of the Draft EIR. Hazardous waste disposal is described in the Chapter 8-11 discussion in Subsection 4.8.2.c*, Local Regulations,* of the Draft EIR and in Subsection 4.9.4*, Hazards and Hazardous Materials,* of the Draft EIR.

No revisions to the Draft EIR are required in response to this comment.

Response 6.235

The commenter suggests revising the Water discussion in Impact UTIL-1 to state that the City has installed a water line from water tanks east of Santa Maria to Panther Drive that will serve the annexation area.

Subsection 4.8.3.b, *Project Impacts and Mitigation Measures*, discusses existing infrastructure supporting the annexation area, and concludes that the existing infrastructure may not be adequate to support the level of development that would be facilitated by the 2045 General Plan Update. As development in the annexation area occurs, the City would be required to review existing infrastructure and determine whether additional improvements are necessary to ensure adequate service. No revisions to the Draft EIR are required in response to this comment.

Response 6.236

The commenter suggests revising the Wastewater discussion in Impact UTIL-1 to clarify the calculations of wastewater generation and the locations of wastewater pipelines that would convey effluent from the east to the existing plant and the sizing of these pipelines.

As stated in Impact UTIL-1, the 2045 General Plan would facilitate development which, at full buildout, would result in a wastewater generation of 11.4 million gallons per day based on a generation factor of 68 gallons per day as stated in the City's 2020 UWMP. The wastewater treatment plant has a capacity of 13.5 million gallons per day.

Because the 2045 General Plan Update does not include future development plans, the Draft EIR does not evaluate the potential environmental impacts of specific wastewater treatment pipeline improvements, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.237

The commenter suggests revising the Stormwater discussion in Impact UTIL-1 to include information on how stormwater conveyance will be handled on the east side of the freeway. The commenter suggests regional drainage cannot be deferred to future projects.

Drainage patterns are discussed in the Impact HYD-3 discussion of the Draft EIR. As described therein, runoff would be regulated under the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges from Small General Municipal Separate Storm Sewer Systems (Phase II MS4 Permit) and the Industrial General Permit. Individual developments that create or replace greater than or equal to 2,500 square feet of impervious surface would be required to implement BMPs and submit a Stormwater Control Plan listing applicable BMPs to the City for review and approval.

Because the 2045 General Plan Update does not include specific development plans, the Draft EIR does not evaluate the potential environmental impacts of drainage changes of such development, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.238

The commenter suggests revising the goals and policies listed on page 4.8-16 in accordance with previous comments.

This comment pertains to policy language included in the 2045 General Plan Update that does not pertain to the environmental analysis in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.239

The commenter suggests that Impact UTIL-1 should include information regarding overall regional infill drainage and drainage in the annexation area. The commenter asks how drainage from the annexation area will be conveyed to the river.

Refer to Response 6.237 for a discussion regarding stormwater conveyance. No revisions to the Draft EIR are required in response to this comment.

Response 6.240

The commenter suggests that Impact UTIL-2 should include information from the 2024 Annual Report of the Santa Maria Valley Basin Management Plan, specifically page 38-39 of that plan, which includes a discussion of projected water use by 2040 of 18,700 acre-feet

The *2024 Annual Report of Hydrogeologic Conditions, Water Requirements, Supplies and Disposition* uses the 2020 UWMP and describes projected 2045 water use in the city as approximately 18,700 acre-feet. Pages 38-39 of the *2024 Annual Report of Hydrogeologic Conditions, Water Requirements, Supplies and Disposition* refers specifically to intra-basin water transfers related to the Santa Maria Groundwater Basin, and discusses supply and demand of the basin. The Draft EIR discusses city water demand and supply from all applicable water sources. As such, relevant and applicable information from the *2024 Annual Report of Hydrogeologic Conditions, Water Requirements, Supplies and Disposition* has been incorporated into the Draft EIR.

The estimated 2045 water use of approximately 18,700 acre-feet is shown in Table 4.8-1 in the rows showing 2045 demand totals. No revisions to the Draft EIR are required in response to this comment.

Response 6.241

The commenter states that the 2024 Annual Report of the Santa Maria Valley Basin Management Plan includes a discussion of projected water use for Santa Maria by 2040.

Refer to Response 6.240 for a discussion of the Santa Maria Valley Basin Management Plan. No revisions to the Draft EIR are required in response to this comment.

Response 6.242

The commenter asks for additional information on the City's Water Shortage Contingency Plan, including its adoption date and how often it is updated.

The City's Water Shortage Contingency Plan provides guidance to prepare and respond to water shortages in Santa Maria. The Water Shortage Contingency Plan is included as Appendix H of the City's 2020 UWMP. The City first adopted its 2005 Water Shortage Contingency Plan in 2007 and made subsequent updates in 2011 and 2021.

This comment does not pertain to the environmental analysis in the Draft EIR or recommend additional information or analysis be added to the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.243

The commenter states that a 20 percent reduction in residential indoor water use, referenced on page 4.8-19, would result in water use to be 85 gallons per day per capita.

The City relies on a water demand factor of 118 gallons per capita per day, as stated in the City's 2020 UWMP, as a basis for projecting water demand in Santa Maria. This demand factor accounts for existing water reduction measures, including those included in the California Green Building Standards Code. The 20 percent reduction in residential indoor water use that the commenter refers to has been enforced by the California Green Building Standards Code starting in 2016. As such, residential indoor water use would continue to be reduced by 20 percent and would not further reduce residential water use to the commenter's estimated 85 gallons per capita per day. No revisions to the Draft EIR are required in response to this comment.

Response 6.244

The commenter states the last paragraph of Impact UTIL-2 should reference the 2024 Basin Management Plan and note the total water use for Santa Maria is estimated at 18,700 acre-feet.

Refer to Response 6.240 for a discussion of the Santa Maria Valley Basin Management Plan. No revisions to the Draft EIR are required in response to this comment.

Response 6.245

The commenter states that Impact UTIL-3 should clarify if the use of Cold Canyon landfill is temporary and if Los Flores landfill would be built.

As described in Impact UTIL-3, the Santa Maria Regional Landfill is expected to remain operational through 2034. After operation of the Santa Maria Regional Landfill ends, the City may divert waste to nearby facilities such as the Cold Canyon Landfill, which has sufficient capacity and is anticipated to operate through 2040. Because the 2045 General Plan Update does not include future development plans for the Los Flores landfill mentioned by the commenter, the Draft EIR does not evaluate the potential environmental impacts of such development, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.246

The commenter states that the Cumulative Impacts discussion on page 4.8-21 needs to describe existing water use and projected water use at 2045 total buildout. The commenter asks if the City has determined what water lines need to be upgraded to serve buildout.

Existing water use is estimated in Table 4.8-1 in Subsection 4.8.1.a, *Water Supply and Demand,* of the Draft EIR. Projected water use at full buildout on 2045 is provided in Impact UTIL-2.

Because the 2045 General Plan Update does not include future development plans, the Draft EIR does not specify water lines that may need upgrades to serve future development, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.247

The commenter states that the Cumulative Impacts discussion on page 4.8-21 needs to account for up to 15 million gallons per day of wastewater effluent generation at full buildout. The commenter asks for clarification of how wastewater demand was calculated and which pipelines would be needed to serve development east of the freeway.

As stated in Impact UTIL-1, the 2045 General Plan would facilitate development which, at full buildout, would result in 11.4 million gallons of wastewater per day based on a generation factor of 68 gallons per day in the City's 2020 UWMP. The wastewater treatment plant has a capacity of 13.5 million gallons per day.

Because the 2045 General Plan Update does not include future development plans, the Draft EIR does not evaluate the potential environmental impacts of specific wastewater treatment pipeline improvements, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.248

The commenter states that the Cumulative Impacts discussion on page 4.8-22 needs to clarify where future solid waste will be hauled and if the Los Flores landfill will be constructed.

Refer to Response 6.245 for a discussion of future solid waste. No revisions to the Draft EIR are required in response to this comment.

Response 6.249

The commenter suggests revising the Aesthetics discussion on page 4.9-1 as there is no view of the Santa Maria River except from U.S. 101 bridge or levee trail north of Santa Maria. The commenter suggests adding the names of ridges, rolling hills, and mountains to the east, and noting the locations of the Solomon Hills and Casmalia Hills.

As shown in Figure 2-2, Santa Maria city limits contain portions of land abutting the Santa Maria River where the river and its foothills are visible. No revisions to the Draft EIR are required in response to this comment.

The comment pertaining to adding names of landscape features focuses on editorial edits that do not pertain to the environmental analysis in the Draft EIR nor would it change the analysis in the Draft EIR. Refer to Response 6.9 for a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis.

Response 6.250

The commenter suggests revising the second paragraph of the Aesthetics discussion on page 4.9-1 to include information on Objective Design Standards.

In response to this comment, the following revision has been made to Subsection 4.9.1, *Aesthetics*:

> The City has regulations for exterior lighting for commercial development, mixed-use development, Objective Design Standards for residential development, as well as specific standards for parking lots, signs, and for development within Airport Safety Zones (Chapters 12-33, 12-49, 12-32, 12-34, 12-21 and 12-24 of the Zoning Ordinance).

Response 6.251

The commenter suggests adding Objective Design Standards to the third paragraph of the Aesthetics discussion on page 4.9-1.

Refer to Response 6.251 for a discussion of Objective Design Standards. As described therein, a reference to Objective Design Standards has been added to Subsection 4.9.1, *Aesthetics,* of the Final EIR.

Response 6.252

The commenter suggests deleting the first paragraph on page 4.9-2 as it is repetitive of previous information in the Aesthetics discussion on page 4.9-1.

This comment focuses on editorial edits that do not pertain to the environmental analysis in the Draft EIR nor would it change the analysis in the Draft EIR. Refer to Response 6.9 for a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis.

Response 6.253

The commenter suggests revisions to Policy REC-8.1 on page 4.9-2 as there is no publicly owned and designated open space in Santa Maria.

This comment pertains to policy language included in the 2045 General Plan Update that does not pertain to the environmental analysis in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Response 6.254

The commenter suggests adding Executive Order N-79-20 described in the Energy discussion on page 4.9-2 in the Air Quality and Greenhouse Gas chapter of the EIR.

Executive Order N-79-20 directs California to end the sale of new gasoline-powered passenger vehicles by 2035 and transition the state's transportation sector toward zero-emission electric vehicles. While the State did implement mandates to phase out natural gas vehicle sales, these mandates were blocked by the United States Senate in May 2025. Given the uncertainty of legislation, it is speculative to assume that a ban on the sale of natural gas vehicles would occur. Furthermore, if a ban on the sale of natural gas vehicles occurs, it is likely that natural gas vehicles would continue to be used during a transitory period to electric vehicles. Due to the uncertainty regarding State legislation mandating electric vehicles, the Draft EIR does not consider a reduction in energy use occurring from a shift from natural gas vehicle use to electric vehicle use, as such an evaluation would be speculative at this time. Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. No revisions to the Draft EIR are required in response to this comment.

Response 6.255

The commenter suggests that the Operational Impacts discussion on page 4.9-3 should list all of the counties that 3CE serves.

In response to this comment, the following revision has been made to the Operational Impacts discussion in Subsection 4.9.2*, Energy*:

> The City of Santa Maria is currently enrolled in the Central Coast Community Energy Program (3CE) which strives to source clean and renewable electricity at responsible rates for customers along the central coast of California within the 3CE service area which includes the counties of Santa Cruz, San Benito, Monterey, San Luis Obispo, and Santa Barbara.

Response 6.256

The commenter asks for clarification on Action S-1.1.4 on Page 4.9-5 related to the number of buildings constructed with unreinforced masonry.

This comment addresses policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.257

The commenter suggests deleting Action S-1.2.1 as this is already in the Building Code and zoning ordinance.

This comment addresses policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not

identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.258

The commenter suggests deleting Action S-1.3.1 as this is already required by the building code.

This comment addresses policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.259

The commenter suggests revising the Landslides discussion on Page 4.9-7 to clarify the escarpment is not subject to landscapes in Santa Maria or the annexation area.

As stated in Subsection 4.9.3, *Geology and Soils*, there is no proposed development or land use changes that would occur in the area of Santa Maria that contains the escarpment. No revisions to the Draft EIR are required in response to this comment.

Response 6.260

The commenter suggests revising the first paragraph of Page 4.9-8 to indicate areas of expansive soil are known to be unlikely within city limits.

Given that the majority of the City of Santa Maria is considered unlikely to contain expansive soils, as shown in Figure S-3 of the Draft 2045 General Plan, the following language has been added to Subsection 4.9.3, *Geology and Soils*:

> Areas of expansive soils are known to exist in city limits; however, the majority of Santa Maria is considered unlikely to contain expansive soils (Safety Element of the 2045 Santa Maria General Plan Figure SE-3).

Response 6.261

The commenter suggests revising the Paleontological Resources discussion on Page 4.9-8 to state there have been few paleontological resources found in Santa Maria, and the Santa Maria Valley has been historically flooded and the Orcutt area consists of historic sand dunes.

The commenter's suggested additions do not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures. No revisions to the Draft EIR are required in response to this comment.

Response 6.262

The commenter states there is no mention of Allan Hancock College and new school sites in Santa Maria in the Schools discussion on Page 4.9-11.

As discussed in Response 6.8, the Draft EIR provides a program-level analysis consistent with CEQA Guidelines 15168 for long-range planning documents and does not require site-specific planning or design details. The 2045 General Plan Update does not include specific proposals for the development of school facilities, including Allan Hancock College, and it is not possible to know project specific details at this time regarding potential improvements at school facilities or future new school facilities. Because the 2045 General Plan Update does not include future development plans for specific developments projects, the Draft EIR does not evaluate the potential environmental impacts of future potential development at a project level of detail, as such an evaluation would be speculative at this time.

In response to the commenter's statement regarding Allan Hancock College, the following revision has been made to the Schools discussion in Subsection 4.9.8, *Public Services and Recreation*:

> There are 23 schools within city limits, including elementary, junior high and high schools, and Allan Hancock College.

Response 6.263

The commenter suggests including a map of existing and new school sites from US 101 and truck routes in the Schools discussion on Page 4.9-11. The commenter asks if schools need to be 0.25-mile from truck routes.

As discussed in Response 6.8, the Draft EIR provides a program-level analysis consistent with CEQA Guidelines 15168 for long-range planning documents and does not require site-specific planning or design details. The proposed project does not include specific proposals for the development of school facilities and it is not possible to know project specific details at this time regarding potential improvements at school facilities or future new school facilities. Because the 2045 General Plan Update does not include future development plans for specific developments projects, the Draft EIR does not evaluate the potential environmental impacts of future potential development at a project level of detail, as such an evaluation would be speculative at this time. No revisions to the Draft EIR are required in response to this comment.

Response 6.264

The commenter suggests revising the Hazardous Materials Sites discussion on Page 4.9-11 to include a map that locates the 90 active hazardous materials sites in Santa Maria. The commenter asks if this number includes active and historic oil wells.

Subsection 4.9.4, *Hazards and Hazardous Materials*, describes the approximately 90 active hazardous materials sites identified on the DTSC EnviroStor and SWRCB GeoTracker databases. These do not include all active and historic wells in Santa Maria as not all well sites have posed a potential hazard.

The Draft EIR provides a program-level analysis consistent with CEQA Guidelines 15168 for long-range planning documents and does not include specific development proposals as part of the proposed project. Proximity to hazardous materials sites would be evaluated on a case-by-case basis as part of City review for individual development projects. Accordingly, a map of hazardous materials sites throughout Santa Maria is not included in the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

Response 6.265

The commenter suggests the policies and actions on Page 4.9-12 should remove references to the City Petroleum Engineer and should refer to new state law regarding setback for new oil development. The commenter suggests deleting either Action S-4.1.3 or S-4.1.6 due to repetitive information.

Action S-4.1.6 has been revised in the 2045 General Plan Update and changes have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR. This comment addresses policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.266

The commenter asks clarification on Action S-4.2.5 on Page 4.9-11 regarding if the City issues permits for railroad operations or if railroad operations are exempt from City permits.

Railroad operations and facilities permitting falls under the jurisdiction of the California Public Utilities Commission; the City does not issue permits for railroad operations. In response to this comment, Action S-4.2.5 has been deleted from the 2045 General Plan Update and changes have been carried over into the Final EIR, as appropriate. The revisions incorporated into the Final EIR do not otherwise change the environmental analysis or conclusions in the Final EIR.

Response 6.267

The commenter suggests a page break between two action items is needed on Page 4.9-15.

This comment focuses on editorial edits that do not pertain to the analysis presented in the Draft EIR, nor would it change the analysis in the Draft EIR. Refer to Response 6.9 for a discussion of comments, recommendations, and requests that are editorial in nature and do not pertain to the adequacy of the Draft EIR or alter the environmental impact analysis.

Response 6.268

The commenter states there is no land in Santa Maria zoned for agriculture. The commenter suggests revising the first paragraph of the Land Use and Planning discussion on Page 4.9-18 to clarify the number of infill units and units in the annexation area.

The commenter correctly notes that there is no land in Santa Maria zoned for agriculture. Specifics on the proposed 2045 General Plan Update buildout is discussed in Section 2.6.5, *Proposed 2045 General Plan Buildout*. No revisions to the Draft EIR are required in response to this comment.

Response 6.269

The commenter suggests revising the last sentence of the second paragraph of the Land Use and Planning Discussion on Page 4.9-18 to clarify that all neighborhoods can potentially have infill units.

In response to this comment, the following change has been made to the Land Use and Planning Discussion in Subsection 4.9.5, *Land Use and Planning*:

> By ~~cusing new development away from established neighborhoods and~~ ensuring compatibility between new development and existing facilities through thoughtful land use planning, the policies help prevent community division and reduce the potential for significant environmental impacts.

Response 6.270

The commenter suggests deleting Action LU-1.1.2 on Page 4.9-19 as the Objective Design Standards have been adopted.

This comment addresses policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.271

The commenter suggests revisions to Policies LU-1.2, LU-1.3, and LU-1.5 on Page 4.9-19. The commenter asks information on the current jobs-housing balance in Santa Maria.

This comment primarily addresses policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.272

The commenter suggests including a mention of mining in Santa Maria for gravel and sand in the Mineral Resources discussion on Pages 4.9-20 and 4.9-21.

As described in Subsection 4.9.6, *Mineral Resources*, there are no mines or mineral extraction operations in the city and none are proposed. No gravel or sand mining exists in the city and is not required to be discussed. No revisions to the Draft EIR are required in response to this comment.

Response 6.273

The commenter suggests revising the Population and Housing discussion on Page 4.9-22 to clarify there will be two additional RHNA cycles through the horizon of the 2045 General Plan Update.

In response this comment, the following revision has been made to Subsection 4.9.7, *Population and Housing*:

> The City's Sixth Cycle Housing Element indicates 5,418 residential units must be built by 2031 to satisfy the state required Regional Housing Needs Allocation. The plan would facilitate development that could help the City reach its housing needs goal. In addition, subsequent

Housing Element revisions would be made throughout the horizon of the 2045 General Plan Update in accordance with state law. These plans would facilitate development that could help the City reach its housing needs goal.

Response 6.274

The commenter suggests revising the Fire Protection discussion on Page 4.9-23 to provide information on the number of existing fire stations and firefighters in Santa Maria and the future needs of the fire department.

The following revision has been made to Subsection 4.9.8, *Public Services and Recreation*:

Fire protection services in Santa Maria are provided by the Santa Maria Fire Department (SMFD). SMFD provides a wide range of programs, which include fire suppression, all risk emergency services, public education programs, fire prevention, and life safety measures. SMFD also administers a hazardous materials business plan program in cooperation with Santa Barbara County. There are six fire stations in the city (City of Santa Maria 2025a).

SMFD operates five stations that serve the entire community and Fire Station No. 6 only serves the Santa Maria Public Airport (City of Santa Maria n.d.). There are currently five frontline fire engines and one ladder truck in service for the Santa Maria Fire Department. In addition, the department has an aircraft rescue and firefighting vehicle at the airport station, an urban search and rescue vehicle, three reserve engines, and a Type-III brush engine. For purposes of responding to structure fires, there are four engines and a truck available, leaving one engine free to cover the city. The fire department is currently budgeted for a total of 63 suppression personnel, with a ratio of 0.59 firefighters per 1,000 residents. Daily minimum staffing is 20 department personnel, including the Aircraft Rescue and Firefighting Specialist and a Battalion Chief. The average response time of the Santa Maria Fire Department in 2019 was 4:06 minutes for all calls, and 5:32 minutes when considering only calls for structure fires (City of Santa Maria 2020a).

Development facilitated by the plan would be served by the Santa Maria Fire Department, which provides fire protection and emergency medical services throughout the city. As future buildout occurs, the City would evaluate fire service operations and deployment to ensure adequate coverage.

Response 6.275

The commenter suggests revising the Police Protection discussion on Page 4.9-23 to provide information on the number of existing police stations and police officers in Santa Maria and the future needs of the police department.

The following revision has been made to Subsection 4.9.8, *Public Services and Recreation*:

Law enforcement services are provided by the City of Santa Maria Police Department (SMPD). There is one police station located at 1111 West Betteravia Road and approximately 700 police department personnel (City of Santa Maria 2024). Professional police services include maintaining civil order, preventive patrol, investigations, traffic control and enforcement, criminalistics, crime prevention, drug enforcement, and abuse prevention. The department houses the public safety dispatch center for police and fire, which receives all emergency 9-1-1 and non-emergency calls for services (City of Santa Maria 2020a). The Santa Maria Police

Department Communications Center handles over 170,000 incoming calls for service every year (about 465 per day). There are 63,000 emergency 9-1-1 calls per year (about 172 per day).

Development facilitated by the plan would increase population and activity levels in Santa Maria, potentially leading to higher demand for police protection services. The Santa Maria Police Department would provide law enforcement citywide, with development required to undergo security review during the plan check process and to pay police mitigation fees under SMMC Chapter 8-15.

Response 6.276

The commenter suggests revising the Schools discussion on Pages 4.9-23 and 4.9-24 to include the number of new schools needed for full buildout, including the locations of such facilities, and any plans for Allan Hancock College.

Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. Because the 2045 General Plan Update does not include future development plans for new school facilities, the Draft EIR does not evaluate the potential environmental impacts of such development, as such an evaluation would be speculative at this time. No revisions to the Draft EIR are required in response to this comment.

Response 6.277

The commenter suggests revising the Parks and Recreation Facilities discussion on Pages 4.9-24 and 4.9-25 as there is not enough land in Santa Maria to meet parkland standards. The commenter suggests adding detail on where additional parkland will come from. The commenter suggests adding other calculations to the footnote on Page 4.9-24 to describe the parkland needed to meet parkland standards at full buildout. The commenter suggests adding information on parkland at Los Flores and states that having future residential developers pay for parkland is infeasible.

The discussion in Subsection 4.9.8, *Public Facilities and Recreation*, pertaining to parkland acknowledges that the city's existing and future park service ratio with implementation of the 2045 General Plan Update would be below its service goal of 5 acres of parkland per 1,000 residents and additional parkland would be required.

Subsection 4.9.8, *Public Facilities and Recreation*, discusses potential environmental impacts related to park services at a programmatic level. Project-specific details, including acquiring and development of parkland, are required to be addressed through future planning and subsequent environmental review. Because the 2045 General Plan Update does not include future development plans for parkland at Los Flores, the Draft EIR does not evaluate the potential environmental impacts of such development. Furthermore, Los Flores Park is not a City park as it is not located within city limits, and it is not readily accessible to city residents. The Draft EIR does not evaluate the feasibility of existing Municipal Code requirements. Santa Maria Municipal Code Section Chapter 8-15 currently requires developers to pay impact fees that would promote the maintenance and expansion of public parks. These impact fees would assist in maintaining and expanding parkland in Santa Maria. As such, the Draft EIR in accordance with California Government Code Section 65995(3)(h), deems the payment of impact fees to be full and complete mitigation. No revisions to the Draft EIR are required in response to this comment.

Response 6.278

The commenter suggests revising the Other Public Facilities discussion on Page 4.9-25 to note that libraries are experiencing a reduction in use, note that all new school sites have library resources, and add information on where new library buildings would be located If needed.

Libraries are discussed in Subsection 4.9.8, *Public Facilities and Recreation,* of the Draft EIR, which concludes that impacts related to libraries would be less than significant. The commenter correctly notes that schools have library resources; however, library resources in schools are typically limited to use by students and not available to all members of the public. As a result, these library resources are not considered in Subsection 4.9.8, *Public Facilities and Recreation*, of the Draft EIR.

Pursuant to CEQA Guidelines Section 15145, if a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. Because the 2045 General Plan Update does not include future development plans for a new library facility, the Draft EIR does not evaluate the potential environmental impacts of such development, as such an evaluation would be speculative at this time. No revisions to the Draft EIR are required in response to this comment.

Response 6.279

The commenter suggests revising the Wildfire discussion on Pages 4.9-25 and 4.9-26 to note the majority of Santa Maria is surrounded by agricultural production that limits wildfire. The commenter notes the new CalFire maps indicate there is potential for a fire hazard in the Santa Maria Riverbed and Solomon Hills area.

The discussion in Subsection 4.9.9, *Wildfire*, pertaining to fire risks states that Santa Maria is characterized by limited fire hazards, and describes the fire hazard severity zones identified by CalFire. The locations referenced by the commenter are designated as a Moderate Fire Hazard Severity Zone, but are not classified as a High or Very High Fire Hazard Severity Zone. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required.

Response 6.280

The commenter suggests revising the Wildfire discussion on Page 4.9-26 to note that the Santa Maria Police Department serves as the aerial firefighting base for CalFire.

In response to this comment, the following change has been made to Subsection 4.9.8, *Public Facilities and Recreation*, rather than the Subsection 4.9.9, *Wildfire*:

> Development facilitated by the plan would increase population and activity levels in Santa Maria, potentially leading to higher demand for police protection services. The Santa Maria Police Department would provide law enforcement citywide, with development required to undergo security review during the plan check process and to pay police mitigation fees under SMMC Chapter 8-15. <u>The Santa Maria Police Department also serves as an aerial firefighting base for CalFire.</u>

Response 6.281

The commenter suggests revising the Population and Economic Growth discussion on Page 5-1 to clarify the current job housing balance and explain how the 2045 General Plan Update is going to meet a jobs-to-housing ratio of 1.2.

This comment relates to the projected jobs included in the 2045 General Plan Update and does not pertain to the analysis presented in the Draft EIR. Balancing jobs and housing is a policy objective handled through the 2045 General Plan Update and Housing Element under state planning law and RHNA requirements. CEQA Guidelines Section 15131 explicitly states that economic or social effects are not treated as significant environmental impacts unless they lead to a physical change in the environment. As such, Chapter 5, *Other CEQA Required Discussions,* Section 5.1.1 of the Draft EIR evaluates whether the project could induce growth or create environmental impacts associated with housing or employment changes. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required.

Response 6.282

The commenter suggests revising Policy LU-1.1 to clarify the definition of a complete community.

This comment relates to policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required.

Response 6.283

The commenter asks why there is not an action item for future planning in annexation areas.

Policy LU-2.3 in the General Plan addresses future planning in annexation areas. Policy LU-2.3 states "Future specific plans. Require specific plans or master plans in support of annexation in the Planned Annexation Area that are consistent with the following objectives:

- Prioritize new employment uses near existing institutions, such as educational or research and development (R&D) near Marian Regional Medical Center and Allaen Hancock College, and industrial or commercial uses adjacent to US-101 and along East Main to provide convenient access to regional transportation.
- Provide a diversity of higher density housing types for rental and ownership at a range of price points, to minimize land area expansion and conversion of agricultural lands.
- Design complete neighborhoods where residents have convenient walking and biking access to public facilities, services, and retail.
- Buffer schools, parks, and homes from infrastructure, major roadways, the Santa Maria regional landfill, industrial land uses, and other land uses that may produce odor or noise or negatively impact air quality.
- Support expansion of the Marian Regional Medical Center and other supportive medical offices in new development in close proximity to the existing Medical Center.

- Support higher education, including expansions of Allen Hancock College and other public, private, and post-secondary schools.
- Provide 5 acres of parks per 1,000 residents, per the City's park service standard, and plan for new public and recreational facilities.
- Develop a safe, connected network of sidewalks and trails that provides ample connections to destinations

This comment relates to the actions included in the 2045 General Plan Update itself and does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.284

The commenter suggests revisions to Policy LU-1.2 in accordance with previous comments on this policy.

Action LU-9.1.1 in the Land Use Element states the following: " As a part of the LAFCO Sphere of Influence boundary change and annexation process, the City will establish and maintain a stable Urban Growth Boundary to provide certainty for both urban development and agricultural operations." This comment is regarding policy language included in the 2045 General Plan Update that does not pertain to the analysis presented in the Draft EIR. Comments related to the 2045 General Plan Update will be provided to decision-makers for their consideration. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required in response to this comment.

Response 6.285

The commenter suggests Page 5-3 should include a reference to the No Urban Growth agreement on areas outside of the Sphere of Influence and annexation area.

Areas located outside of the City's proposed Sphere of Influence and annexation area are not currently in the jurisdiction of the City and could not be developed by the City until the boundary changes are approved by LAFCO. Accordingly, development located outside of the City's jurisdiction is not applicable to this Draft EIR. However, in anticipation of future Sphere of Influence boundary changes and annexations, Action LU-9.1.1 in the Land Use Element states the following: " As a part of the LAFCO Sphere of Influence boundary change and annexation process, the City will establish and maintain a stable Urban Growth Boundary to provide certainty for both urban development and agricultural operations." No revisions to the Draft EIR are required in response to this comment.

Response 6.286

The commenter states Section 5.2, Irreversible Environmental Effects, should be revised to state that no known archeological sites have been identified in the city over the last 35 years and they are not expected to be found north of Betteravia so there would not be impacts north of Betteravia. The

commenter contends that even south of Betteravia, it is unlikely to find resources since there have been agricultural activities on the undeveloped land.

Refer to Responses 6.160 through 6.163 for a discussion of cultural resources and how they are evaluated in the Draft EIR.

Response 6.287

The commenter states the Agricultural Identity objective needs to be revised or it will be used against the City by LAFCO for the proposed annexation areas.

Refer to Response 6.10 for a discussion of project objectives and how they were developed for the 2045 General Plan Update.

Response 6.288

The commenter states that the words "urban footprint" should be changed to "city boundary". The commenter also requests that the second and third sentences in Section 6.2.2.b., Biological Resources, are deleted or revised because the mitigation measures are standard requirements and would apply today for current development projects except housing projects that are exempt from environmental review.

Subsection 6.2.2.c., *Biological Resources*, has been updated as follows:

> Less growth and development outside of the existing ~~urban footprint~~ city boundary under the No Project Alternative would reduce the potential for habitat disturbance, leading to reduced impacts to biological resources.

Mitigation Measures BIO-1(a) through BIO-1(k) are not standard City requirements. These mitigation measures go beyond existing City requirements contained in the Santa Maria Municipal Code and current General Plan. No revisions to the Draft EIR are required in response to this comment.

Response 6.289

The commenter states that the Cultural Resource analyses in the Alternatives chapter should be revised to reflect their previous comments about no cultural resources being located north of Betteravia, so no more surveys will be required.

Refer to Responses 6.160 through 6.163 for a discussion of cultural resources and how they are evaluated in the Draft EIR.

Response 6.290

The commenter requests that changes to Sections 6-4, 6-5, and 6-6 are made based on comments provided previously.

This comment does not provide a specific concern regarding the contents or adequacy of the Draft EIR. CEQA Guidelines Section 15088 provides guidance on the preparation of response to comments and indicates that while lead agencies must evaluate all comments on environmental issues received on a Draft EIR they need only respond to comments related to significant environmental issues. Therefore, no response to this comment or changes to the Draft EIR are required.

Response 6.291

The commenter requests that the description of Alternative 2 (Infill Only Alternative) be updated to state that it will have 16,000 units and commercial office development within the existing city limits. The commenter states that Alternative 2 is fatally flawed because there is no room in the city for 200 acres of new schools and hundreds of acres of new parks, and that the only way this could be accomplished is to allow many high-rise buildings and multi-level buildings on existing school sites. The commenter states this would result in a negative impact on aesthetics.

Subsection 6.3.1, *Description*, has been updated as follows:

> For the purpose of this analysis, the Infill Only Alternative is assumed to result in a similar overall level of buildout and population growth compared to the 2045 General Plan Update, despite the exclusion of future development in the eastern annexation area. Therefore, this analysis assumes that the Infill Only Alternative would result in the addition of approximately 16,000 new residential units and up to 23,750 new jobs associated with new commercial development within city limits.

The Draft EIR discusses potential environmental impacts related to Alternative 2 at a programmatic level in Subsection 6.3.2, *Impact Analysis*. The Draft EIR provides a program-level analysis of the proposed plan and plan alternatives, consistent with CEQA Guidelines 15168 for long-range planning documents. As Alternative 2 does not include proposals for specific projects, it is not possible to know project-specific details such as the locations and heights of new development, and the analysis in the Draft EIR analyzed the potential impacts that would result from implementation of Alternative 2 at a broad level. Project-specific details will be addressed through future planning and project-level environmental review.

Under CEQA, the alternatives analysis is intended to compare how reasonable alternatives would avoid or substantially lessen the significant environmental impacts identified for the proposed plan, consistent with the rule of reason (CEQA Guidelines Section 15126.6). Environmental topics, such as aesthetics, that were screened out of full analysis in the Draft EIR because they would not result in significant impacts are not required to be analyzed for each alternative, unless an alternative would itself result in a new significant impact in one of those topics. As described in Section 6.3.1, *Description*, Alternative 2 would adopt the 2045 General Plan Update, including all goals and policies, as it is described in Section 2, *Project Description*. Alternative 2 does not include any additional revised policies, amendments to the existing zoning and land use regulations, or other changes to City ordinances that would permit increased building heights in comparison to the proposed plan. The City's Zoning Ordinance standards protect the visual character of the city by regulating the size, mass, and design of development projects. Consistent with the proposed plan, new development that would be facilitated by Alternative 2 would be subject to these standards, thereby preserving the city's visual character and ensuring compatibility with surrounding development and impacts would be similar to the proposed plan. As such, no other revisions to the Draft EIR are required in response to this comment. Nonetheless, the commenter's opinions regarding Alternative 2 will be shared with City decision makers.

Response 6.292

The commenter states Alternative 2 (Infill Only Alternative) would retain the No Urban Growth Boundary in its current location. The commenter requests that the last sentence of Section 6.3.2a., Agricultural Resources, be deleted because most urban agriculture has urban land use designations

on these lands for future development and these residentially designated lands have already been included in the Housing Element.

As stated in Subsection 6.3.2, *Agricultural Resources*, the Farmland Mapping and Monitoring Program still designates areas in the city as Important Farmland; however, the conversion of these areas and associated land use changes has been previously evaluated in earlier environmental documents which are listed in Section 4.1, *Agricultural Resources*.

The Draft EIR acknowledges that conversion of farmland could occur under Alternative 2; however, these impacts were previously addressed by previous EIRs, including the Spere of Influence Expansion EIR (SCH #90010930), Area 9 Specific Plan EIR (SCH #2008071018), Blosser-Southeast Specific Plan Amendment Supplemental EIR (SCH #1994107909), and Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement EIR (SCH #2015011029). Though already identified as urban land use designations in City of Santa Maria planning documents, the Department of Conservation Important Farmland data has yet to be updated and information regarding previous environmental review has been provided to disclose all available information for the conversion of agricultural land in the city limits. As this comment does not identify a new or substantially different environmental impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no revisions to the Draft EIR are required.

Response 6.293

The commenter states that all other sections need to be revised per previous comments made in this comment letter.

This comment does not provide a specific concern regarding the contents or adequacy of the Draft EIR. CEQA Guidelines Section 15088 provides guidance on the preparation of response to comments and indicates that while lead agencies must evaluate all comments on environmental issues received on a Draft EIR they need only respond to comments related to significant environmental issues. Therefore, no response to this comment or changes to the Draft EIR are required.

Response 6.294

The commenter requests a map for Alternative 3 (Greater Annexation Alternative) that shows how many acres of land would be annexed. The commenter states that Alternative 3 might be the best because it would give the city additional land for buildout of the General Plan as well as for future school sites and parks.

Under CEQA, the alternatives analysis is intended to compare how reasonable alternatives would avoid or substantially lessen the significant environmental impacts identified for the proposed plan, consistent with the rule of reason (CEQA Guidelines Section 15126.6). In accordance with CEQA Guidelines Section 15126.6(d), the Draft EIR need only include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Alternative 3, as described in Chapter 6, *Alternatives*, Section 6.4.1, includes a description of Alternative 3 which indicates this alternative would include the annexation of a larger area east of the city limits. Project specific details regarding acreage, exact location, and projects are not available for evaluation of this alternative as there are no specific project proposals included in Alternative 3. However, the information available is sufficient to complete a broad evaluation, analysis, and comparison of this alternative to the proposed project. The commenter's opinion regarding the merits of Alternative 3 will be shared with City decisionmakers.

Response 6.295

The commenter states that Sections 6-10-13 need to be revised per previous discussions.

This comment does not provide a specific concern regarding the contents or adequacy of the Draft EIR. CEQA Guidelines Section 15088 provides guidance on the preparation of response to comments and indicates that while lead agencies must evaluate all comments on environmental issues received on a Draft EIR they need only respond to comments related to significant environmental issues. Therefore, no response to this comment or changes to the Draft EIR are required.

Response 6.296

The commenter states the discussion of Alternative 2 (Infill Only Alternative) does not adequately discuss items that prove this alternative to be fatally flawed including the location of new school sites, the location of new parks, aesthetic impacts associated with high rise buildings and two-to-three-story school buildings on existing school campuses, and water and sewer upgrades required to serve 16,000 additional units. The commenter states Alternative 2 has only one net benefit impact and that is on agricultural resources.

Refer to Response 6.291 for a discussion of revisions to Chapter 6, *Alternatives*. A discussion of the feasibility of Alternative 2 is included in Section 6.5, *Environmentally Superior Alternative*, of the EIR, which states, "Although the Infill Only Alternative would be the Environmentally Superior Alternative, this alternative would not fulfill the primary objectives of the 2045 General Plan Update, including the provision of housing quality and various housing choices or improving opportunities for connected growth. Further, the Infill Only Alternative would not enhance new and existing neighborhoods such that each neighborhood would be a Complete Neighborhood or provide innovative housing and may result in the City failing to meeting its RHNA obligations in accordance with State law as it would significantly reduce the affordable housing options and limit new housing to infill only and redevelopment." The Draft EIR discusses potential environmental impacts related to Alternative 2 at a programmatic level in Subsection 6.3.2, *Impact Analysis*. The Draft EIR provides a program-level analysis of the proposed plan and plan alternatives, consistent with CEQA Guidelines 15168 for long-range planning documents. As Alternative 2 does not include proposals for specific projects, it is not possible to know project specific details, including locations, heights, or localized infrastructure upgrades at this time, and the analysis in the Draft EIR analyzed the potential impacts that would result from implementation of Alternative 2 at a broad level. Project-specific details will be addressed through future planning and project-level environmental review. No revisions to the Draft EIR are required in response to this comment.

Response 6.297

The commenter suggests that Table 6-1 should be formatted to fit on one page to make it easier to read.

The formatting of Table 6-1 has been updated so that the table fits on one page. This correction does not affect the analysis or conclusions of the Draft EIR.

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September 28, 2025

Dana Eady
City of Santa Maria
deady@cityofsantamaria.org

Re: Draft General Plan and Draft EIR

Dear Dana,

On behalf of Santa Barbara County Action Network, we congratulate you and the entire General Plan team on completing a thorough Draft Plan and Draft EIR. As you know, SB*CAN* has urged that the plan be based on the infill alternative and remains disappointed that the plan is based on the expectation of annexing nearly 1,000 acres of prime agricultural land. Given the Local Agency Formation Commission's history of not approving such annexations over the last couple of decades, this is a highly speculative expectation. Fortunately, the draft plan will provide sound guidance for the future even if the annexations don't happen. Unfortunately, a lot of planning effort is going into something that shouldn't—and likely—won't happen.

The Draft Environmental Impact Report identifies the impact of land use changes in the proposed annexation area on agricultural resources as significant and unavoidable, noting that no feasible mitigation is available. The fact is that these impacts are avoidable. The City's Alternatives Analysis (Feb. 2023) found that each of the Land Use Alternatives would be able to meet the needs of the community. In fact, the Infill Alternative was found to be able to provide the most capacity for housing. The City, therefore, must not find that the impact of land use changes in the proposed annexation area on agricultural resources is significant and unavoidable. The impact would be significant, but not unavoidable. 7.1

On March 3, 2025, SB*CAN* submitted comments on the Policy Frameworks. Some of our comments were supportive of the content and others suggested actions that may be too detailed for a general plan. Some of our other comments that don't appear to be addressed, but are at a level of detail that aligns with the rest of the document, are listed below. For reference we're including the Policy Framework identifiers and please reference our March 3 letter for more details.

HEJ 1.1: Trees planted as buffers should be drought tolerant. Explore sources of methane pollution and adopt policy actions to reduce these. 7.2

HEJ 1.3: Adopt policies to cause truck drivers to go slower for lower emissions and better safety.

HEJ 1.6: Identify remaining idle oil wells and adopt actions to remediate those and previously abandoned wells that may not be properly abandoned.

HEJ 2.2: Adopt policies to require installation of clean energy technology in all new homes.

CIR 1.1: Implement traffic calming to slow vehicles down, crosswalks with bulb-outs and other measures to reduce speed.

We also urge you, as we said at a Planning Commission study session, to restructure drainage channels to make them more like the creeks they had been at one time and to be a source of beauty and recreation. 7.3

There is a need for more parks, open space, hiking trails, off-street bikeways and generally safer streets. We urge you to provide for those in the general plan update.

Finally, in the time since the City sought comments on the Policy Frameworks, several legislative bills aimed at streamlining approval of housing development across California have passed into law and more may be in our future. In light of that, SB*CAN* urges the City to strongly consider health, environment, and safety impacts of all proposed developments in Santa Maria. 7.4

Thank you for your consideration of our comments.

Sincerely,

Ken Hough, Co-Executive Director Jeanne Sparks, Co-Executive Director

cc: SB*CAN* Board of Directors

Letter 7

COMMENTER: Ken Hough and Jeanne Sparks, Co-Executive Directors of Santa Barbara County Action Network

DATE: September 28, 2025

Response 7.1

The commenter commends the City and General Plan team for producing a thorough Draft General Plan and Draft EIR. The commenter reiterates their longstanding support for the Infill Only Alternative and expresses concern that the Draft General Plan is based on the assumption of annexing nearly 1,000 acres of prime agricultural land. The commenter states that such annexations have not been approved by the Local Agency Formation Commission in recent decades. While the commenter emphasizes that significant planning resources are being directed toward a scenario that is unlikely to be realized. The commenter also challenges the Draft EIR's conclusion that impacts to agricultural resources from land use changes in the proposed annexation area are "significant and unavoidable," arguing that these impacts are avoidable under the Land Use Alternatives.

The commenter's preference for the Infill Only Alternative will be passed on to decision-makers for their consideration. While the commenter expresses concern about the likelihood of the proposed annexation being approved, the Draft EIR, in Chapter 1, Introduction, page 1-5, recognizes that annexation is a discretionary process subject to review and approval by the Local Agency Formation Commission (LAFCO). The 2045 General Plan Update establishes policies and land use designations intended to guide future growth within existing city limits and provide a framework for potential growth scenarios, including annexation, if approved by LAFCO. The Draft EIR evaluates impacts for both existing city limits and the proposed annexation area, and the 2045 General Plan Update is structured to function as a citywide policy document regardless of whether annexation is ultimately approved. Growth projections in the plan address annexation, and many policies, such as those for infill development, mixed-use corridors, housing diversity, and infrastructure planning, apply broadly and would continue to guide development even if annexation does not occur.

The commenter suggests that the impact of land use changes in the proposed annexation area on agricultural resources should not be considered unavoidable, citing the feasibility of meeting housing needs under the Infill Only Alternative. The commenter is correct that impacts to agricultural resources would be less than significant under the Infill Only Alternative. However, the detailed impact analysis in Chapter 4, Impact Analysis, evaluates the potential impacts of the 2045 General Plan Update as proposed, which includes the planned annexation areas. This approach is consistent with CEQA Guidelines Section 15126.2(a), which requires that the EIR evaluate the significant environmental effects of a proposed project.

As discussed in Section 4.1, Agricultural Resources, on pages 4.1-1 through 4.1-15 of the Draft EIR, implementation of the 2045 General Plan Update as proposed would result in significant and unavoidable impacts to agricultural resources. The commenter suggests this determination is inaccurate, claiming the City could avoid significant impacts to agricultural lands by adopting one of the alternatives described the City's Alternatives Analysis prepared in 2023: https://www.imaginesantamaria.com/_files/ugd/e3bef4_d80cf7b24f8e4aa580244179b5b883d1.pdf. Specifically, the commenter states the Infill Only Alternative as a feasible option that would meet community needs while avoiding annexation of agricultural lands, thereby reducing impacts to a less than significant level.

The City acknowledges that some alternatives, including the Infill Only Alternative, would result in reduced or avoided impacts to agricultural lands. However, as explained in CEQA Guidelines Section 15126.6, potential impacts from alternatives are evaluated separately from the proposed project to explore feasible options that could reduce or avoid significant environmental effects. The project alternatives, discussed in Chapter 6, *Alternatives*, are not used to modify or reinterpret the impact conclusions of the proposed project.

As described in Section 15126 of the CEQA Guidelines, an EIR must evaluate potential significant impacts of the project as proposed, which is presented in Chapter 4, *Impact Analysis*, of the Draft EIR. This ensures that the environmental impacts of the actual project under consideration are clearly disclosed to decision-makers and the public. Therefore, while alternatives may demonstrate the potential to reduce impacts, they do not alter the significance determinations made for the proposed project Chapter 4, Impact Analysis.

In summary, the Draft EIR appropriately identifies impacts to agricultural resources based on the proposed project. The potential for reduced impacts under alternatives is addressed in Chapter 6, Alternatives. Therefore, consistent with the CEQA Guidelines Section 15126.2(a), the Draft EIR concludes that the conversion of agricultural land under the proposed General Plan Update would result in a significant and unavoidable impact, and that no feasible mitigation is available to reduce this impact to a less-than-significant level.

Response 7.2

The commenter mentions they previously submitted comments on the Policy Frameworks document. The commenter reiterates several suggestions from their previously submitted comments that align with the level of detail in the 2045 General Plan Update and requests their consideration.

This comment pertains to the policies within the 2045 General Plan Update and does not raise a question or concern regarding the environmental analysis presented in the Draft EIR. As this comment does not identify a new significant impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Comments related to policy content will be passed on to decision-makers for their consideration.

Response 7.3

The commenter encourages the City to restructure existing drainage channels to resemble natural creeks, enhancing their aesthetic and recreational value. Additionally, the commenter urges the 2045 General Plan Update to include provisions for more parks, open space, hiking trails, off-street bikeways, and safer streets to improve community livability and access to outdoor amenities.

The General Plan Update includes goals and policies that support enhancement of open space, parks, and multimodal infrastructure. These topics are addressed in the Draft EIR in several resource sections:

- Subsection 4.9.1, *Aesthetics*, evaluates potential impacts related to scenic quality and visual character. The Draft EIR concludes that development facilitated by the 2045 General Plan Update would not substantially degrade public views or scenic resources and would result in less than significant impacts with adherence to existing Zoning Ordinance standards for size, mass, design, and lighting. While the comment suggests redesigning drainage channels to resemble natural creeks for aesthetic and recreational purposes, that specific topic is not part of

the proposed project and was not evaluated in the Draft EIR. This suggestion will be forwarded to decision-makers for consideration during the planning process.

- Subsection 4.9.8, *Recreation,* assesses the adequacy of existing parkland and recreational facilities. The Draft EIR determined that the 2045 General Plan Update would not result in the need for new or expanded facilities beyond what is planned, and impacts would be less than significant.
- Section 4.7, *Transportation and Traffic*, evaluates impacts to pedestrian and bicycle infrastructure and supports improvements consistent with the 2020 City of Santa Maria Active Transportation Plan: https://www.cityofsantamaria.org/home/showpublisheddocument/27722/637510471193430000. The Draft EIR concludes that the 2045 General Plan Update would not conflict with applicable transportation plans and would result in less than significant impacts.

No revisions to the Draft EIR are required in response to this comment.

Response 7.4

The commenter states that since the City solicited input on the Policy Frameworks, several new state laws have been enacted to streamline housing development approvals. In light of these changes, the commenter urges the City to carefully consider the health, environmental, and safety impacts of all proposed developments in Santa Maria.

The Draft EIR evaluates impacts related to air quality and greenhouse gas emissions, biological resources, hazards, noise exposure, and transportation across multiple sections:

- Section 4.2, *Air Quality and Greenhouse Gas Emissions*, a assesses emissions from construction and operation of future development, including impacts to sensitive receptors and consistency with regional air quality plans.
- Section 4.3, *Biological Resources,* evaluates impacts to sensitive species and habitats, and provides mitigation measures to reduce or avoid potential impacts to biological resources.
- Section 4.5, *Hydrology and Water Quality,* addresses drainage, flood hazards, and water quality protection within the plan area.
- Section 4.6, *Noise,* evaluates construction and operational noise impacts, including vibration and noise exposure near sensitive land uses.
- Section 4.7, *Transportation and Traffic,* analyzes vehicle miles traveled, safety, and emergency access within the plan area.
- Subsection 4.9.3, *Geology and Soils*, reviews potential impacts related to seismic hazards, liquefaction, expansive soils, and other geotechnical conditions that could affect development under the 2045 General Plan Update.
- Subsection 4.9.4, *Hazards and Hazardous Materials,* reviews potential risks from the use and transport of hazardous materials, existing hazards, and emergency response.

The analysis within the Draft EIR considers the health, environmental, and safety impacts associated with implementation of the 2045 General Plan Update. The Draft EIR is a programmatic environmental document prepared under CEQA to evaluate the broad impacts of implementation of the 2045 General Plan Update. The 2045 General Plan Update does not include specific development projects. Future development facilitated by the 2045 General Plan Update would undergo separate environmental review as determined by the City at the time a project application is submitted. No revisions to the Draft EIR are required in response to this comment.

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September 29, 2025

Via Electronic Mail

Dana Eady, Planning Division Manager
City of Santa Maria
Community Development Department, Planning Division
110 South Pine Street, Suite 101
Santa Maria, CA 93458
deady@cityofsantamaria.org

Re: Comments on the Draft Santa Maria 2045 General Plan Update and Draft Environmental Impact Report

Dear Dana Eady:

On behalf of the Grower-Shipper Association of Santa Barbara and San Luis Obispo Counties (Grower-Shipper), we submit comments to the City of Santa Maria (City) on the Draft Santa Maria 2045 General Plan Update (General Plan) and its Draft Environmental Impact Report (EIR) (SCH# 2025020584).

Grower-Shipper represents 150 growers, shippers, farm labor contractors, and supporting agribusinesses on matters related to agriculture within Santa Barbara and San Luis Obispo Counties, including within and around Santa Maria. Grower-Shipper members grow important crops that are consumed locally, such as broccoli, strawberries, lettuce, vegetable transplants, flowers, tree fruit, and wine grapes, and statewide. Grower-Shipper's mission is to maintain a vibrant agricultural industry in the region by assisting members to address challenges and capitalize on strengths and opportunities. 8.1

Grower-Shipper thanks the City for the opportunity to again comment on the formulation of its General Plan. Grower-Shipper submitted comments on the General Plan Policy Framework on February 28, 2025, which are attached hereto and fully incorporated herein. Grower-Shipper appreciates the City's consideration of its initial comments and any revisions the City made to its proposed policies for the General Plan that are responsive to concerns expressed in Grower-Shipper's comments.

However, Grower-Shipper remains concerned about several proposed policies and actions included in the General Plan, specifically ones that would result in locating sensitive

uses and/or disadvantaged communities (DACs) near existing critical agricultural operations or that improperly identify the areas underlying those operations as DACs. Grower-Shipper is also concerned with potential regulatory conflicts and impediments to agriculture operations and transportation that appear likely with certain proposed policies and actions. Grower-Shipper is further concerned that the 2045 General Plan Update Draft EIR may not comply with the California Environmental Quality Act (CEQA)[1] regarding its treatment of Health and Environmental Justice (EJ) Element and policies and actions. These concerns and others are discussed in more detail below. 8.1

A. The General Plan Improperly Identifies Several Unpopulated Areas as DACs

The General Plan EJ Element relies primarily on entire census tracts to determine DACs, which creates certain inaccuracies. The western portions of Census tracts 20.11, 24.09, and 24.10 are agricultural and industrial areas that are largely unpopulated and primarily include facilities and other operations rather than communities. Like census tract 25.03, which was excluded for a similar reason,[2] these tracts should be excluded as DACs from the General Plan EJ Element. At a minimum, the City should take a more granular approach and only identify the specific block groups, if any, within those larger tracts that accurately qualify as DACs—as it appears to do with the "5 block groups that are distributed across the city."[3] The City is under no obligation to define DACs using entire census tracts. Senate Bill (SB) 1000 (2016), codified in relevant part in Government Code section 65302(h), identifies DACs as an unspecified "area."[4] Similarly, section 39711 of the Health and Safety Code—referenced in SB 1000—mandates the identification of DACs based only on "areas."[5] 8.2

The General Plan's imprecise determination of DACs can and likely will result in new and increased restrictions on existing operations that support agricultural uses, and on the agricultural uses themselves, throughout the City and region. These operations and uses may even be completely halted by future policies, actions, and decisions intended to protect DACs that do not exist in these unpopulated areas. Obstructing established agricultural operations and uses in this manner controverts the California Right to Farm Act[6] and the Santa Barbara County Right-to-Farm Ordinance,[7] which prohibits a changed condition in a locality to result in agricultural operations and uses becoming nuisances.

Classifying large agricultural and industrial areas that are relatively unpopulated as DACs is unsupported and will result in significant adverse consequences for Grower-Shipper members. Restrictions placed upon these operations and uses can broadly affect local

[1] Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15000 et seq. (CEQA Guidelines).
[2] Draft 2045 General Plan EJ Element, p. 4, fn. 2.
[3] *Id*., p. 3.
[4] Gov. Code, § 65302, subd. (h)(4)(a).
[5] Health and Safety Code, § 39711, subd. (a).
[6] Cal. Civ. Code, § 3482.5, subd. (a).
[7] Santa Barbara County Code, § 3-23, subd. (d).

agricultural resources, resulting in adverse impacts to the local food supply and economy. This cannot be the City's desired result. Agricultural working lands and essential supporting land uses must not be identified as DACs. Accordingly, Grower-Shipper opposes the identification of census tracts 20.11, 24.09, and 24.10 as DACs and requests that the City reevaluate these areas for the next iteration of the General Plan EJ Element. 8.2

B. Several General Plan Policies and Actions Could Result in Adverse Consequences to Local Agricultural Operations and Resources and the Economy or May Conflict with or Impede Existing Statutes and Regulations

Several General Plan proposed policies and actions, discussed below, could result in unintended adverse consequences for the City's agricultural operations and resources and the local and regional economy and should be reconsidered.

Action COS-5.2.4, requiring an update to the Municipal Code to establish a minimum buffer between agricultural uses and development from sensitive land uses, directly threatens the City's agricultural resources and operations. While buffers could be one tool with limited utility, the most effective way to protect agricultural resources is to refrain from inducing sensitive or residential uses into or next to agricultural areas, both within and adjacent to the City, and to protect the vitality of essential agricultural activities and support facilities, rather than hindering them. Policy HEJ-1.1, discussed more below, likewise threatens agricultural resources and operations by imposing new restrictions on existing operations instead of protecting these resources in a manner that benefits the City and the region. Further, as discussed, introducing policies and actions that would restrict and potentially eliminate existing agricultural resources controverts the California Agricultural Protection Act and the Santa Barbara County Right-to-Farm Ordinance, as well as the California Land Conservation Act (Williamson Act)[8] and, without sufficient analysis in the EIR, CEQA (discussed below). 8.3

Actions COS-4.1.1, COS-4.1.3, and COS-5.2.3, Policy S-3.2, Policy HEJ-1.4 and its actions, and Policy HEJ-1.8 introduce air, pesticide, and water quantity and quality controls that may conflict with or impede existing statutory and regulatory requirements for resources and hazards that are already highly regulated by laws and agencies like the Porter-Cologne Water Quality Control Act, the Sustainable Groundwater Management Act, the Federal Clean Water Act, the Regional and State Water Quality Control Board, the U.S. Environmental Protection Agency, the California Department of Pesticide Regulation, and the County Agricultural Commissioner, to name only a few. Additional regulations of agricultural air emissions, pesticides, or water quantity and quality by the City are inappropriate and must be removed.

Actions CIR-4.2.2 and LU-4.1.2, Policy N-2.2 and its actions, and Policy HEJ-1.2 require transportation controls and related actions that will adversely affect the transportation of agricultural products. East-west movement of perishable and time-sensitive agricultural

[8] Cal. Gov. Code, § 51200 et. seq.

produce, vehicles, and equipment is essential to agriculture and the jobs and businesses it supports, both within and beyond the City. Transportation corridors must remain open and efficient. The City must provide adequate transportation options and must not allow its General Plan to restrict routes and timely movement of agricultural produce, equipment, and support vehicles.

Policies ECON-2.8, LU-2.1, and LU-2.3 (among others), and several General Plan maps, identify and discuss annexation of agricultural lands east of U.S. Highway 101 that would dramatically increase adverse impacts to agricultural resources, both from the immediate conversation of agricultural land and through additional regulatory requirements and conflicts from farming near unrelated urban uses. Grower-Shipper therefore opposes a subset of these annexations and notes that the resulting potentially significant impacts were not accurately identified, much less analyzed or mitigated to the maximum extent feasible, in the Draft EIR in violation of CEQA (discussed below). Grower-Shipper does not necessarily oppose the annexation of a limited portion of land north of Main Street, and the block immediately east of Marian Regional Medical Center, despite that these areas contain prime farmlands of exceptional quality, in recognition of the need to balance multiple priorities. However, the proposed Specific Plans for these annexed areas must include policies and requirements to minimize conflicts between the new urban uses and existing agricultural operations, in large part by locating sensitive uses—especially schools and childcare facilities—and active recreation and residential uses as far as possible from existing agricultural operations. 8.3

Importantly, the specificity and detail in the General Plan's proposed EJ policies and actions is not required. SB 1000 requires all general plans include an EJ Element and that the Element identify policies and objectives that, generally, reduce health risks to DACs by certain means such as a reduction in pollution exposure, and promote civic engagement and prioritize programs addressing the needs of DACs. It does not, however, require any level of specificity for these EJ policies or actions. Moreover, the Attorney General SB 1000 Best Practices[9] is not controlling authority.[10] At most, it may be considered persuasive, like a formal Attorney General legal opinion.[11] Notwithstanding, SB 1000 Best Practices does not claim that SB 1000 mandates specific general plan EJ policies or actions and acknowledges that "an effective environmental justice policy in one jurisdiction may not be relevant or effective in another…" and that "[a]nyone reviewing this document to determine SB 1000

[9] Available at https://oag.ca.gov/environment/sb1000.

[10] See, e.g., *Thorning v. Hollister School District* (1992) 11 Cal.App.4th 1598, 1604.

[11] Although, courts regularly find Attorney General opinions to not be persuasive (see, e.g., *People ex rel. Foundation for Taypayer & Consumer Rights v. Duque* (2003) 105 Cal.App.4th 259, 268; *Almond Alliance of California v. Fish & Game Com.* (2022) 79 Cal.App.5th 337, 358; *Sukut Construction, Inc. v. Rimrock CA LLC* (2011) 199 Cal.App.4th 817, 830; *Rideout Hospital Foundation, Inc. v. County of Yuba* (1992) 8 Cal.App.4th 214, 227), and, in any event, best practices are not classified as a formal opinion. The Attorney General labels them informally as "colleague letters."

compliance responsibilities should consult their own attorney for legal advice."[12] The Attorney General's suggestions and examples for policies and actions use flexible language, like "may" and could," indicating an agency *may* exercise its discretion, where appropriate, to develop a policy to address a particular concern.[13] At base, SB 1000 Best Practices does not give directions, it makes suggestions.

Thus, the City is not obligated to include the level of detail that it currently includes in some of its proposed EJ policies and actions. For example, proposed Policy HEJ-1.1 could and should be revised as follows:

> **Policy HEJ-1.1**: ~~**Protect against industrial**~~ **Reduce potential exposure to pollution**. ~~Prevent industrial and commercial facilities from exposing~~ Avoid siting sensitive land uses (e.g., schools, playgrounds, housing, hospitals, senior centers, and daycare centers), and/or land uses with a reasonable likelihood of accommodating DACs ~~to harmful air pollution and toxic chemicals, especially in DACs that have experienced disproportionate pollution burdens, by carefully analyzing proposed development and the expansion of~~ near agricultural, industrial, and commercial uses.

8.3

This policy revision would better address the fundamental need for good land use planning and compatibility to proactively prevent land use conflicts and resulting issues. It also better comports with the generalized directive in SB 1000 to "[i]dentify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure…"[14] and would avoid conflicts with the California Agricultural Protection Act and the Santa Barbara County Right-to-Farm Ordinance.

Revising or eliminating the above-discussed proposed General Plan policies and actions would help to avoid unintended and significant adverse consequences to agricultural resources and operations and the economy and would not result in additional, increased, or disproportionate impacts to natural resources or DACs. The General Plan is in draft form, and its policies and actions are only proposed at this time. The City has the discretion to review and process feedback from stakeholders like Grower-Shipper and its members and make changes that will avoid the significant impacts discussed in this letter. Accordingly, Grower-Shipper requests that the City make these changes, and any others it may deem problematic for the City's agricultural community and local and regional economy.

[12] Attorney General SB 1000 Best Practices, pp. 2, 13.
[13] *Id*., pp. 13-14.
[14] Gov. Code, § 65302, subd. (h)(1)(A).

C. The General Plan Draft EIR Fails to Sufficiently Analyze All General Plan Policies and Actions, in Violation of CEQA

The Santa Maria 2045 General Plan Draft EIR omits necessary analysis of several General Plan policies and actions. Critically, the Draft EIR appears to omit any analysis whatsoever of the General Plan EJ Element and its proposed EJ policies and actions. This oversight is problematic because several proposed EJ policies and actions, such as those promoting new infrastructure, would result in changes to the physical environment that could cause direct and reasonably foreseeable indirect significant adverse environmental impacts requiring analysis commensurate with their level of detail,[15] including in a cumulative scenario,[16] and potentially requiring mitigation pursuant to CEQA.[17] The Draft EIR also does not analyze the inherent conflict between some of the DACs identified in the EJ Element and existing zoning for agriculture and resulting impacts, and fails to identify any feasible mitigation measures that may reduce these impacts, in violation of CEQA.[18] The Draft EIR further fails to adequately analyze the effects of the General Plan's annexation policies on agricultural resources. The EIR summarizes previous environmental review of annexation areas located west of Highway 101 but does not analyze impacts to areas located east of the highway, despite that these areas contain important and prime farmland that will be threatened by urban encroachment resulting from annexation. 8.4

These omissions lessen the EIR's value as an informational document for decisionmakers and the public.[19] "The EIR is to inform other governmental agencies and the public generally of the environmental impact of a proposed project" and "to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action."[20] Grower-Shipper represents the local agricultural citizenry that is apprehensive about the environmental effects of the General Plan on agricultural uses and

[15] A program EIR (see CEQA Guidelines, § 15168), such as a general plan EIR, may analyze impacts at a less granular level than a project-specific EIR but still must address all reasonably foreseeable effects. (See fn. 17, *post*.) "The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR." (CEQA Guidelines, § 15146.) Here, where the EJ policies and actions have a high degree of specificity, the EIR must analyze impacts resulting from those policies and actions at a corresponding degree.

[16] See CEQA Guidelines, § 15130.

[17] See Pub. Resources Code, §§ 21002, 21002.1, 21065.3, 21068; CEQA Guidelines, §§ 15121, 15126.2, 15126.4, 15358, [an EIR must analyze a project's direct and reasonably foreseeable indirect significant environmental effects related to a physical change and describe feasible measures that could minimize these effects]; see also, e.g., *Save the El Dorado Canal v. El Dorado Irrigation Dist.* (2022) 75 Cal.App.5th 239, 263.)

[18] See Pub. Resources Code, § 21002.1; CEQA Guidelines, §§ 15126, 15126.2, 15126.4.

[19] See Pub. Resources Code, §§ 21005, 21061; CEQA Guidelines, §§ 15003, subd. (c), 15121; *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 516, 520-21, internal citation omitted [omission of required discussion can result in EIR not "serv[ing] its purpose as an informational document;" "[t]he relevant informational document here is the EIR, and the EIR must communicate [to] 'the public and the government officials deciding on the project'"].

[20] CEQA Guidelines, § 15003, subds. (c),(d), citing *No Oil, Inc. v. City of Los Angele*s, 13 C. 3d 68 and *People v. County of Kern*, 39 Cal. App. 3d 830.

accordingly requests that the City prepare the analysis required under CEQA to adequately inform decisionmakers and the public about these impacts and mitigate them to the extent feasible.

Thank you for your consideration of this comment letter. Grower-Shipper retains the right to submit further comments and evidence, if warranted, up to the final public hearing on the matter.[21] We are happy to answer any questions the City may have. Please feel free to contact me at ktaber@somachlaw.com. Also, please add me the list of parties that receive all notices regarding the EIR and General Plan, including the Notice of Determination, when it is posted. 8.4

Sincerely,



Kelley M. Taber

Attachment

[21] See, e.g., *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124.Cal.App.4th 1184, 1200 [CEQA comments considered up to final project hearing].

ATTACHMENT

Grower Shipper
ASSOCIATION
of Santa Barbara and San Luis Obispo Counties

February 28, 2025

Dana Eady
City of Santa Maria Planning Division Manager
deady@cityofsantamaria.org

Re: City of Santa Maria General Plan Policy Framework

Dear Ms. Eady,

Thank you for the opportunity to submit comments on the General Plan Policy Framework and to serve on the Technical Advisory Committee. In addition to the comments provided verbally at the most recent TAC meeting, we would like to highlight a few key points. We look forward to continuing to work with the City to further refine these policies as the foundational document for the forthcoming General Plan, and implementing the General Plan for many years to come.

In general, we suggest the documents are further refined to prevent potentially conflicting policy directives. We are also concerned with expansions of requirements that present feasibility limitations in the future (ex: wildlife corridors, ecological buffers, wilding). Several of the policies are beyond the scope and expertise of the City of Santa Maria and would be better left to the implementation and enforcement mechanisms already in place (ex: intent of ecological buffers addressed through CEQA, pesticide regulation within the regulatory authority of the County Ag Commissioner and CA DPR, and water quality regulatory authority of the Water Board, etc.).

Finally, we are concerned with the addition of development requirements and exactions, as well as regulatory policies, that go above and beyond the ample body of other existing and future regulatory mandates. If it moves forward in the Draft General Plan, this expansion will affect the feasibility and affordability of developing new and affordable housing, as well as business and employment opportunities (ex: Circulation, Community Benefits Agreements, Land Use, Recreation, Safety, etc.).

The following are some additional comments about the specific draft Goals, Policies, and Actions.

Conservation and Open Space Policy Framework

1. **Reduce mowing.** We support the regular maintenance of City lands to reduce invasive pests and diseases, but are concerned that a prescriptive reduction of mowing could also create problems with potential hosts and IPM practices,. One such example is the Impatiens Necrotic Spotted Virus (INSV): weed management plays an important role in breaking the host cycle and disease management, which can have potentially devastating impacts to neighboring agricultural areas.
2. **Agricultural Preservation.** We support the preservation of agricultural lands. We are unclear on what is meant by 2.1.2 and the type of easements intended. Other options for technical assistance and education with more specialized expertise in agriculture are available than what would be expected from the City.
3. **Sustainable Agriculture.** We share the interest in promoting sustainable agriculture. However, we would not expect the City to develop technical expertise, as there are other, more specialized resources available.

4. **Water Resources, Action 4.1.** Water is a very important resources for many beneficial uses in and around the City. This is also a very highly regulated space, both for municipal and agricultural uses, especially through the State and Regional Water Boards, not to mention the Basin Adjudication and SGMA. Many of the goals are already being addressed without the need for new programs or policy actions. We discourage the creation of additional layers of regulation or potential policy inconsistencies, as the requirements through other regulatory mechanisms only continue to increase.
5. **5.3 Agricultural air pollutant emissions.** Agriculture continues to advance in its practices, but many of the items identified in this section are beyond the scope of the City and should not be included in the General Plan. Farming practices are best addressed through specific technical expertise and limited by economic and technical feasibility. Action 5.3.3 is already being implemented by the County Agricultural Commissioner, with additional restrictions from CA Department of Pesticide Regulations (DPR), CalEPA, and USEPA. We generally support Action 5.3.4, although its goals are likely best achieved through thoughtful land use planning, especially of prospective annexations and siting of schools. It is also worth noting that vegetative buffers, if immediately adjacent to agricultural operations, can create challenges related to food safety, pests, and diseases.
6. **6.1 Greenhouse Gas Emissions.** Policies should balance what technology and practices are reasonably feasible, cost-effective, and available, and also consider potential impacts to jobs, businesses, and residents.
7. **8.2: Community environmental stewardship.** We believe that 8.2.4, 8.2.6, and 8.2.7 are duplicative of existing efforts and/or are better served by other sectors, rather than creating a new City mandate.

Noise Policy Framework

1. **N2.2 Industrial and agricultural traffic.** We oppose policies that limit routes and times of essential movement of goods, equipment, and people. Many agricultural operations are time-sensitive, and delays in cooling and access to equipment, and especially for fresh produce, are irreversible. We do support policies that facilitate smooth east-west corridors, and opportunities for improved movement could also benefit the noise being generated from multiple users.

Circulation Policy Framework

1. **CIR2.2 Transportation Planning.** We support the City's participation in multi-jurisdictional planning and funding efforts.
2. **CIR 7.2.** We support the City's infill efforts to meet urban needs while reducing pressure to annex agricultural lands.
3. **CIR-8.1: Parking.** As expressed in our comments on the Housing Element, we are concerned with parking policies that could be barriers to the construction or redevelopment of affordable housing, especially in situations where group employee transportation, such as CalVans, is available.

Economic Development Policy Framework

1. **Policy ED-2.1: Business-friendly regulation.** We strongly support the City's dedication to an environment that support business and jobs. We are concerned that some of the policies introduced elsewhere in the frameworks could inadvertently conflict with this important action. We further suggest that efficiency is prioritized for all businesses, including agriculture and supporting businesses, not just ag tech.
2. **Policy ED-2.3: Infill development.** As stated elsewhere, we support infill development as a means to achieve multiple goals.

Health and Environmental Justice Policy Framework

1. We will restate our objections to the use and narrative surrounding CalEnviroScreen 4.0, especially surrounding pesticides. First, pesticide *use* is not the same as *exposure*. Next, the tool uses census tracts, which include agricultural production areas outside of the City limits, which is misleading for the purposes of the City of Santa Maria. Additionally, in many cases, a closer look at the underlying data show that the City's "population characteristics scores" are almost always higher than the "pollution burden score." We urge you to reach out to the County Agricultural Commissioner to better understand the difference between use and exposure, as well as the robust and continually evolving regulatory mechanisms and monitoring already in place.
2. We object to the inaccuracies, selective references, and implications made regarding H-2A housing in this Framework. We ask references to H-2A in this Framework be removed to better fulfill the City's commitment to Fair Housing.
3. **HEJ 1.1.** This policy should also include the importance of citing sensitive sites away from existing and future commercial and industrial operations, and the concerns with the incursion of urban uses into industrial and commercial areas, including agricultural operations. A much deeper discussion on the implementation mechanism is warranted with stakeholders—in some cases, restrictions can be ¼ mile or more, and a 500 foot buffer would be far from adequate.
4. **HEJ 1.5.** This policy is beyond the scope of authority of the City of Santa Maria and duplicative of existing regulations and voluntary efforts. We ask that it be removed.

Land Use Policy Framework

1. **LU-1.1.3: Area 9.** We remain concerned with potential land use conflicts resulting from allowing low density residential development west of A Street in Area 9 that is unrelated to the neighboring industrial and agricultural uses. We are concerned that this would create predictable and significant conflicts for the existing and future industrial and agricultural uses, as well as prospective residents, and this change should be removed.
2. We support LU-1.2 re Infill for the reasons stated in the policy and throughout this letter.
3. **LU-2 Annexation.** We restate our previous objections to the annexation of certain agricultural lands (primarily along Highway 101). Although they are prime farmlands of exceptional quality, in recognition of the need to balance multiple priorities, we do not necessarily oppose the annexation of a limited portion north of Main Street and the block immediately east of Marian Regional Medical Center).
4. **LU 4.1.2 and LU 4.2 Mixed Use.** Preservation and improvement of east-west corridors in and through the City must remain a top priority for the safe and efficient movement of goods, equipment, and people. We are concerned with the scope of the proposed prohibitions on use, especially near but outside of the Downtown Specific Plan area.
5. **LU 6.6 Neighborhood Commercial.** The reductions seem contrary to other policies supportive of infill and an efficient urban footprint listed elsewhere.
6. **Goal LU-9: Agricultural areas.** We support policies that protect active agricultural cultivation and prevent predictable land use conflicts.
7. **Goal LU-13: Land use conflicts.** This goal and implementing policies are of the utmost importance. The type of buffers depend on the neighboring uses—for example, active recreation such as walking and biking, would not be an effective buffer for neighboring agricultural operations. Residential encroachment and incompatible neighborhood uses should also discourage or prohibit the encroachment of residential uses into industrial spaces, including active agricultural operations.

Public Facilities and Services Policy Framework

1. **PFS-5.2: School siting.** We are very concerned with the placement of schools in agricultural areas, as this will create a sensitive site and create numerous conflicts. Such school site placement must be discouraged by the sound planning practices listed throughout the Policy Frameworks. Language on school siting must also include strategic placement and prohibit encroachment to prevent significant land use conflicts, impacts to existing operations, and community discord.
2. **PFS-8 Police.** We have heard feedback from members concerned with response times, especially in the northern portion of the City. We further encourage close collaboration with the County Sheriff's Rural Crime Unit and other law enforcement agencies, as theft and vandalism pose significant hardships and cross jurisdictional boundaries.
3. We are generally supportive of appropriately sited parks and recreation opportunities for our community. However, active recreation is generally not compatible with active agricultural operations. We encourage the policy to include language about appropriate siting to prevent predictable land use conflicts.

Safety Policy Framework

1. **S-3.3: Agricultural runoff reduction.** Agriculture is already regulated under the Regional and State Water Board's Irrigated Lands Regulatory Program. This section contains inaccuracies and is beyond the City's authority and should be deleted.
2. The portions related to flooding and dam operations and releases should be reviewed and updated by Public Works for improved accuracy.
3. **S-4.3.2: City materials usage.** We are concerned that dictating the type of materials might not be as feasible in effectively controlling weeds, pests, and diseases, which could have negative consequences for the City and neighboring agricultural operations. Flexibility in the materials and methods used should be included.
4. **S-8.7.2: Water efficient and conservation.** This is already regulated through the Water Board, SGMA, and basin adjudication and does not need to be included.

Thank you for incorporating these comments and concerns as the City moves forward with next steps in the General Plan update process.

Sincerely,

Claire Wineman

Claire Wineman
President

Letter 8

COMMENTER: Kelley M. Taber, Attorney at Somach Simmons & Dunn

DATE: September 29, 2025

Response 8.1

The commenter expresses appreciation for the City's consideration of their previous input on the Policy Frameworks. The commenter raises concerns about several proposed policies and actions in the 2045 General Plan Update. Specifically, the commenter objects to policies that could result in the placement of sensitive uses or disadvantaged communities near existing agricultural operations, and to the designation of certain agricultural areas as disadvantaged communities. The commenter also identifies potential regulatory conflicts and operational impediments to agriculture and transportation stemming from the proposed policies. Additionally, the commenter questions whether the Draft EIR adequately addresses the Health and Environmental Justice Element compliance with CEQA.

The concerns raised in this comment primarily relate to the proposed 2045 General Plan Update policies and their potential implications for agricultural operations, land use compatibility, and the designation of disadvantaged communities. The comments related to the 2045 General Plan Update policies do not identify a new significant impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, and no changes to the Draft EIR are required in response.

While the 2045 General Plan Update includes policies that address environmental justice priorities, such as minimizing exposure to pollution for disadvantaged communities, the Draft EIR does not include a separate environmental justice chapter. These considerations are incorporated into the 2045 General Plan Update's policy framework and are addressed in the Draft EIR where relevant, such as Section 4.2, *Air Quality and Greenhouse Gas*, Section 4.6, *Noise*, and Section 4.9.5, *Land Use and Planning*. However, for purposes of consistency with the 2045 General Plan Update, this response notes that the City has removed the census tracts referenced by the commenter from the designated disadvantaged communities in the 2045 General Plan Update mapping. No revisions to the Draft EIR are required in response to this comment.

Response 8.2

The commenter objects to the 2045 General Plan Update's identification of certain census tracts, specifically 20.11, 24.09, and 24.10, as disadvantaged communities, arguing that these areas are largely unpopulated and consist primarily of agricultural and industrial operations rather than residential communities. They assert that the use of entire census tracts to define disadvantaged communities is imprecise and inconsistent with Senate Bill 1000 and Government Code section 65302(h), which refer to disadvantaged communities as "areas" without specifying tract boundaries. The commenter warns that misclassifying these areas as disadvantaged communities could lead to inappropriate restrictions on agricultural operations, potentially violating the California Right to Farm Act and the Santa Barbara County Right-to-Farm Ordinance. They request that the City reevaluate these designations and, at minimum, apply a more granular approach using block group data to avoid unintended consequences for agricultural lands and supporting uses.

This comment pertains to specifics within the 2045 General Plan Update and does not raise a question or concern regarding the environmental analysis presented in the Draft EIR. However, for purposes of consistency with the 2045 General Plan Update, this response notes that the City has removed the census tracts referenced by the commenter from the designated disadvantaged communities in the 2045 General Plan Update mapping. As this comment does not identify a new significant impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Comments related to policy content will be passed on to decision-makers for their consideration.

Response 8.3

The commenter objects to proposed 2045 General Plan Update policies that would impose new buffers and restrictions on agricultural operations, including COS-5.2.4 and HEJ-1.1, arguing they conflict with existing agricultural protections and CEQA. The commenter opposes additional City regulations on air, water, and pesticide use, stating these are already governed by state and federal agencies. The commenter objects to transportation policies that could impede movement of agricultural goods and oppose annexation of farmland east of U.S. 101 due to unmitigated impacts. The commenter supports limited annexation near Main Street if land use conflicts are minimized. The commenter argues that SB 1000 does not require the level of specificity included in the General Plan's environmental justice policies and actions. The commenter also recommends revising HEJ-1.1 to better reflect land use compatibility.

This comment pertains to specific policies in the 2045 General Plan Update and does not raise a question or concern regarding the environmental analysis presented in the Draft EIR. The commenter's statement that 2045 General Plan Update policies aren't sufficiently evaluated in the environmental review of potential agricultural resource impacts is discussed below in Response 8.4. As this comment does not identify a new significant impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response. However, it is important to note that the purpose of a General Plan is to provide a long-term, visionary framework for guiding future growth and development. It establishes goals and policies that reflect community values and aspirations, and often uses flexible language to allow for interpretation based on the context of individual projects.

Comments related to policy content of the 2045 General Plan Update will be passed on to decision-makers for their consideration.

Response 8.4

The commenter asserts that the Draft EIR fails to analyze the environmental impacts of several proposed 2045 General Plan Update policies, particularly those in the Environmental Justice Element. The commenter argues that the omission of analysis for Environmental Justice policies and infrastructure proposals violates CEQA, as these actions could result in significant direct and indirect impacts. The commenter states that the Draft EIR does not address conflicts between disadvantaged communities designations and agricultural zoning, nor does it analyze annexation impacts east of U.S. 101 where prime farmland exists. The commenter requests that the City revise the Draft EIR to include analysis of potential impacts from the General Plan's Environmental Justice policies and actions, as well as annexation policies that could affect agricultural resources, and to identify feasible mitigation measures to reduce those impacts.

The Draft EIR was prepared as a Program EIR pursuant to CEQA Guidelines Section 15168, which is appropriate for evaluating the broad environmental effects of a general plan. As described in Chapter 1, *Introduction,* Subsection 1.1.2 of the EIR (pages 1-2 to 1-3), the Program EIR format allows for comprehensive analysis of cumulative and program-level impacts, with the understanding that future project-specific CEQA review will be conducted as needed for individual developments facilitated by the 2045 General Plan Update. Consistent with CEQA, the Draft EIR is intended to provide decision-makers and the public with information that enables intelligent consideration of the environmental consequences of the plan. The Draft EIR identifies potentially significant environmental effects, discusses feasible mitigation measures, and evaluates alternatives to the proposed plan.

The Environmental Justice Element of the 2045 General Plan Update is addressed in the Draft EIR through its integration into the analysis of relevant environmental topics. For example, Section 4.1, *Agricultural Resources*, and Section 4.2, *Air Quality and Greenhouse Gas Emissions*, evaluate the potential for physical environmental changes resulting from implementation of General Plan policies, including those that may be associated with Environmental Justice objectives. The Draft EIR identifies where impacts may be significant and unavoidable, such as the conversion of agricultural land in annexation areas in Impact AG-1, pages 4.1-9 to 4.1-13 of the Draft EIR, and discusses mitigation measures and policy-level strategies to reduce those impacts to the furthest extent possible. Similarly, as discussed in Impact AQGHG-1 on pages 4.2-21 through 4.2-23 of the Draft EIR, potentially significant impacts related to Air Quality and GHG are identified, such as increased emissions from future development, and includes mitigation measures and policy-level strategies to reduce potential impacts.

Regarding the annexation areas east of U.S. 101, the Draft EIR includes an analysis of land use changes and their potential to impact agricultural resources within Section 4.1, *Agricultural Resources*. As described in Chapter 2, *Project Description,* Subsection 2.6.3, *Annexation*, pages 2-12 to 2-13, the proposed annexation includes approximately 985 acres east of the highway, much of which is currently designated for agricultural use under County zoning and contains Prime Farmland, Unique Farmland, and Williamson Act lands in nonrenewal status. As discussed in Section 4.1, *Agricultural Resources*, Williamson Act lands in the annexation area are all currently in nonrenewal, which starts a countdown to the expiration of the contract. This includes three contracts that are set to expire in January of 2026 (71AP072), 2027 (85AP008) and 2028 (70AP148). The analysis within Section 4.1, *Agricultural Resources,* Subsection 4.1.3, *Impact Analysis*, pages 4.1-9 to 4.1-13, concludes that conversion of Important Farmland and conflicts with agricultural zoning in the plan area, including the annexation area east of U.S. 101, cannot be fully mitigated, even with policies promoting agricultural preservation and conservation easements. Accordingly, impacts to agricultural resources in the annexation areas are identified as significant and unavoidable, and cumulative impacts to farmland conversion would also be significant. Therefore, the Draft EIR does include both analysis of previously evaluated areas and new areas proposed for annexation and identifies significant and unavoidable impacts where appropriate.

No revisions to the Draft EIR are required in response to this comment.

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

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September 29, 2025

SCH #2025020584
SB/Var.

Dana Eady
Planning Division Manager
City of Santa Maria
110 South Pine Street Suite 101
Santa Maria, CA 93442

Re: City of Santa Maria 2045 General Plan Update Draft Environmental Impact Report (DEIR)

Dear Ms. Eady:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Santa Maria 2045 General Plan (General Plan) Update Draft Environmental Impact Report (DEIR). Caltrans' Local Development Review (LDR) branch is the conduit for reviewing projects and plans (i.e., General Plans) that may impact the State Highway System (SHS). Proposed land use developments and local plans, proposed near the SHS, are reviewed to ensure consistency with our mission and statewide planning priorities. To make this vision a reality, California has identified eight priority areas. The California Transportation Plan 2050 Goals include: Safety, Climate, Equity, Accessibility, Quality of Life & Public Health, Economy, Environment, and Infrastructure.

The following comments are based on our review of the August 2025 General Plan DEIR and Circulation Element. 9.1

Project Understanding

The City of Santa Maria is updating their General Plan to reflect the City's vision throughout the year 2045. The planning horizon is approximately twenty years, during which time City decision makers will rely on the General Plan as the basis for making decisions on matters such as land use, transportation, open space, environmental quality, and safety. The local highway network in the City of Santa Maria, consists of the following: US 101, State Route (SR)166, and SR 135.

General Comments

Caltrans supports the objective: Transportation Innovation – designed to create a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, vehicles, rail, and transit can safely and efficiently navigate to/from their destinations. Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all users and recognizes bicycle, pedestrian, and transit modes as integral parts of the transportation network. Caltrans looks forward to reviewing and providing feedback on land use developments that are proposed in and around the SHS. Early coordination with Caltrans is encouraged. 9.1

Lead Agency

As the Lead Agency, the City of Santa Maria is responsible for all project mitigation, including any needed improvements to the SHS.

Vehicle Miles Traveled (VMT)

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses VMT analysis for land use projects, please refer to the Caltrans Transportation Impact Study Guide.

The project VMT analysis and significance determination are undertaken in a manner consistent with the Governor's Office of Planning and Research's (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA. Per the DEIR, this project is found to have a significant VMT impact with no feasible policies or mitigation measures that could reduce citywide rates of VMT below the 17% reduction target by the horizon year 2045. However, VMT is projected to decrease for both per household and per employee VMT between the existing baseline year and horizon year. 9.2

Caltrans supports both Policy CIR-7.2: Prioritize land use development patterns that reduce VMT and Policy LU-4.3: Mixed-use development. Efficient land use can place housing closer to jobs and amenities creating shorter trips for all users. Denser land use offers an opportunity to connect users to their destinations with an integrated multimodal network featuring transit, shared mobility, biking, walking, and other low-carbon modes. The state supports reducing VMT in ways that increase the likelihood that people will use and benefit from a multimodal transportation network.

No mitigation measures were listed for reducing VMT in the DEIR. Caltrans encourages the City to consider creating a VMT Mitigation Impact Fee programs to help reduce impacts on the SHS. Transportation Demand Management (TDM) Plans and Trip

Reduction Programs should be considered for land development projects with significant and unavoidable impacts to further mitigate VMT. For more information visit Caltrans Transportation Demand Management Toolbox. 9.2

Complete Streets

Caltrans strongly advocates for the planning and implementation of Complete Streets. These streets prioritize the needs of all users, regardless of age or ability, by incorporating high-quality infrastructure for pedestrians, bicyclists, and transit riders. Improvements may include features such as secure bicycle parking, pedestrian-friendly LED lighting, clear wayfinding signage, and seamless connections to nearby active transportation options or transit facilities. Complete Streets contribute to a range of positive outcomes, including improved regional connectivity, enhanced air quality, reduced traffic congestion, better first/last-mile connections for transit users, and overall increased safety for all modes of transportation. 9.3

The following comments are based on the DEIR and Circulation Element.

DEIR Transportation and Traffic 4.7:

- This section is missing a reference to the City's 2019 Downtown Multimodal Streetscape Plan when discussing relevant planning documents.

Santa Maria General Plan Circulation Element:

- Page 17 of the Circulation Element (Figure CIR-2: Bikeway Network) is missing several existing bikeways. For example, the following locations contain bikeway facilities that are missing or incorrect including SR 135 (Broadway) and SR 166 (Main Street).
- Page 17 of the Circulation Element (Figure CIR-2: Bikeway Network) is inconsistent with the Class I facilities proposed in the Recreation and Parks Element (Figure REC-2: Trail System). Please consider adjusting either figure to have consistent bikeway recommendations for Class I shared-use paths within the city limits. Inconsistencies are present in multiple locations such as Union Valley Parkway, the west side of Highway 101 from Betteravia Road to Battles Road, Foxenwood Lane, Pioneer Park region, South Miller Street, Santa Maria Way, Sunrise Drive, Blosser Road, La Brea Avenue, Blosser Road, Grogan Park region, Preisker Park region, Suey Road, and Panther Road. 9.4
- Page 20 of the Circulation Element, please include Main Street as a Pedestrian Priority Improvement Network to be consistent with the 2019 Downtown Multimodal Streetscape Plan.

Encroachment Permits
Please be aware that if any future work is completed in the State's right-of-way it will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements. Project Oversite maybe needed depending on the complexity of the project. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at: https://dot.ca.gov/programs/traffic-operations/ep.

Equitable Access
If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users. 9.5

Should you have any questions or need further clarification on the items discussed above, please contact me at (805) 888-1508 or email christopher.bjornstad@dot.ca.gov.

Sincerely,

Christopher Bjornstad

Chris Bjornstad
Associate Transportation Planner
District 5 Development Review

CC: Veronica Lezama, Branch Chief – Regional Planning &
Local Development Review (South)

Letter 9

COMMENTER: Chris Bjornstad, Associate Transportation Planner with Caltrans District 5

DATE: September 29, 2025

Response 9.1

The commenter summarizes the role of the California Department of Transportation in reviewing local plans that may affect the State Highway System and expresses general support for the 2045 General Plan Update's transportation objectives.

The information summarized by the commenter is included in Chapter 2, *Project Description,* pages 2-1 to 2-8, of the Draft EIR, which includes a discussion of the Circulation Element and its emphasis on multimodal transportation. Additional context is provided in Chapter 3, *Environmental Setting*, Section 3.1, *Setting,* page 3-1, which outlines the regional transportation context including U.S. 101, SR 166, and SR 135. No revisions to the Draft EIR are required in response to this comment.

Response 9.2

The commenter summarizes Caltrans' approach to evaluating vehicle miles traveled impacts and states that the Draft EIR identifies a significant VMT impact with no feasible mitigation to meet the 17 percent reduction target by 2045, though they state VMT per household and per employee is projected to decrease. The commenter expresses support for General Plan policies and encourages the City to consider VMT mitigation strategies such as a VMT mitigation fee program, Transportation Demand Management plans, and trip reduction programs.

This information is discussed in Section 4.7, *Transportation and Traffic*, pages 4.7-1 to 4.7-18, which presents the VMT analysis and identifies a significant and unavoidable impact due to the inability to meet the 17 percent reduction target by 2045. Related policies are described in Subsection 4.7.3, *Impact Analysis*, pages 4.7-8 to 4.7-14, which explain how land use strategies such as mixed-use and infill development are intended to reduce VMT. No revisions to the Draft EIR are required in response to this comment.

Response 9.3

The commenter summarizes Caltrans' support for Complete Streets and states that the Draft EIR Section 4.7, Transportation and Traffic, does not reference the City's 2019 Downtown Multimodal Streetscape Plan.

The commenter is correct that the Draft EIR does not currently reference the City's 2019 Downtown Multimodal Streetscape Plan when discussing relevant planning documents in Section 4.7, *Transportation and Traffic,* pages 4.7-7 through 4.7-8. A reference to this plan has been added to the Final EIR in Section 4.7, *Transportation and Traffic,* Subsection 4.7.2.c, *Local Regulations,* pages 4.7-7 through 4.7-8. The language within the Regulatory Setting discussion on pages 4.7-7 through 4.7-8 has been revised in the Final EIR to incorporate the following underlined language:

Santa Maria Regional (formerly Area) Transit Short Range Transit Plan Update

In 2018, the City of Santa Maria hired a consultant to update to its Short Range Transit Plan. This plan is the guiding document for the City's public transit program. Before this update, the most recent full update was completed in 2008, with a subsequent update in 2015 that focused on Santa Maria Regional Transit's (SMRT's) evening service and fare policy. In 2021 the City prepared an Addendum to the Short Range Transit Plan incorporating post-COVID route and schedule revisions. The current Short Range Transit Plan includes a series of service recommendations in four categories: performance improvement, service enhancement, policy, and innovation/technology.

Santa Maria Downtown Multimodal Streetscape Plan

The Downtown Multimodal Streetscape Plan was adopted in January 2019 to guide the transformation of Santa Maria's Downtown streets into vibrant, multimodal corridors. Funded through a Caltrans Sustainable Communities Grant, the plan builds on the City's Downtown Specific Plan and Caltrans' Main Street, California program to promote Complete Streets principles. The plan provides conceptual design guidance for Broadway and Main Street, aiming to improve safety, walkability, and livability while accommodating all users—pedestrians, bicyclists, transit riders, and vehicles. Key goals include reducing lane widths, adding bike facilities, widening sidewalks, and enhancing intersections with traffic calming and landscaping. The plan emphasizes community engagement and reflects input from extensive public outreach, prioritizing beautification, connectivity, and economic revitalization. While the plan does not constitute final design approval, it establishes a framework for future engineering and implementation phases in partnership with Caltrans and identifies potential funding strategies for phased improvements.

The addition of the summary of the Santa Maria Downtown Multimodal Streetscape Plan into Section 4.7, *Transportation and Traffic,* Subsection 4.7.2.c, *Local Regulations,* does not change the environmental analysis or conclusions in the Draft EIR. In addition to this reference, acknowledging the 2045 General Plan Update's compliance with the 2019 Downtown Multimodal Streetscape Plan, the Draft EIR also discusses multimodal transportation planning and related policies in *Section 4.7, Transportation and Traffic,* Subsection 4.7.3, *Impact Analysis*, pages 4.7-8 to 4.7-14, including policies that support pedestrian, bicycle, and transit infrastructure. The Draft EIR describes applicable local planning documents such as the 2020 City of Santa Maria Active Transportation Plan in Subsection 4.7.2.c, *Local Regulations,* pages 4.7-7 through 4.7-8.

Response 9.4

The commenter summarizes concerns related to the bikeway and pedestrian network mapping in the General Plan Circulation Element. Specifically, they note that Figure CIR-2 (Bikeway Network, page 17 of the Circulation Element) omits existing bikeways along SR 135 (Broadway) and SR 166 (Main Street), and is inconsistent with Class I shared-use path recommendations shown in Figure REC-2 (Trail System) of the Recreation and Parks Element. They also suggest that Main Street be included in the Pedestrian Priority Improvement Network to align with the 2019 Downtown Multimodal Streetscape Plan.

This comment pertains to the 2045 General Plan Update and does not raise a question or concern regarding the environmental analysis presented in the Draft EIR. The figure referenced by the commenter appears in the 2045 General Plan Update Circulation Element but does not appear in the EIR. As this comment does not identify a new significant impact, provide substantial evidence of a deficiency in the environmental analysis, or propose feasible mitigation measures, no changes to the Draft EIR are required in response.

Comments related to the 2045 General Plan Update will be passed on to decision-makers for their consideration. No revisions to the Draft EIR are required in response to this comment.

Response 9.5

The commenter summarizes standard requirements for future work within the State's right-of-way, noting that such work will require an encroachment permit from Caltrans and must meet Caltrans engineering and environmental standards. The commenter also states that any impacted Caltrans facilities must comply with ADA standards and maintain bicycle and pedestrian access during construction to support equitable access.

The commenter is correct that future work within the State's right-of-way would be required to comply with Caltrans procedures, permitting, and standards. This comment does not raise specific concerns or recommendations related to the Draft EIR. No revisions to the Draft EIR are required in response to this comment.

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3 Recirculation Not Warranted

The Final EIR contains revised chapters of the Draft EIR. The minor revisions to the Draft EIR would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. The revisions to the Draft EIR chapters identify textual modifications to the Final EIR. The revised text serves to amplify, correct, supplement or clarify, information in the public review Draft EIR. It does not substantively affect the level of impact nor the conclusions presented. Therefore, recirculation of the Draft EIR is not warranted.

CEQA requires recirculation of a Draft EIR only when "significant new information" is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred but before the EIR is certified (Public Resources Code Section 21092.1; CEQA Guidelines Section 15088.5). Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR (CEQA Guidelines Section 15088.5(b)).

The relevant portions of CEQA Guidelines Section 15088.5 (items a, b, and e) read as follows:

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

(e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

Revisions to the Final EIR are briefly summarized in the following discussion:

- Revisions to the Executive Summary carry over language from Chapter 1, *Introduction,* and clarify the dates of circulation of the Notice of Preparation.

- Revisions to Chapter 2, *Project Description;* Section 4.1, *Agricultural Resources;* and Section 4.2, *Air Quality and Greenhouse Gas Emissions,* clarify typographical errors and update existing setting information.
- Mitigation Measure AQGHG-3 has been revised to incorporate Santa Barbara County Air Pollution Control District current best practices.
- Revisions to Section 4.3, *Biological Resources,* clarify typographical errors and order of presented information in the existing setting sections.
- Mitigation Measure CUL-1 has been revised to update the years of age threshold for buildings, structures, objects, sites, landscape/site plans, or other features to be consistent with existing City of Santa Maria Municipal Code.
- Revisions to Section 4.5, *Hydrology and Water Quality,* clarify typographical errors and remove irrelevant information from figures.
- Revisions to Section 4.6, *Noise,* clarify typographical errors, add clarifying language regarding uses of figures, and adds relevant regulatory setting information.
- Revisions to Section 4.7, *Transportation,* clarify existing roadway uses, bicycle path requirements, existing public transportation, regulatory setting information, and typographical errors in the setting section.
- Revisions to Section 4.9, *Effects Found Not to be Significant,* include typographical errors, clarifications regarding Objective Design Standards, clarifications regarding service areas of providers, clarifications of existing setting of the city, and clarifications of existing setting of city services.
- Revisions to Chapter 6, *Alternatives,* add clarifying language related to the Infill Only Alternative and agricultural land.

These edits to the listed EIR Chapters and Sections would not result in any secondary or otherwise undisclosed effect. Recirculation is not required where new information added to the EIR merely makes minor modifications in an EIR (CEQA Guidelines Section 15088.5[b]). Therefore, the revisions to the aforementioned EIR Chapters and Sections would be consistent with the minor modifications as defined in CEQA Guidelines Section 15088.5(b).

The information and revised wording of Mitigation Measure AQGHG-3 and Mitigation Measure CUL-1 added to this Final EIR would not result in a substantial increase in the severity of an environmental impact, nor a new significant environmental impact that would result from the revised mitigation. These mitigation measures were already included within the impact analysis and these revisions make corrections to mitigation to include current best practices and Santa Maria municipal code requirements. Recirculation is not required where new information added to the EIR merely clarifies or amplifies or makes minor modifications in an EIR (CEQA Guidelines Section 15088.5[b]).

Revisions to the Draft EIR would not result in an impact that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. Finally, additional information provided in this Final EIR does not present a feasible project alternative or mitigation measure considerably different from others previously analyzed in the EIR that the City has declined to adopt and that would lessen an environmental impact.

The information added to this Final EIR supplements, clarifies, amplifies, and corrects information in the Draft EIR. The City has reviewed the information in the Final EIR and has determined that it does not change any of the basic findings or conclusions of the EIR, does not constitute "significant new information" pursuant to *CEQA Guidelines* Section 15088.5, and does not require recirculation of the Draft EIR. This decision is supported by substantial evidence provided in this EIR.

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Appendix A

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

Statutory Requirements

When a Lead Agency makes findings on significant environmental effects identified in an Environmental Impact Report (EIR), the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (Public Resources Code [PRC] Section 21081.6(a) and California Environmental Quality Act [CEQA] Guidelines Sections 15091(d) and 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

Administration of the Mitigation Monitoring and Reporting Program

The City of Santa Maria (City) is the Lead Agency responsible for the adoption and implementation of the MMRP. According to State CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. The City may delegate responsibility for verifying and documenting compliance with the MMRP to an Applicant as coordinator of the project and its construction, and the Applicant will be responsible for compliance. However, until mitigation measures have been completed, the City, as the Lead Agency, remains responsible for ensuring that the implementation of the measures occurs in accordance with the program.

Mitigation Measures

Table ES-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in Chapter 4, Environmental Impact Analysis, of the EIR.

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Table ES-1 Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality and Greenhouse Gas Emissions						
AQGHG-2 Project-Level Air Quality Analysis and Mitigation. The City shall require, where it is determined as necessary, applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD's adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.	The project applicant shall submit all mitigation measures to the lead agency for review and approval prior to project approval or issuance of grading/building permits.	The lead agency shall verify compliance with mitigation measures during construction.	Lead agency			
AQGHG-3 Construction Equipment Exhaust Control Measures. For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring the following: a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board's Tier 4 Final engine emissions standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities. b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).	The project applicant shall submit the construction equipment exhaust control documentation to the City for review and approval prior to project approval or issuance of grading and construction permits.	City staff shall spot check for compliance during construction.	City of Santa Maria			
Biological Resources						
BIO-1(a) Biological Resources Screening and Assessment. For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City Staff, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-1[b] through BIO-1[k]) shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.	The applicant shall submit the results of the baseline Biological Resources Screening and Assessment to the City prior to project approval or issuance of grading and construction permits. If required, the applicant shall submit the biological assessment to the City prior to project approval or issuance of grading and construction permits.	The City shall ensure that the applicable biological resource assessment has been completed and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			
BIO-1(b) Special-status Plant Species Surveys. For development facilitated by the plan where the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval. If special-status plants are not found during special-status plant surveys, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2B plant populations are found during special-status plant surveys, the Mitigation Measures BIO-1(c) and BIO-1(d) shall be implemented.	The applicant shall submit the survey results to the City and CDFW and/or USFWS, as appropriate, for review and/or approval prior to project approval or issuance of grading and construction permits.	The City and CDFW and/or USFWS, as appropriate, shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria; CDFW; USFWS			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
BIO-1(c) Special-status Plant Species Avoidance, Minimization, and Mitigation. If federally-listed and/or state-listed individuals, and/or CRPR 1B or 2 plant populations are found during special-status plant surveys (pursuant to Mitigation Measure BIO-1[b]) and would be directly impacted by development, then the project shall be re-designed to avoid impacting listed plant species or CRPR 1B or 2 populations, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. Prior to initiation of construction activities the project proponent shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval. If special-status plants can be avoided, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2 plant populations cannot be avoided, then Mitigation Measure BIO-1(d) shall be implemented.	The applicant shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval prior to the issuance of grading or construction permits.	The City shall review the site plan and avoidance buffers and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			
BIO-1(d) Habitat Mitigation and Monitoring Plan. If federally- and/or state-listed plants, non-listed special-status plant populations, sensitive natural communities, or waters of the US and/or State cannot be avoided and will be impacted by development facilitated by the plan, the City shall require mitigation at a minimum ratio of 1:1 per acre of impact (and 1:1 per tree), to be determined in coordination with CDFW and USFWS as and if applicable, for each species as a component of habitat restoration. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to the City for review and approval. The HMMP shall include, at a minimum, the following components. 1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type). 2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved). 3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values). 4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan). 5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule). 6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports). 7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist. 8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria. 9. Notification of completion of compensatory mitigation and agency confirmation. 10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 11. All nursery plants used in restoration shall be inspected for sudden oak death. If a federally and/or state-listed plant species has the potential be impacted, an HMMP shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies. Within 30 days of completion of monitoring, a final monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.	The applicant shall submit the HMMP to the City, and CDFW and/or USFWS, as applicable, for review and approval prior to the issuance of grading and construction permits. Within 30 days of completion of monitoring, a final HMMP monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.	The City, CDFW and/or USFWS shall review and approve the HMMP for compliance prior to issuance of the grading and construction permits.	City of Santa Maria			
BIO-1(e) Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys. For development facilitated by the plan where the project-specific biological analysis (Mitigation Measure BIO-1[a]) determines that suitable habitat may be present for federal- or state-listed, candidate, or proposed species, the City shall require protocol habitat assessments/surveys be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the project applicant shall be required to complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.)	The applicant shall submit results of required protocol survey(s) and consultation with CDFW and/or USFWS to the City for review and approval prior to the issuance of any grading and construction permits.	The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure	City of Santa Maria			
BIO-1(f) Endangered/Threatened Animal Species Avoidance and Minimization. For development facilitated by the plan where potential impacts to aquatic and/or terrestrial animal species are identified by the project specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1(a), the following measures shall be applied.	These measures shall be implemented during grading and construction activities. The applicant shall provide monthly maintenance reports during construction to the City	City staff shall spot check for compliance during construction.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. 2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31,if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and maybe subject to regulatory agency approval. 3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented. 4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. 5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. 6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete. 7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies. 8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland. 9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment. 10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. 11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Santa Barbara County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1[a]) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits. 12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation MeasureBIO-1[a]). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state “take” authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction	compliance monitoring staff to document compliance with the measures.				
BIO-1(g) Worker Environmental Awareness Program. For development facilitated by the plan within undeveloped parcels and prior to construction activities (including staging and mobilization), the City shall require the project proponent to arrange Worker Environmental Awareness Program (WEAP) training for all construction personnel to attend, conducted by a City-approved biologist, to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the City to document compliance.	City compliance monitoring staff shall review WEAP information prior to the training and verify the selected biologist is qualified with the appropriate professional qualification standards. The applicant shall provide the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any ground disturbing activities in the project area.	The City shall review training materials, notification, and attendance log and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
BIO-1(h) Northern California Legless Lizard Avoidance and Minimization. For all development facilitated by the plan in undeveloped areas and if determined necessary based on preliminary review conducted by City staff, a pre-construction clearance survey for Northern California legless lizard shall be conducted by a City-approved qualified biologist within 48 hours prior to the start of construction (including staging and mobilization). The survey shall cover the entire disturbance footprint within suitable habitats with moist loose soil, plus a minimum 100-foot buffer, where permissible, and should identify all special-status wildlife species observed on the project site. During the pre-construction survey the qualified biologist shall inspect under logs, leaf litter, or other suitable refuge. If Northern California legless lizards are identified, individuals shall be relocated by a qualified biologist to suitable cover with loose soils a minimum of 500 feet from the project site, as accessible. A report of the survey results shall be submitted to the City, for review and approval.	A report of the survey results conducted within 48 hours prior to the start of construction shall be submitted to the City, for review and approval.	The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			
BIO-1(i) Roosting Bat Surveys and Avoidance Prior to Removal. For all development facilitated by the plan that will require the removal of large trees (greater than 20 inches in diameter at five feet from the ground), abandoned buildings, bridges, or other suitable roosting structure identified during a Biological Resources Screening and Assessment prior to tree and/or structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required. If roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City's approval. Additionally, the qualified biologist shall determine compensatory mitigation for temporary or permanent habitat loss due to tree removal, in conjunction with CDFW. The plan shall incorporate the following guidance as appropriate: ▪ When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following: ▫ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5inch of rainfall within 24 hours occurs. ▫ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs. ▪ If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or exceeding the following: ▫ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure. ▫ If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season(April 15 to August 31). ▪ Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two. ▪ Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required. ▪ If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.	Results of the survey(s) shall be submitted to the City within 30 days of completion. If necessary, the biologist shall provide a roosting bat protection plan for City review and approval. The qualified biologist shall determine compensatory mitigation, as applicable, in conjunction with CDFW.	The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure. The City shall conduct spot checks during construction to ensure compliance with the roosting bat protection plan.	City of Santa Maria; CDFW			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
BIO-1(j) Monarch Butterfly Avoidance and Minimization. For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, the City shall require that all construction activities (including equipment staging, grading, and construction) shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event construction activities cannot be avoided during the overwintering season, the City shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence. If no monarch butterflies are observed during pre-construction surveys, no further actions are necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure. If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall have the authority to stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.	City staff shall conduct a preliminary review of undeveloped parcels prior to the initiation of construction activities. If necessary, the City shall retain a qualified biologist to conduct pre-construction survey(s) within seven days prior to initiation of construction activities. The applicant shall consult with a qualified biologist during construction.	The City shall review the survey(s) prior to project approval and provide confirmation of compliance with the conditions outlined in the measure. City compliance monitoring staff shall spot check in the field throughout grading and construction.	City of Santa Maria			
BIO-1(k) Pre- Construction Bird Surveys, Avoidance, and Notification. For all development facilitated by the plan, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radius surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Santa Maria region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall cease work causing those changes and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an “Ecologically Sensitive Area” and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities. Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.	The applicant shall submit the results of the pre-construction survey(s) prepared by a qualified biologist to the City prior to the commencement of construction activities. The City shall verify that project site plans include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code.	The City shall review the survey(s) prior to project approval and provide confirmation of compliance with the conditions outlined in the measure. City compliance monitoring staff shall spot check in the field throughout grading and construction.	City of Santa Maria			
Cultural and Tribal Cultural Resources						
CUL-1 Historical Built Environment. If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over 50 years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are 50 years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All	The applicant shall submit the historical resources evaluation report prepared by a qualified architectural historian to the City for review and concurrence prior to project approval.	The City shall review and approve the historic resources evaluation prior to project approval.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval. If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.						
CUL-2(a) Archaeological Resources Assessment. If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that involve ground disturbance activities (that may include but are not limited to, pavement removal, potholing, grubbing, tree removal, and grading) shall be required to submit to the City an archaeological resources assessment prepared by a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and a SLF Search from the NAHC. The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the development site. A qualified archaeologist shall conduct a Phase I pedestrian survey for those projects which include development in archaeologically sensitive areas, as designated by the City, to locate any surface cultural materials. If the Phase I archaeological survey identifies resources that may be affected, the applicant shall also conduct Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, the qualified professional shall identify appropriate site-specific mitigation measures in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant level by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit, to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist. The City shall review and approve the archaeological resources assessment prior to project approval.	The applicant shall submit the archaeological resources assessment prepared by a qualified archaeologist to the City for review and concurrence prior to project approval.	The City shall review and approve the archaeological resources assessment prior to project approval.	City of Santa Maria			
CUL-2(b) Unanticipated Discoveries. For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall be required to retain a qualified cultural resource specialist to monitor construction activities that involve ground disturbing activities within 60 feet of a potentially significant cultural resource. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find. If determined to be necessary by the qualified archaeologist, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as excavating the cultural deposit to fully characterize its extent and collecting and curating artifacts, may be determined to be necessary by the qualified archaeologist to mitigate any significant impacts to cultural resources. If archaeological resources of Native American origin are identified during construction, a qualified archaeologist shall consult with the City to begin Native American consultation procedures. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.	If necessary, the Applicant shall submit to the City a contract or Letter of Commitment with a qualified archaeologist prior to the issuance of project approval and the issuance of grading and construction permits. The City shall verify the selected archaeologist is qualified with the appropriate professional qualification standards.	City permit compliance staff shall confirm monitoring by the City-approved archaeologist and City grading inspectors shall spot check fieldwork. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.	City of Santa Maria			
CUL-2(c) Workers Environmental Awareness Program. For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall ensure a City-approved archaeologist provides a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.	City compliance monitoring staff shall review WEAP information prior to conducting the training. The City shall review and approve the selected archaeologist to ensure qualification with the appropriate professional qualification standards. The applicant shall provide the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any project-related ground disturbing activities in the project area.	The City shall review training materials and attendance log and provide confirmation of compliance with the conditions outlined in the measure.				

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
CUL-4(a) Workers Environmental Awareness Program. For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP would emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and would discuss appropriate behaviors and responsive actions, consistent with local tribal values.	City compliance monitoring staff shall review WEAP information prior to conducting the training. The City shall invite consulting Tribe(s) to the WEAP training. The applicant shall submit the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any project-related ground disturbing activities in the project area.	The City shall review training materials and attendance log and provide confirmation of compliance with the conditions outlined in the measure.				
CUL-4(b) Tribal Cultural Monitoring. For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource.	If necessary, the Applicant shall submit to the City a contract or Letter of Commitment with a tribal monitor prior to the issuance of project approval and the initiation of ground-disturbing activities.	City staff shall spot check for compliance during construction.	City of Santa Maria			
Noise						
NOI-1 Conditions of Approval to Reduce Construction Noise. The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible measures as standard conditions of approval. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions. ▪ **Mufflers**. During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. ▪ **Stationary Equipment**. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors. ▪ **Equipment Staging Areas.** Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors. ▪ **Smart Back-up Alarms**. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations. ▪ **Electrically-Powered Tools and Facilities.** Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible. ▪ **Noise Disturbance Coordinator.** The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site. ▪ **Temporary Noise Barriers.** Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.	Construction plans shall note construction hours, truck routes, and required noise reduction measures, and shall be submitted to the City for approval prior to grading and construction permit issuance for each project phase. Noise reduction measures shall be identified and described for submittal to the City for review and approval prior to issuance of grading and construction permits. They shall be adhered to for the duration of the project. The applicant shall provide and post signs stating these restrictions at construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. The City of Santa Maria Building Division shall confirm that construction noise reduction measures are incorporated in plans prior to approval of grading and construction permit issuance.	City staff shall ensure compliance throughout all construction phases. Building inspectors and permit compliance staff shall periodically inspect the site for compliance with activity schedules and respond to complaints.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
NOI-2 Conditions of Approval to Reduce Construction Vibration. The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible buffers for construction equipment as standard conditions of approval. Construction plans submitted to the City shall include construction vibration analysis and identify the following buffer distances during demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions. To reduce potential construction vibration impacts, the City of Santa Maria shall require the following: ▪ Prior to the issuance of a building permit for a project requiring pile driving during construction, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to the following construction activities: 1) within 135 feet of fragile structures such as historical resources; 2) within 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); 3) use of a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or 4) use of a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure. The noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City's architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure the FTA's vibration thresholds are not exceeded.	Construction plans shall note construction hours, truck routes, and required vibration reduction measures, and shall be submitted to the City for approval prior to grading and construction permit issuance for each project phase. If necessary, based on the findings of the groundborne noise and vibration analysis, vibration reduction measures shall be identified and described for submittal to the City for review and approval prior to issuance of grading and construction permits. They shall be adhered to for the duration of the project. The City of Santa Maria Building Division shall confirm that construction vibration reduction measures are incorporated in plans prior to project approval and issuance of grading and construction permits.	City staff shall ensure compliance throughout all construction phases. Building inspectors and permit compliance staff shall periodically inspect the site for compliance with applicable mitigation. If necessary, construction vibration monitoring shall be conducted.	City of Santa Maria			



City of Santa Maria
2045 General Plan Update

Final Environmental Impact Report, Volume 2
Draft Environmental Impact Report, as Revised

SCH# 2025020584

prepared by

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February 2026

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Executive Summary

This document is an Environmental Impact Report (EIR) analyzing the environmental effects of the proposed City of Santa Maria (City) 2045 General Plan Update, hereafter referred to as the "plan." This executive summary summarizes the characteristics of the plan, EIR alternatives, and the environmental impacts and mitigation measures associated with implementation of the plan.

Project Synopsis

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Project Description

This EIR has been prepared to examine the potential environmental effects of the plan. The following is a summary of the full project description, which can be found in Chapter 2, Project Description.

The plan is an update to the City's current General Plan, which includes the following chapters: Land Use Element, Circulation Element, Safety Element, Health and Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The plan establishes the City's vision for future development through the horizon year of 2045. The plan will serve as the City's primary guide for future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The 2045 General Plan Update, together with the already adopted 6th Cycle Housing Element, will help the City plan for important community issues, such as community growth; housing, mobility, and infrastructure needs; climate change; and environmental protection. It will also set the stage for future social, physical, and economic development of the city.

Project Objectives

The2045 General Plan Update presents a vision for the future of the City and a set of objectives for how the City would achieve that vision. This vision and its objectives capture the City's key aspirations for the future. As discussed in Chapter 2, Project Description, the objectives for the plan, are as follows:

- **Agricultural Identity.** Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy.

- **Culture, History, and Art.** Celebrate and share Santa Maria's multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.
- **Community Design.** Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community's history, culture, and natural environment. Use lighting, street trees, benches, and other amenities to make sidewalks and public spaces safe and welcoming, with a focus on the Downtown and along the Main and Broadway corridors.
- **Community Health.** Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35 percent of residents. Minimize residents' potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.
- **Natural Environment and Resilience.** Conserve water resources in the city and support efforts to maintain the Santa Maria River. Expand opportunities to enjoy the area's natural resources and the region's beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.
- **Housing Quality and Choice.** Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling units (ADUs), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.
- **Resilient Economy.** Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps apace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.
- **Connected Growth.** To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current City limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.
- **Transportation Innovations.** Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.

- **Infrastructure, Utilities, Facilities, and Services**. Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.
- **Governance and Engagement.** Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the City leaders in 2045.

Alternatives

As required by the California Environmental Quality Act (CEQA), this EIR examines alternatives to the plan. Studied alternatives include the following three alternatives. Based on the alternatives analysis, Alternative 2 was determined to be the environmentally superior alternative.

- Alternative 1: No Project Alternative
- Alternative 2: Infill Only Alternative
- Alternative 3: Greater Annexation Alternative

Refer to Chapter 6, Alternatives, for the complete EIR alternatives analysis.

Areas of Known Controversy

The EIR scoping process did not identify any areas of known controversy for the plan. Responses to the Notice of Preparation of a Draft EIR circulated by the City from February 15, 2025 through March 17, 2025 and input received at the EIR scoping meeting held by the City on February 27, 2025 are summarized in Chapter 1, Introduction.

Issues to be Resolved

There are no CEQA-related issues to be resolved at this time.

Issues Not Studied in Detail in the EIR

Impacts related to Aesthetics, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation, and Wildfire were found to be less than significant. Discussion of these impacts is included in Chapter 4.9, Effects Found Not to be Significant, of the EIR.

Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts, mitigation measures, and residual impacts (the impact after application of mitigation, if required) associated with implementation of the proposed project. Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the proposed plan is approved pursuant to Section15093 of the CEQA Guidelines.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure (s)	Residual Impact
Agricultural Resources		
Impact AG-1. Land use changes in the annexation area have the potential to conflict with existing zoning for agriculture. There are no feasible mitigation measures that would avoid or fully mitigate for the conversion of Farmland or agriculturally zoned lands. As a result, this would be a significant and unavoidable impact.	No feasible mitigation is available.	Significant and unavoidable
Impact AG-2. The 2045 General Plan Update would not conflict with existing zoning for forest land, timberland, or timberland production, nor result in the loss of forest land or convert forest land to non-forest uses. There would be no impact.	None required	No impact
Air Quality and Greenhouse Gas Emissions		
Impact AQGHG-1. The 2045 General Plan Update would result in new emissions that may exceed the 2022 Ozone Plan's direct and indirect emissions inventory for the County. As a result, the plan would conflict with or obstruct implementation of the 2022 Ozone Plan. This impact would be significant and unavoidable.	No feasible mitigation is available.	Significant and unavoidable
Impact AQGHG-2. The 2045 General Plan Update could result in a cumulatively considerable net increase of all criteria pollutants for which the plan region is in non-attainment under an applicable federal or State ambient air quality standard. Even with implementation of Mitigation Measure AQGHG-2, impacts would be significant and unavoidable**.**	**AQGHG-2 Project-Level Air Quality Analysis and Mitigation**. The City shall require applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD's adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.	Significant and unavoidable
Impact AQGHG-3. Construction activities for projects lasting longer than two months or located within 1,000 feet of sensitive receptors could expose sensitive receptors to substantial pollutant concentrations. However, with implementation of Mitigation Measure AQGHG-3, This impact would be less than significant.	**AQGHG-3 Construction Equipment Exhaust Control Measures.** For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring the following: ~~off-road heavy-duty diesel engines to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate~~	Less than significant after mitigation

Impact	Mitigation Measure (s)	Residual Impact
	~~filters to the extent that this equipment is commercially available. "Commercially available" shall be defined as the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters are not commercially available, documentation shall be provided by the project applicant to the City stating that Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters are not commercially available with supporting evidence from the contractor. If CARB-certified Level 3 diesel particulate filters are utilized, they shall be kept in working order and maintained in operable condition according to manufacturer's specifications, as applicable.~~ a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board's Tier 3 Final engine emissions standards. Where available, and as determined on a project-by-project basis, the use of Tier 4 or zero-emission equipment shall be utilized. Where feasible, off-road construction equipment should be either Tier 4 or zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 3, Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities. b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).	
Impact AQGHG-4. Future development facilitated by the 2045 General Plan Update would not create objectionable odors that could affect a substantial number of people or expose future residents to odors that would produce a public nuisance or hazard. This impact would be less than significant**.**	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact AQGHG-5. Development facilitated by the 2045 General Plan Update would generate GHG emissions that may have a significant impact on the environment and conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This impact would be significant and unavoidable.	No feasible mitigation is available.	Significant and unavoidable
Biological Resources		
Impact BIO-1. Development facilitated by the 2045 General Plan Update could have a substantial adverse effect on special-status species, either directly or as a result of habitat modification. Implementation of federal, State, and local regulations and policies, as well as Mitigation Measures BIO-1(a) through BIO-1(k) would ensure that impacts from development facilitated by the 2045 General Plan Update on candidate, sensitive, or special-status species would be less than significant. This impact would be less than significant with mitigation incorporated.	**BIO-1(a) Biological Resources Screening and Assessment.** For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City Staff, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-1[b] through BIO-1[k]]) shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.	Less than significant after mitigation

Impact	Mitigation Measure (s)	Residual Impact
	BIO-1(b) Special-status Plant Species Surveys. For development facilitated by the plan where the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval. If special-status plants are not found during special-status plant surveys, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2B plant populations are found during special-status plant surveys, the Mitigation Measures BIO-1(c) and BIO-1(d) shall be implemented. **BIO-1(c) Special-status Plant Species Avoidance, Minimization, and Mitigation.** If federally-listed and/or state-listed individuals, and/or CRPR 1B or 2 plant populations are found during special-status plant surveys (pursuant to Mitigation Measure BIO-1[b]) and would be directly impacted by development, then the project shall be re-designed to avoid impacting listed plant species or CRPR 1B or 2 populations, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. Prior to initiation of construction activities the project proponent shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval. If special-status plants can be avoided, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2 plant populations cannot be avoided, then Mitigation Measure BIO-1(d) shall be implemented.	

Impact	Mitigation Measure (s)	Residual Impact
	BIO-1(d) Habitat Mitigation and Monitoring Plan. If federally- and/or state-listed plants, non-listed special-status plant populations, sensitive natural communities, or waters of the US and/or State cannot be avoided and will be impacted by development facilitated by the plan, the City shall require mitigation at a minimum ratio of 1:1 per acre of impact (and 1:1 per tree), to be determined in coordination with CDFW and USFWS as and if applicable, for each species as a component of habitat restoration. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to the City for review and approval. The HMMP shall include, at a minimum, the following components. 1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type). 2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved). 3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values). 4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan). 5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule). 6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports). 7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist. 8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria. 9. Notification of completion of compensatory mitigation and agency confirmation.	

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	10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 11. All nursery plants used in restoration shall be inspected for sudden oak death. If a federally and/or state-listed plant species has the potential be impacted, an HMMP shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies. Within 30 days of completion of monitoring, a final monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria. **BIO-1(e) Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys.** For development facilitated by the plan where the project-specific biological analysis (Mitigation Measure BIO-1[a]) determines that suitable habitat may be present for federal- or state-listed, candidate, or proposed species, the City shall require protocol habitat assessments/surveys be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the project applicant shall be required to complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.) **BIO-1(f) Endangered/Threatened Animal Species Avoidance and Minimization.** For development facilitated by the plan where potential impacts to aquatic and/or terrestrial animal species are identified by the project-specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1(a), the following measures shall be applied. 1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.	

Impact	Mitigation Measure (s)	Residual Impact
	2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and may be subject to regulatory agency approval. 3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented. 4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. 5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. 6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete. 7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to	

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	prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies. 8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland. 9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment. 10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. 11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Santa Barbara County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1[a]) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits. 12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation Measure BIO-1[a]). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state "take" authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction. **BIO-1(g) Worker Environmental Awareness Program.** For development facilitated by the plan within undeveloped parcels and prior to construction activities (including staging and mobilization), the City shall require the project proponent to arrange Worker Environmental Awareness Program (WEAP) training for all construction personnel to attend, conducted by a City-approved biologist, to aid workers in recognizing special-status resources that may occur	

Impact	Mitigation Measure (s)	Residual Impact
	in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the City to document compliance. **BIO-1(h) Northern California Legless Lizard Avoidance and Minimization.** For all development facilitated by the plan in undeveloped areas and if determined necessary based on preliminary review conducted by City staff, a pre-construction clearance survey for Northern California legless lizard shall be conducted by a City-approved qualified biologist within 48 hours prior to the start of construction (including staging and mobilization). The survey shall cover the entire disturbance footprint within suitable habitats with moist loose soil, plus a minimum 100-foot buffer, where permissible, and should identify all special-status wildlife species observed on the project site. During the pre-construction survey the qualified biologist shall inspect under logs, leaf litter, or other suitable refuge. If Northern California legless lizards are identified, individuals shall be relocated by a qualified biologist to suitable cover with loose soils a minimum of 500 feet from the project site, as accessible. A report of the survey results shall be submitted to the City, for review and approval. **BIO-1(i) Roosting Bat Surveys and Avoidance Prior to Removal.** For all development facilitated by the plan that will require the removal of large trees (greater than 20 inches in diameter at five feet from the ground), abandoned buildings, bridges, or other suitable roosting structure identified during a Biological Resources Screening and Assessment prior to tree and/or structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the	

Impact	Mitigation Measure (s)	Residual Impact
	survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required. If roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City's approval. Additionally, the qualified biologist shall determine compensatory mitigation for temporary or permanent habitat loss due to tree removal, in conjunction with CDFW. The plan shall incorporate the following guidance as appropriate: ▪ When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following: ▫ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs. ▫ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs. ▪ If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or exceeding the following: ▫ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure. ▫ If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season (April 15 to August 31). ▪ Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing	

Impact	Mitigation Measure (s)	Residual Impact
	bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two. ▪ Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required. ▪ If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately. **BIO-1(j) Monarch Butterfly Avoidance and Minimization.** For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, the City shall require that all construction activities (including equipment staging, grading, and construction) shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event construction activities cannot be avoided during the overwintering season, the City shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence. If no monarch butterflies are observed during pre-construction surveys, no further actions are necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure.	

Impact	Mitigation Measure (s)	Residual Impact
	If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall have the authority to stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary. **BIO-1(k) Pre- Construction Bird Surveys, Avoidance, and Notification.** For all development facilitated by the plan, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radii surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Santa Maria region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change	

Impact	Mitigation Measure (s)	Residual Impact
	as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall cease work causing those changes and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an "Ecologically Sensitive Area" and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities. Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.	
Impact BIO-2. Wetlands within the Plan Area may be affected by Development facilitated by the 2045 General Plan Update. Development projects would be subject to adopted City regulations to minimize impacts to riparian habitat, sensitive natural communities, and wetlands. Compliance with the NPDES Construction General Permit, Santa Maria Municipal Code, proposed policies in the 2045 General Plan Update, and Mitigation Measures BIO-1(a) and BIO-1(d) would ensure potential impacts to riparian habitat, sensitive natural communities, and wetlands would be less than significant with mitigation.	Mitigation Measures BIO-1(a) and BIO-1(d) (listed above) are required.	Less than significant after mitigation

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Impact BIO-3. Due to the existing level of development, there are no essential wildlife connectivity areas within the plan area. With adherence to the proposed policies of the 2045 General Plan Update and compliance with the Santa Maria Municipal Code, implementation of the 2045 General Plan Update would have a less than significant impact on the movement of native resident or migratory fish or wildlife species within the plan area, or on established native resident or migratory wildlife corridors.	None required	Less than significant
Impact BIO-4. Development facilitated by the 2045 General Plan Update would be required to adhere to the proposed policies of the 2045 General Plan Update and Santa Maria Municipal Code requirements related to protection of trees and biological resources. Therefore, this impact would be less than significant.	None required	Less than significant
Impact BIO-5. Implementation of the 2045 General Plan Update would not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.	None required	No impact
Cultural and Tribal Cultural Resources		
Impact CUL-1. Development facilitated by the 2045 General Plan has the potential to adversely affect previously unidentified historic-period resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts on historical resources. With mitigation, impacts to historic-period resources would be less than significant.	**CUL-1 Historical Built Environment.** If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over ~~45~~50 years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are ~~45~~50 years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval. If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed	Less than significant after mitigation

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	consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.	
Impact CUL-2. Development facilitated by the 2045 General Plan Update has the potential to disturb or damage archaeological resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts to archaeological resources. With mitigation, impacts to archaeological resources would be less than significant.	**CUL-2(a) Archaeological Resources Assessment**. If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that involve ground disturbance activities (that may include but are not limited to, pavement removal, potholing, grubbing, tree removal, and grading) shall be required to submit to the City an archaeological resources assessment prepared by a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and a SLF Search from the NAHC. The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the development site. A qualified archaeologist shall conduct a Phase I pedestrian survey for those projects which include development in archaeologically sensitive areas, as designated by the City, to locate any surface cultural materials. If the Phase I archaeological survey identifies resources that may be affected, the applicant shall also conduct Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, the qualified professional shall identify appropriate site-specific mitigation measures in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant level by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit, to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.	Less than significant after mitigation

Impact	Mitigation Measure (s)	Residual Impact
	The City shall review and approve the archaeological resources assessment prior to project approval. **CUL-2(b) Unanticipated Discoveries**. For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall be required to retain a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities within 60 feet of a potentially significant cultural resource. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find. If determined to be necessary by the qualified archaeologist, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as excavating the cultural deposit to fully characterize its extent and collecting and curating artifacts, may be determined to be necessary by the qualified archaeologist to mitigate any significant impacts to cultural resources. If archaeological resources of Native American origin are identified during construction, a qualified archaeologist shall consult with the City to begin Native American consultation procedures. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction. **CUL-2(c) Workers Environmental Awareness Program**. For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall ensure a City-approved archaeologist provides a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.	

Impact	Mitigation Measure (s)	Residual Impact
Impact CUL-3. Ground disturbing activities associated with development facilitated by the 2045 General Plan Update could result in disturbance of human remains. Compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.8 would ensure this potential impact would be less than significant.	None required	Less than significant
Impact CUL-4. Development facilitated by the 2045 General Plan Update has the potential to disturb or damage tribal cultural resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts to tribal cultural resources. With mitigation, impacts to tribal cultural resources would be less than significant.	**CUL-4(a) Workers Environmental Awareness Program.** For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP would emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and would discuss appropriate behaviors and responsive actions, consistent with local tribal values. **CUL-4(b) Tribal Cultural Monitoring.** For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource.	Less than significant after mitigation

Impact	Mitigation Measure (s)	Residual Impact
Hydrology and Water Quality		
Impact HYD-1. Development facilitated by the 2045 General Plan Update would result in construction and operational activities which may contribute to soil erosion and degraded water quality. Development facilitated by the plan would be required to adhere to existing NPDES permits and Municipal Code requirements which would minimize the potential for development to degrade water quality. This impact would be less than significant.	None required	Less than significant
Impact HYD-2. Development facilitated by the 2045 General Plan Update would increase the amount of impervious surface area and increase groundwater demand in Santa Maria. Compliance with the Central Coast RWQCB, Municipal Code, and 2045 General Plan Update policies would ensure the proposed Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. This impact would be less than significant.	None required	Less than significant
Impact HYD-3. Development facilitated by the 2045 General Plan Update would potentially alter the existing drainage pattern on individual project sites throughout the city. Development facilitated by the 2045 General Plan Update would be required to adhere to existing NPDES Permit and Municipal Code requirements which would ensure development would not substantially alter existing drainage patterns. This impact would be less than significant.	None required	Less than significant
Impact HYD-4. Development facilitated by the 2045 General Plan Update may occur in flood hazard areas. Compliance with applicable municipal code requirements and proposed Safety Element policies would ensure development within areas subject to inundation would be sited, designed, and constructed as to not exacerbate risks from release of pollutants from inundation. This impact would be less than significant.	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact HYD-5. There is no sustainable groundwater management plans for the Santa Maria Valley Groundwater Basin; however, development facilitated by the 2045 General Plan Update would be subject to the Basin Plan. Future development facilitated by the plan would not conflict with the Basin Plan as it would be required to adhere to federal, State, and local regulations to minimize water quality impacts in compliance with the Basin Plan. This impact would be less than significant.	None required	Less than significant
Noise		
Impact NOI-1. Development facilitated by the 2045 General Plan Update would result in construction noise that may impact nearby noise-sensitive land uses. The plan would introduce new noise sources and contribute to an increase in long-term operational noise levels within the city limit as well as the annexation area. Implementation of required noise-reduction mitigation, as well as policies and actions in the plan, would minimize disturbance to noise-sensitive land uses. However, there are no feasible mitigation measures that would avoid or fully mitigate for the increase in construction and traffic noise in the plan area. As a result, this would be a significant and unavoidable impact.	**NOI-1 Conditions of Approval to Reduce Construction Noise**. The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible measures as standard conditions of approval. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions. ▪ **Mufflers**. During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. ▪ **Stationary Equipment**. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors. ▪ **Equipment Staging Areas**. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors. ▪ **Smart Back-up Alarms**. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.	Significant and unavoidable

Impact	Mitigation Measure (s)	Residual Impact
	▪ **Electrically-Powered Tools and Facilities**. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible. ▪ **Noise Disturbance Coordinator**. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site. ▪ **Temporary Noise Barriers**. Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.	
Impact NOI-2. Construction activity from buildout of the 2045 General Plan Update would generate groundborne vibration, potentially affecting nearby land uses. Implementation of required mitigation, as well as policies and actions in the plan, would ensure vibration levels would not exceed applicable thresholds for building damage. Therefore, this impact would be less than significant with mitigation.	**NOI-2 Conditions of Approval to Reduce Construction Vibration**. The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible buffers for construction equipment as standard conditions of approval. Construction plans submitted to the City shall include construction vibration analysis and identify the following buffer distances during demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions. To reduce potential construction vibration impacts, the City of Santa Maria shall require the following:	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
	▪ Prior to the issuance of a building permit for a project requiring pile driving during construction, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to the following construction activities: 1) within 135 feet of fragile structures such as historical resources; 2) within 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); 3) use of a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or 4) use of a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure. The noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City's architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure the FTA's vibration thresholds are not exceeded.	
Impact NOI-3. Buildout of the 2045 General Plan Update could expose people residing or working in the plan area to excessive noise levels from airport noise. Implementation of policies and actions in the plan would ensure this impact would be less than significant.	None required	Less than significant
Transportation and Traffic		
Impact TRA-1. The 2045 General Plan Update would not conflict with the Connected 2050 RTP/SCS, the Sant Maria Active Transportation Plan, or any other applicable program, plan, ordinance, or policy relevant to the transportation system. This impact would be less than significant.	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact TRA-2. The future (2045) citywide rates of VMT with the 2045 General Plan Update would not meet the 17% VMT reduction target required to be consistent with CEQA Guidelines 15064.3(b). There are no feasible General Plan policies or mitigation measures that could reduce citywide rates of VMT below the VMT reduction target. As a result, this would be a significant and unavoidable impact.	No feasible mitigation is available.	Significant and unavoidable
Impact TRA-3. Development facilitated by the 2045 General Plan Update would comply with State, Santa Maria Fire Department, and City requirements related to transportation design safety and emergency access. With adherence to these requirements, the 2045 General Plan Update would not substantially increase hazards due to a geometric design feature or result in inadequate emergency access, and this impact would be less than significant.	None required	Less than significant
Utilities and Service Systems		
Impact UTIL-1. Development facilitated by the 2045 General Plan Update would increase demand for additional utility infrastructure which may require relocation or construction of utility facilities or services to serve plan buildout beyond existing conditions, specifically within the annexation area. However, development facilitated by the 2045 General Plan Update would be constructed consistent with applicable City code, buildings standards, and engineering standards. Therefore, these impacts would be less than significant.	None required	Less than significant
Impact UTIL-2. The overall growth anticipated by the 2045 General Plan Update would generate additional water demand in Santa Maria that could exceed projected water supplies during some Multiple Dry-Years. With the implementation of existing policies and programs, this impact would be less than significant**.**	None required	Less than significant
Impact UTIL-3. The 2045 General Plan Update would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure. New development facilitated by the plan would be required to comply with applicable solid waste reduction statutes and regulations. This impact would be less than significant.	None required	Less than significant

1 Introduction

This Environmental Impact Report (EIR) examines the potential environmental effects of the proposed City of Santa Maria (City) 2045 General Plan Update ("plan"). The environmental review process for the plan, and legal basis for preparing an EIR, are described below.

1.1 Environmental Impact Report Background

1.1.1 Overview of the Plan

State law (Government Code Section 65300) requires that each city and county adopt a comprehensive general plan. Elements of the City's existing General Plan have been updated between 1991 and 2023. The proposed 2045 General Plan Update is a comprehensive effort to update the existing General Plan and responds to current local and regional conditions, as well as changes in State law that may not have been in effect when the General Plan was written. The proposed 2045 General Plan Update has been organized into the following elements: Land Use; Circulation; Safety; Health and Environmental Justice; Conservation and Open Space, Noise, Public Facilities and Services; Recreation and Parks; Economic Development; and Housing Element. The Housing Element was adopted in December 2023. Together, these elements cover all topics required to be included in a General Plan under State law.

The General Plan defines the policy framework by which the City's physical and economic resources are to be managed and used over the next 20 years. City decision-makers will use the General Plan as a blueprint for:

- Choices about the use of land
- Protection of environmental resources
- Conservation and development of housing
- Provision of supporting infrastructure and public and human services
- Protection of people and property from natural and man-made hazards

Through the General Plan, the City informs its stakeholders (residents, property owners, businesses, developers, etc.) of its goals, policies, and standards, and thereby communicates expectations of the public and private sectors for meeting community objectives.

Since the plan serves as a constitution for future development in Santa Maria, any future decisions by the City affecting land use and development must be consistent with the adopted General Plan. An action, program, or project would be considered consistent with the General Plan if, considering all of its aspects, it will further the objectives and policies of the General Plan or not obstruct their attainment.

The plan contains goals, policies, and implementation programs to implement the City's overarching objectives. Goals are statements that provide direction and state the desired end condition. Policies establish basic courses of action to achieve these goals, and directly guide the response of elected and appointed officials to development proposals and related community actions. Implementation programs are specific actions, procedures, standards or techniques that the City must take to help achieve a specified goal or implement an adopted policy.

1.1.2 Purpose and Legal Authority

This EIR has been prepared in accordance with the CEQA Guidelines. In accordance with CEQA Guidelines Section 15121(a) (California Code of Regulations, Title 14, Division 6, Chapter 3), the purpose of an EIR is to:

> Inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR fulfills the requirements for a Program EIR. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are by necessity more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in CEQA Guidelines Section 15168, a Program EIR may be prepared on a series of actions that may be characterized as one large project. Use of a Program EIR provides the City (as Lead Agency) with the opportunity to consider broad policy alternatives and program-wide mitigation measures and provides the City with greater flexibility to address environmental issues and/or cumulative impacts on a comprehensive basis. Agencies generally prepare Program EIRs for programs or a series of related actions that are linked geographically, are logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program, or are individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways. By its nature, a Program EIR considers the broad effects associated with implementing a program (such as a General Plan or Specific Plan) and does not, and is not intended to, examine the specific environmental effects associated with specific projects that may be accommodated by the provisions of General or Specific Plans.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine what, if any, additional CEQA documentation needs to be prepared. If the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documentation may not be required (CEQA Guidelines Section 15168[c]). When a Lead agency relies on a Program EIR for a subsequent activity, it must incorporate applicable mitigation measures and alternatives developed in the Program EIR into the subsequent activities (CEQA Guidelines Section 15168[c][3]). If a subsequent activity would have effects not contemplated or not within the scope of the Program EIR, the Lead Agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or a plan level EIR. In this case, the Program EIR serves a valuable purpose as the first-tier environmental analysis. CEQA Guidelines Section 15168(b) encourage the use of Program EIRs, citing five advantages:

- Provision of a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR.
- Focus on cumulative impacts that might be slighted in a case-by-case analysis.
- Avoidance of continual reconsideration of recurring policy issues.
- Consideration of broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them.
- Reduction of paperwork by encouraging the reuse of data (through tiering).

As a wide-ranging environmental document, the Program EIR uses expansive thresholds as compared to the project-level thresholds that might be used for an EIR on a specific development

project. It should not be assumed that impacts determined not to be significant at a program level would not be significant at a project level. In other words, determination that implementation of the plan as a program would not have a significant environmental effect does not necessarily mean that an individual project would not have significant effects based on project-level CEQA thresholds, even if the project is consistent with the plan.

This EIR has been prepared to analyze potentially significant environmental impacts associated with future development resulting from implementation of the plan and provides appropriate and feasible mitigation measures or plan alternatives that would minimize or eliminate these impacts. Additionally, this EIR provides the primary source of environmental information for the City of Santa Maria, which is the Lead Agency, to use when considering approval and implementation of the plan.

This EIR is intended to provide decision-makers and the public with information that enables intelligent consideration of the environmental consequences of the plan. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts could be reduced below applicable thresholds of significance, whether through the imposition of mitigation measures or through the implementation of specific alternatives to the plan. In a practical sense, this EIR functions as a tool for fact-finding, allowing concerned citizens and City staff an opportunity to collectively review and evaluate baseline conditions and plan impacts through a process of full disclosure.

1.2 Scope and Content

In accordance with the CEQA Guidelines, a Notice of Preparation (NOP) of a Draft EIR was circulated to potentially interested parties on February 15, 2025. The NOP, included in Appendix A, indicated that all issues on the City's environmental checklist would be discussed in the EIR. These include:

- Agricultural and Forestry Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Hydrology and Water Quality
- Noise
- Transportation and Traffic
- Utilities and Service Systems

This EIR evaluates potential impacts in each of these areas. Impacts regarding the CEQA topics of Aesthetics, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, and Wildfire were determined to not be significant and are analyzed in Section 4.10 of this EIR.

The focus of this EIR is to:

- Review and evaluate potentially significant environmental impacts that could occur as a result of the growth and development envisioned in the plan
- Identify feasible mitigation measures that may reduce or eliminate potentially significant effects associated with the plan
- Disclose any potential growth-inducing and/or cumulative impacts associated with the plan
- Examine a reasonable range of alternative growth scenarios (including growth according to the existing General Plan, reduced growth, and alternative locations within the City for growth) that could feasibly attain the basic objectives of the plan, while eliminating and/or reducing some or all of its potentially significant adverse environmental effects

The City staff circulated a NOP of this EIR from February 15, 2025 through March 17, 2025 and received seven written responses. The responses, included in Appendix A, are addressed, as appropriate, in the analysis contained in the various sections of Chapter 4, *Environmental Impact Analysis*. The City staff also conducted a scoping meeting on February 27, 2025 with three members of the public in attendance. Few comments were made during the meeting, with most focusing on the proposed annexation area. One attendee inquired about the proposed plan's intentionss for Mahoney Ranch. Staff clarified that the plan does not propose changes to Mahoney Ranch. However, concerns were noted regarding potential future development in the area, particularly due to the presence of California tiger salamander (CTS) and other sensitive species. No specific questions were raised regarding the EIR itself. Table 1-1 shows a summary of the written comments. The NOP and written comments are included in Appendix A.

Table 1-1 NOP Comments and EIR Response

Commenter	Issue Area/Issues Raised	Where Addressed in the EIR
Agency Comments		
Santa Barbara County Flood Control & Water Conservation District	Recommends all development of one acre or greater adhere to the City of Santa Maria and County of Santa Barbara Flood Control District's Standard Conditions of Project Plan Approval.	Section 4.5, *Hydrology and Water Quality*
California Department of Fish and Wildlife (CDFW)	Requests the EIR include a discussion pertaining to the direct and indirect biological impacts creation of trails and trail management would have on habitats and special status species.	Section 4.3, *Biological Resources*
	Requests that the EIR analyze impacts to local wildlife movement.	
	Requests that the EIR provide an adequate, complete, and detailed disclosure about the effects the proposed plan would have on the environment	*Executive Summary*
	Requests the EIR include a complete discussion of the purpose and need for, and description of the proposed plan.	Chapter 2, *Project Description*
	Requests the EIR include an alternative analysis that would reduce biological resources impacts	Chapter 6, *Alternatives*
	Requests that the EIR include an adequate biological resource baseline assessment	Section 4.3, *Biological Resources*
	Requests that the EIR provide a thorough discussion of direct and indirect impacts expected to affect biological resources with specific measures to offset such impacts .	
	Recommends the EIR evaluate the plan's potential cumulative impacts on biological resources	
	Recommends specific mitigation to reduce potential impacts to nesting birds as a result of plan implementation	
	Recommends the inclusion of feasible mitigation measures to reduce potential impacts to biological resources in the EIR	
	Recommends the use of compensatory mitigation measures for potentially significant impacts to sensitive and special status plants, animals, and habitats.	

Commenter	Issue Area/Issues Raised	Where Addressed in the EIR
	For proposed mitigation lands, CDFW recommends the use of measures to protect the targeted habitat values in perpetuity.	
	Should the plan result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the plan proponent seek appropriate take authorization under CESA prior to plan implementation.	
	Expresses that CDFW does not support the translocation and transplantation as a primary mitigation strategy for unavoidable impacts to endangered, rare, or threatened plants and animals.	
	Requires that a Scientific Collecting Permit be obtained if there is a plan to capture and relocate wildlife	
	Requires that the plan applicant provide written notification to CDFW for any activities that would occur in streams, rivers, or lakes that would divert or obstruct the natural flow, change the bed, channel, or bank.	
	Strongly discourages development in or conversion of wetlands	
	Recommends the use of a native plant palette	
	Requests that any special status species and natural communities detected during plan surveys be reported through the California Natural Diversity Database	
Santa Barbara County Planning and Development	Requests that the EIR include analysis of the potential impacts to agricultural resources and policy consistency related to the establishment of a greenbelt and urban development buffer policy to preserve prime agricultural land	Section 4.1, *Agricultural Resources*
	Requests that the EIR include analysis of the potential impacts to agricultural resources and policy consistency related to future specific plans	
	Requests that the EIR include analysis of the potential impacts to agricultural resources and policy consistency related to LAFCO's policies encouraging conservation of prime agricultural lands	
	Requests that the EIR include analysis of the potential impacts to agricultural resources and policy consistency related to the premature intrusion of urbanization into a predominantly agricultural or rural area.	
	Requests the EIR analyze indirect impacts to county unincorporated areas including County roadways and any necessary roadway improvements related to the proposed plan.	Section 4.7, *Transportation*
	Requests that the EIR analyze the changes in land use patterns that could result from the 2045 General Plan Update and evaluate the consistency of those changes with adopted state, regional, and local plans and regulations.	Section 4.9, *Effects Found Not to be Significant*
	Requests that the EIR describe potential impacts related to energy usage and conservation, as well as potential inconsistencies with relevant energy reduction and sustainability plans and policies, that could occur from future development enabled under the 2045 General Plan Update	Section 4.9, *Effects Found Not to be Significant*

Commenter	Issue Area/Issues Raised	Where Addressed in the EIR
	Requests that the EIR evaluate (an) alternative(s) with a proposal that does not include annexation; a proposal that does not include new development on prime agricultural land; and a proposed that provides opportunities for housing development and growth through land use changes and increased densities of existing land within urban boundaries	Chapter 6, *Alternatives*
California Department of Conservation	Requests that the EIR discuss the loss or conversion of agricultural land and include the type, amount, and location of farmland conversion; impacts on current and future agricultural operations; cumulative impacts on agricultural land; implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies; proposed mitigation measures; and the plan's compatibility with lands within an agricultural preserve and/or enrolled in a Williamson Act contract	Section 4.1, *Agricultural Resources*
	Requests that the EIR discuss the compatibility of the plan with the contract and local Wiliamson Act program requirements	
	Recommends that the environmental review address mitigation for the loss or conversion of agricultural land and provides mitigation measure examples	
Santa Barbara County Air Pollution Control District	Requests that the EIR analyze the plan's consistency with the District's Ozone Plan	Section 4.2, *Air Quality and Greenhouse Gas Emissions*
	Requests that the EIR should present significance thresholds for ozone precursor emissions (reactive organic compounds [ROC], and oxides of nitrogen [NO_X]) and particulate matter and determine whether the proposed plan will produce emissions in excess of the thresholds.	
	Requests that the EIR include a description and quantification of potential air quality impacts associated with construction activities for the proposed plan. The analysis should consider the fact that multiple construction projects could occur simultaneously in any specific portion of the Plan area and provides examples of mitigation measures.	
	Requests that the EIR examine whether any of the land use designation and zoning changes associated with the proposed plan will result in air quality impacts to sensitive land uses such as residential, childcare facilities, schools, or senior living communities and provides examples of mitigation measures.	
	Recommends that sensitive land uses, such as residential, should not be sited within 500 feet of the highway. If, after consideration of the health concerns and other alternatives, sensitive uses are still planned within 500 feet of a freeway or a high traffic roadway, future development projects should be required to adopt design features to minimize exposure to roadway-related pollutants and mitigate potential impacts to the maximum extent feasible.	This comment is about the 2045 General Plan Update and not the environmental review process.
	Requests the EIR include a discussion of how materials will be removed in compliance with District Rule 1001 – National Emission Standards for Hazardous Air Pollutants (NESHAP) – Asbestos.	Section 4.2, *Air Quality and Greenhouse Gas Emissions*

Commenter	Issue Area/Issues Raised	Where Addressed in the EIR
	Requests that the EIR include a quantification of GHG emissions from all plan sources (direct and indirect), present significance thresholds, and make a determination regarding the significance of impacts. Climate change impacts be mitigated to the extent reasonably possible, regardless of whether they are determined to be significant.	
Native American Heritage Commission	Recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed plan as early as possible to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources	Section 4.4, *Cultural and Tribal Cultural Resources*
Individual Commenters		
Laurie Temura	Provided comments and edits on the project description	Chapter 2, *Project Description*

Source: Appendix A

The Draft EIR was circulated for a 45-day public review period that began on August 14, 2025 and ended on September 28, 2025. Two public meetings were held to receive comments on the Draft EIR, including a virtual meeting on August 19, 2025 and an in-person meeting at the City of Santa Maria Public Library on August 20, 2025. The City of Santa Maria received nine comment letters on the Draft EIR. Comments on the Draft EIR and responses are provided in Chapter 2 of the Final EIR.

1.3 Lead, Responsible, and Trustee Agencies

The City of Santa Maria is the lead agency under CEQA for this EIR because it has primary discretionary authority to determine whether or how to approve the plan. CEQA Guidelines Section 15381 defines responsible agencies as other public agencies that are responsible for carrying out/implementing a specific component of a plan or for approving a plan that implements the goals and policies of a General Plan. There are no responsible agencies for the plan. Although not responsible agencies under CEQA, several other agencies have review authority over aspects of the plan or approval authority over plans that could potentially be implemented in accordance with various objectives and policies included in the plan. These agencies and their roles are listed below.

- The Santa Barbara Local Agency Formation Commission (LAFCO) has responsibility for approving the annexations to the City that might occur over the life of the plan.
- The California Department of Transportation (Caltrans) has responsibility for approving future improvements to the U.S. Highway 101 and State Route Highway 135.
- The CDFW has responsibility for issuing take permits and streambed alteration agreements for any projects with the potential to affect plant or animal species listed by the State of California as rare, threatened, or endangered or that would disturb waters of the State.
- Any other public agencies which may own land within City boundaries.

Trustee agencies have jurisdiction over certain resources held in trust for the people of California but do not have a legal authority over approving or carrying out the plan. CEQA Guidelines Section 15386 designates four agencies as trustee agencies: CDFW with regards to fish and wildlife, native plants designated as rare or endangered, game refuges, and ecological reserves; the State Lands Commission, with regard to state-owned “sovereign” lands, such as the beds of navigable waters

and State school lands; the California Department of Parks and Recreation, with regard to units of the State park system; and the University of California, with regard to sites within the Natural Land and Water Reserves System. The CDFW, due to the potential for rare or endangered species, is the only trustee agency for the plan.

The California Department of Housing and Community Development has authority over the City's Housing Element. The Housing Element has undergone separate CEQA review and for that reason is not part of the plan being evaluated in this EIR. The Housing Element and Initial Study – Mitigated Negative Declaration were adopted on December 5, 2023.

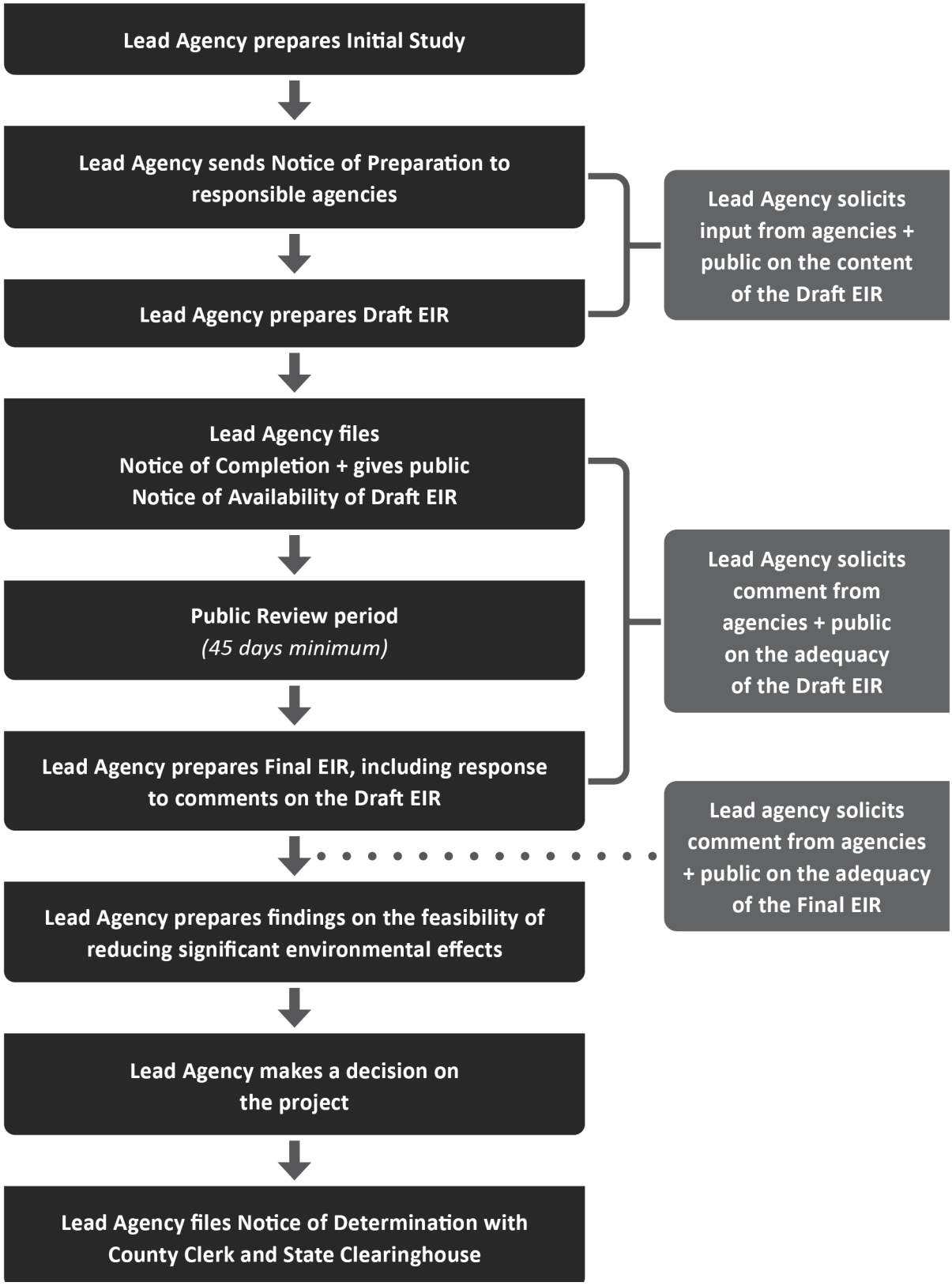
1.4 Environmental Review Process

The environmental impact review process required under CEQA is summarized below and illustrated in Figure 1-1. The steps appear in sequential order.

1. **Notice of Preparation Distributed.** Immediately after deciding that an EIR is required, the lead agency must file a NOP soliciting input on the EIR scope to "responsible," "trustee," and involved federal agencies; to the State Clearinghouse, if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing. The NOP must be posted in the County Clerk's office for 30 days. A scoping meeting to solicit public input on the issues to be assessed in the EIR is not required but may be conducted by the lead agency. The NOP public comment period for the plan was from February 15 2025 to March 17, 2025 and a scoping meeting was held on February 27, 2025. Public comments were received in response to the NOP and scoping process.
2. **Draft EIR Prepared.** The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) alternatives; g) mitigation measures; and h) irreversible changes.
3. **Public Notice and Review.** A lead agency must prepare a Public Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092) and sent to anyone requesting it. Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the plan site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the Draft EIR from responsible and trustee agencies, and adjacent cities and counties. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days, unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). Distribution of the Draft EIR may be required through the State Clearinghouse. This EIR will be circulated for a 45-day public review and will be sent to the State Clearinghouse.
4. **Notice of Completion.** A lead agency must file a Notice of Completion with the State Clearinghouse as soon as it completes a Draft EIR.
5. **Final EIR.** A Final EIR must include: a) any revisions to the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.

6. **Certification of Final EIR.** The lead agency shall certify that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the Final EIR prior to approving a plan.
7. **Lead Agency Plan Decision.** A lead agency may: a) disapprove a plan because of its significant environmental effects; b) require changes to a plan to reduce or avoid significant environmental effects; or c) approve a plan despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted.
8. **Findings/Statement of Overriding Considerations.** For each significant impact of the plan identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that: a) the plan has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the plan are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or plan alternatives infeasible. If an agency approves a plan with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic, or other reasons supporting the agency's decision.
9. **Mitigation Monitoring/Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of plan approval to mitigate significant effects.
10. **Notice of Determination.** An agency must file a Notice of Determination after deciding to approve a plan for which an EIR is prepared. A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges.

Figure 1-1 Environmental Review Process



2 Plan Description

The plan analyzed in this Environmental Impact Report (EIR) is the City of Santa Maria (City) 2045 General Plan Update, hereafter referred to as the "plan." This chapter of the EIR describes the key characteristics of the plan, including the plan proponent/lead agency, the geographic extent of the plan, plan objectives, required approvals, and the development forecasted by the plan.

2.1 Plan Purpose

The plan is an update to the City's current General Plan, which includes the following chapters: Land Use Element, Circulation Element, Safety Element, Health and Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The plan establishes the City's vision for future development through the horizon year of 2045. The plan will serve as the City's primary guide for future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The 2045 General Plan Update, together with the already adopted 6th Cycle Housing Element, will help the City plan for important community issues, such as community growth; housing, mobility, and infrastructure needs; climate change; and environmental protection. It will also set the stage for future social, physical, and economic development of the city.

2.2 Plan Proponent/Lead Agency

The City of Santa Maria is both the plan proponent and the lead agency for the proposed plan. The City's Community Development Department (located at 110 South Pine Street, Suite 101, Santa Maria, California 93458) prepared this EIR with the assistance of Rincon Consultants, Inc. and Raimi + Associates.

2.3 Plan Area Location and Environmental Setting

2.3.1 Regional Location

The City of Santa Maria is located in northern Santa Barbara County, surrounded by the hills of the Santa Maria River Valley (see Figure 2-1). The plan area involves all land within the Santa Maria Sphere of Influence[1] (SOI) and includes the annexation of areas east of the city limits (see Figure 2-2). The City of Santa Maria is generally bound by the Santa Maria River to the north, agricultural lands to the east and west, and the unincorporated town of Orcutt to the south.

[1] The term "sphere of influence" applies to the area designated by the Santa Barbara Local Agency Formation Commission (LAFCO) as the probable, future physical boundary or service area of the city. Overall, planning decisions made for the city are assumed to have a bearing on growth and development in these unincorporated adjacent areas. Areas not included as part of the annexation for the 2045 General Plan will continue to be deferred to the County land use designations and regulations in the SOI. Any development or change that happens in the SOI during the lifetime of the General Plan will occur under the jurisdiction of the County. Therefore, this EIR does not evaluate impacts resulting from future growth within the SOI, outside of the proposed annexation, as part of the proposed plan. However, where relevant, this EIR does evaluate potential impacts resulting from future growth within the city limits to lands within the SOI. The SOI is also included in the cumulative setting for this EIR.

Figure 2-1 Regional Location

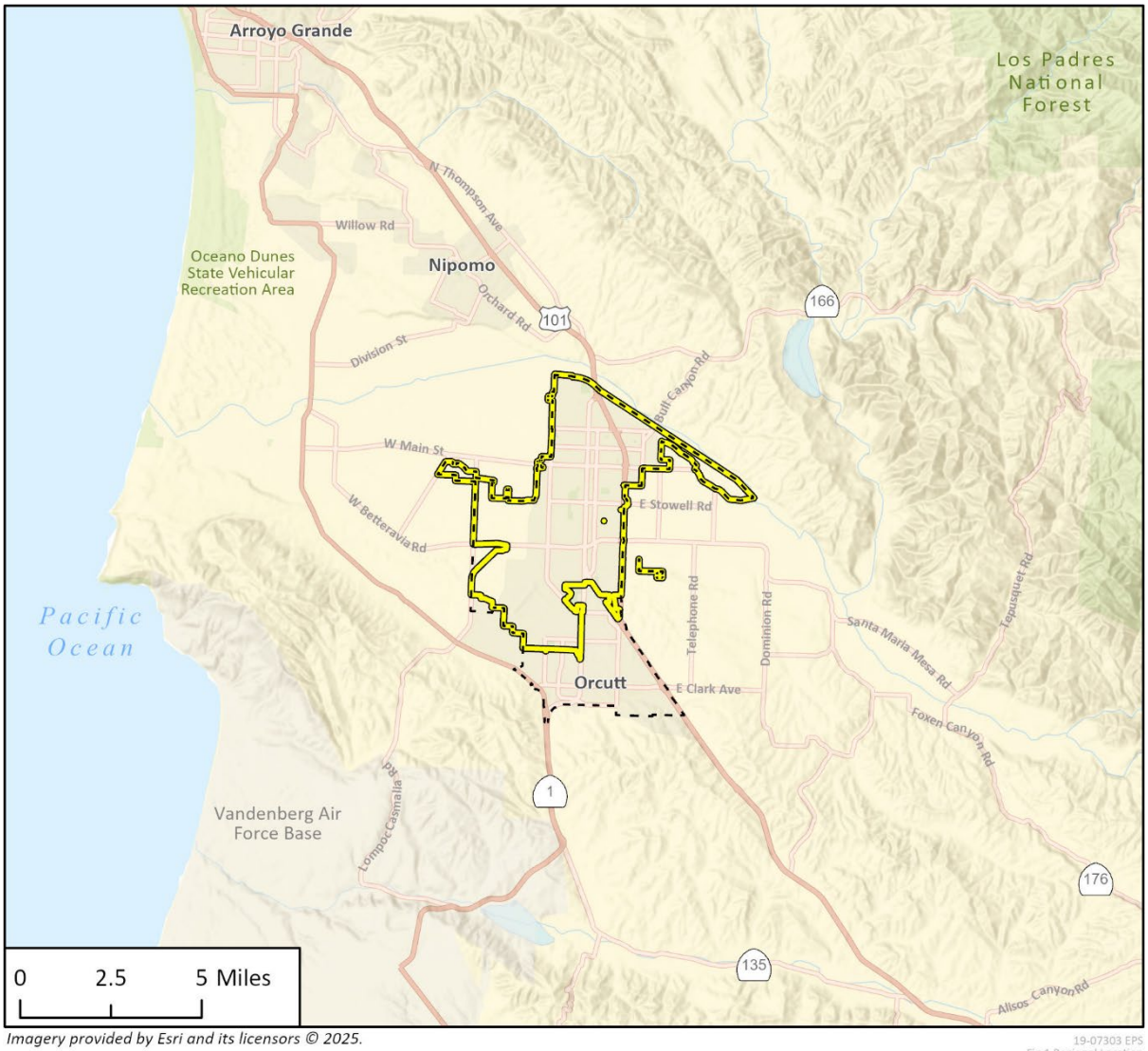
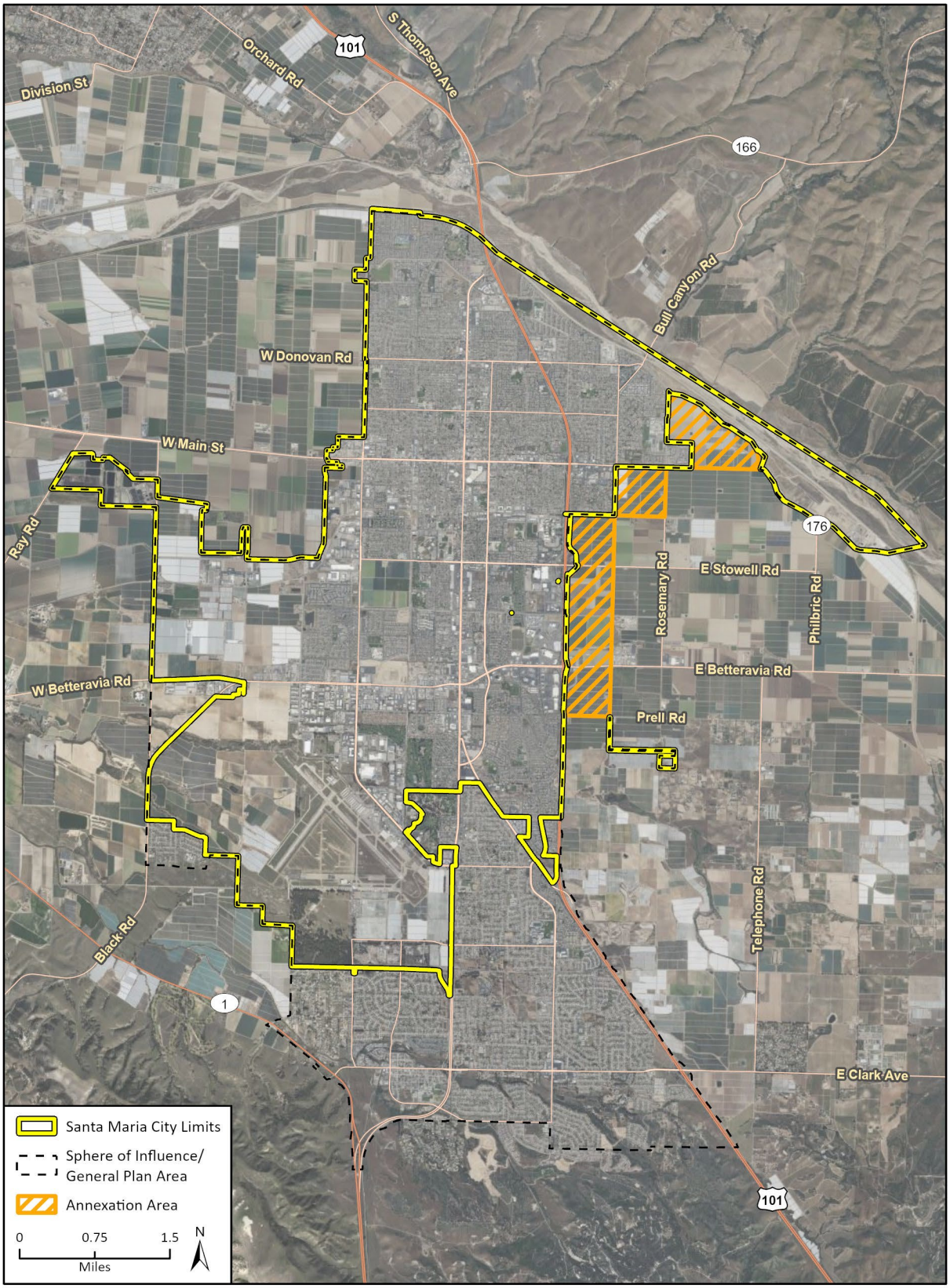


Figure 2-2 Plan Area Location



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19-07303 EPS
Fig 2 Project Location

U.S. Highway 101 (U.S. 101) forms the eastern edge of the city. A linear portion of Santa Maria is also located to the ~~west~~ east of U.S. 101. This portion of the city extends south from Prell Road then extends east along an internal farm road. Santa Maria is located approximately 25 miles south of San Luis Obispo, 50 miles northwest of Santa Barbara, 250 miles south of San Francisco and 170 miles north of Los Angeles.

Principal regional transportation facilities serving Santa Maria are U.S. 101, State Route 135 (SR 135), State Route 166 (SR 166), and the Santa Maria Valley Airport. Regional transit is provided by Santa Maria Regional Transit, Clean Air Express, and the San Luis Obispo Regional Transit Authority. Regional rail is provided by Amtrak.

2.3.2 Local Setting

The City of Santa Maria is characterized as a suburban residential community. The plan area covers approximately 15,058 acres within the city limits and approximately 4,500 acres within the SOI (City of Santa Maria 2020). ~~Approximately 27 percent of land within Santa Maria is occupied with residential uses, primarily consisting of single-family residences (22 percent). Agricultural uses occupy 14 percent of the city, airport uses occupy 11 percent, public and institutional uses occupy 11 percent, and commercial uses occupy 7 percent. Approximately 19 percent of the city is comprised of vacant land.~~ Residential land uses are distributed throughout the city. Non-residential land uses, including industrial and commercial, commonly line major corridors in Santa Maria, including Broadway, Main Street, and Betteravia Road. Agricultural and vacant uses are located at the periphery of the city. The city is underlain by the Santa Maria River Valley Groundwater Subbasin. The local climate in Santa Maria is identified as a Mediterranean climate characterized by warm, dry summers and cool, moist winters.

2.3.3 Existing Plan Area Characteristics

The plan area covers approximately 15,058 acres and 4,500 acres within the SOI.. Approximately 110,608 people live within the plan area as of January 2024, resulting in population density of approximately 640 people per square mile. There are 31,412 residential units within the plan area as of 2024 (California Department of Finance 2024).

The annexation area evaluated in the plan (discussed in detail in Section 2.6.3) covers 985 acres east of the City of Santa Maria's limits.

2.4 Regulatory Setting

State law (Government Code Sections 65300 through 65303.4) requires each municipality to adopt and periodically update its General Plan and requires that a General Plan include the following mandatory subject areas, or "elements": Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, and Environmental Justice. Municipalities may also prepare optional elements that can be organized or combined at the municipality's discretion.

The plan has been organized into the following elements: Land Use; Circulation; Safety, Health and Environmental Justice; Conservation and Open Space; Noise; Public Facilities and Services; Recreation and Parks Element; and Economic Development. Together with the already adopted 6th Cycle Housing Element, these elements cover all topics required to be included in a General Plan under State law. The City of Santa Maria City Council adopted the 6th Cycle Housing Element on

December 5, 2023. The plan may require additional updates to the adopted Housing Element, although such updates are anticipated to be for consistency with the plan.

Under State law a property's zoning is required to be consistent with its General Plan land use designation (Government Code Section 65860). Section 65860(c) of the Government Code requires that when a General Plan is amended or updated in a way that makes the Zoning Ordinance inconsistent with the General Plan, "the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

2.5 Plan Objectives

The plan will serve as a long-term framework for future growth and development, represents the community's view of its future, and contains the goals and policies upon with the City Council, Planning Commission, and the entire community will base land use and resource decisions. The plan will provide a contemporary plan that will guide Santa Maria though the next 20 years. The primary objective of this plan is to update the existing Santa Maria General Plan in order for it to be compliant with State law.

The plan would implement the following vision to guide development.

Vision. Santa Maria in 2045 is a community where families can establish and maintain multi-generational roots. It is close-knit, culturally diverse, and economically inclusive. This is possible, in part, because Santa Maria offers affordable, safe, attractive, and healthy homes and neighborhoods for all residents. This is also possible because of the availability of high-quality education, jobs, and economic opportunity. Building from a strong foundation in the agricultural, retail, healthcare, and business services industries, Santa Maria has continued to diversify by expanding the training and skills of residents and by adapting to new technologies and broader economic trends. People are proud of their history and heritage. This is reflected in the diverse, well-preserved historical resources and the attractive, inviting streets and public gathering places. Museums, art venues, a strong civic sector, and the many welcoming community events and celebrations are all evidence of a vibrant local culture. Residents have convenient access on foot and by car, bus, and bicycle to jobs, schools, community amenities like parks and sports fields, and the region's natural environment. Public services are reliable, inclusive, and efficient, and the community is well-served by equitable, modern, and sustainable infrastructure, facilities, and utilities.

The City identifies the following 11 guiding principles, which also serve as the proposed plan objectives for the purposes of complying with CEQA.

- **Agricultural Identity.** Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy.
- **Culture, History, and Art.** Celebrate and share Santa Maria's multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.
- **Community Design.** Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community's history, culture, and natural environment. Use lighting, street trees, benches, and other amenities to make sidewalks and

public spaces safe and welcoming, with a focus on the Downtown and along the Main and Broadway corridors.

- **Community Health.** Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35 percent of residents. Minimize residents' potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.
- **Natural Environment and Resilience.** Conserve water resources in the city and support efforts to maintain the Santa Maria River. Expand opportunities to enjoy the area's natural resources and the region's beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.
- **Housing Quality and Choice.** Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling units (ADUs)), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.
- **Resilient Economy.** Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps apace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.
- **Connected Growth.** To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current city limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.
- **Transportation Innovations.** Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.
- **Infrastructure, Utilities, Facilities, and Services**. Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.

- **Governance and Engagement.** Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the City leaders in 2045.

2.6 Plan Characteristics

2.6.1 2045 General Plan Update Organization

The elements included in the plan are further described in this section.

- **Conservation and Open Space Element.** This element outlines the development, management, and preservation of natural, tribal, cultural, and historic resources within the plan area. Goals, policies, and actions within this element address climate change adaptation and resilience in relation to natural resources, greenhouse gas emissions reduction, urban forestry, and the use of open space for the conservation of natural, cultural, and other resources as well as for hazard mitigation.
- **Safety Element.** This element addresses natural and manmade safety hazards in Santa Maria, including geologic and seismic hazards, fire hazards, flooding, hazardous materials, and emergency response and establishes policies and actions to mitigate hazard impacts to people and property. The Safety Element also evaluates evacuation capacity under a range of hazard scenarios, identifies single-access neighborhoods, and establishes policies and actions to enhance evacuation capacity throughout the city, consistent with Assembly Bill (AB) 747 and Senate Bill (SB) 99. In accordance with SB 379, this element also includes a climate change vulnerability assessment and measures to address climate vulnerabilities and hazard mitigation and emergency response.
- **Land Use.** This element designates the placement and distribution of future development to facilitate orderly growth within the city. This element establishes future land use patterns and specifies appropriate residential density and development intensity. Goals and policies serve as a guide for decision makers to direct the development of the city. Additionally, this element provides an overall design framework for the city with the goal of preserving community character and highlighting community gateways and views.
- **Circulation.** This element provides a framework for the City's multimodal transportation network, addressing the movement of people and goods in and around Santa Maria, while ensuring the orderly improvement of the circulation system in response to the Land Use Element. This element also establishes policies related to the electrification of vehicles and commercial enterprises promoting Mobility as a Service (MaaS), complete streets (AB 1358) and VMT (SB 743).
- **Public Facilities and Services Element.** This element evaluates existing and future conditions related to the provision and maintenance of public buildings and services, including parks, schools, libraries, police, fire, and water, wastewater, and stormwater infrastructure. This element presents goals, policies, and actions related to public facilities and services in order to sustain existing households and businesses and accommodate future growth in population, employment, and development.

- **Recreation and Parks Element.** This element inventories existing park and recreational resources throughout the city and evaluates future conditions and needs related to parks and recreation. Goals, policies, and actions within this element aim to facilitate equitable distribution of resources and investments to meet the recreational needs of all community members.
- **Economic Development Element.** This element includes goals, policies, and actions related to the retention and expansion of existing business sectors, as well as diversifying the economy to develop new kinds of businesses in Santa Maria.
- **Noise Element.** This element identifies and evaluates sources of noise and groundborne vibration and aims to minimize excessive noise exposure and noise conflicts. This element would be consistent with the Santa Maria Public Airport Master Plan and include new noise contours.
- **Health and Environmental Justice Element.** This element identifies disadvantaged communities within the city and includes goals, policies, and actions to reduce pollution exposure, promote access to food, public facilities, and safe housing, and strengthen civic engagement in City planning and decision making.

The City recently updated its Housing Element. The Housing Element provides the City's action plan for meeting the City's 6th Cycle Regional Housing Needs Allocation (RHNA) of 5,418 dwelling units for the 6th Cycle Housing Element (2023 to 2031). The Housing Element has undergone separate CEQA review and for that reason is not part of the plan being evaluated in this EIR. The Housing Element and Initial Study – Mitigated Negative Declaration were adopted on December 5, 2023.

2.6.2 Land Use Designations

The current Santa Maria General Plan Land Use Element establishes 30 separate land use designations to provide a mixture of land uses for the City. The existing City of Santa Maria Land Use Designations Map is shown in Figure 2-3.

The plan would change the land use designation on select parcels, some of which will resolve inconsistencies between existing uses and the General Plan land use designations. In addition, the plan includes the following land use designation changes:

- Revise the High Density Residential (HDR) land use designation to increase the maximum allowed density from 22 dwelling units/acre to 30 dwelling units/acre.
- Eliminate the Medium Density Residential-10 (MDR-10) land use designation and reassign all parcels currently designated MDR-10 to MDR-12, which would have an allowed density of 12 dwelling units/acre.
- Add three new land use designations, Corridor Mixed Use (CMU), Downtown Specific Plan (SP) and Planned Annexation (PA).

Land use changes for the proposed annexation areas east of the city limits (the planned annexation areas) are discussed in detail in Section 2.6.3. Figure 2-4 depicts the proposed land use designations, including the changes in land use designations compared to the current General Plan. Proposed changes from the existing General Plan land use pattern include the following:

- A parcel along North Broadway from Low Density Residential and Community Commercial to Community Facilities (CF);
- Parcels along Main Street from Community Commercial to Corridor Mixed Use (CMU));
- Parcels along Broadway from Community Commercial to Corridor Mixed Use (CMU); and

- Allow Low Density Residential in Area 9 along A Stret in the western portion of the city.

Changes in land use designations within the General Plan would also necessitate revisions to the following Specific Plans:

- Amend the Entrada Specific Plan to reflect the new Corridor Mixed Use land use designation.
- Amend the Area 9 Specific Plan to allow low-medium density residential (LMDR) uses along A Street with a maximum of 10 dwelling units per acre.

2.6.3 Annexation

The plan would include the annexation of areas east of the city limits and SOI. There are three separate areas (shown in Figure 2-5) that would be included as part of the proposed annexation ("annexation area") that would total 985 acres and would consist of the following Assessor's Parcel Numbers (APNs):

128-094-042	128-093-001
128-094-014	128-093-021
128-094-012	128-093-022
128-064-007	128-093-023
128-071-006	128-093-024
128-092-001	128-064-010
128-092-002	128-094-016
128-092-003	128-094-047

The first area proposed for annexation is generally bound by Panther Drive to the west, E. Main Street to the south, and the city landfill parcels to the north and east. The second area proposed for annexation is generally bound by S. Suey Road to the west, E. Main Street to the north, E. Jones Street to the south, and Rosemary Road to the east. The third area proposed for annexation is generally bound by E. Jones Street to the north, U.S. 101 to the west, Prell Road to the south, and the Suey Road alignment to the east. Much of the annexation area is vacant or agricultural land.

Existing zoning and land use designations within the annexation area are determined by the County of Santa Barbara and consist primarily of agricultural land use designations (Agriculture II with a minimum lot size of 100 acres [AG-II-100] and Agriculture II with a minimum lot size of 40 acres [AG-II-40]). Land use changes for the annexation area would include the establishment of a new land use designation, Planned Annexation, which would allow for a mix of commercial, residential, industrial, and public land uses in annexed land outside of current city limits.

2.6.4 Noise Contour Revisions

The City of Santa Maria noise characteristics are described within the plan's Noise Element including descriptions of common sources of noise as well as goals and policies to lessen noise for sensitive land uses (e.g., residences, schools, medical facilities). As required pursuant to the Governor's Office of Planning and Research (OPR) Guidelines, the Noise Element would also include a map of noise contours as depicted via lines that represent equal levels of noise exposure across the city. Noise contours information informs planning decisions, including siting of potential future sensitive land uses. A map of the plan's noise contours is shown in Figure 2-6.

Figure 2-3 Existing Land Use Designations within the City of Santa Maria

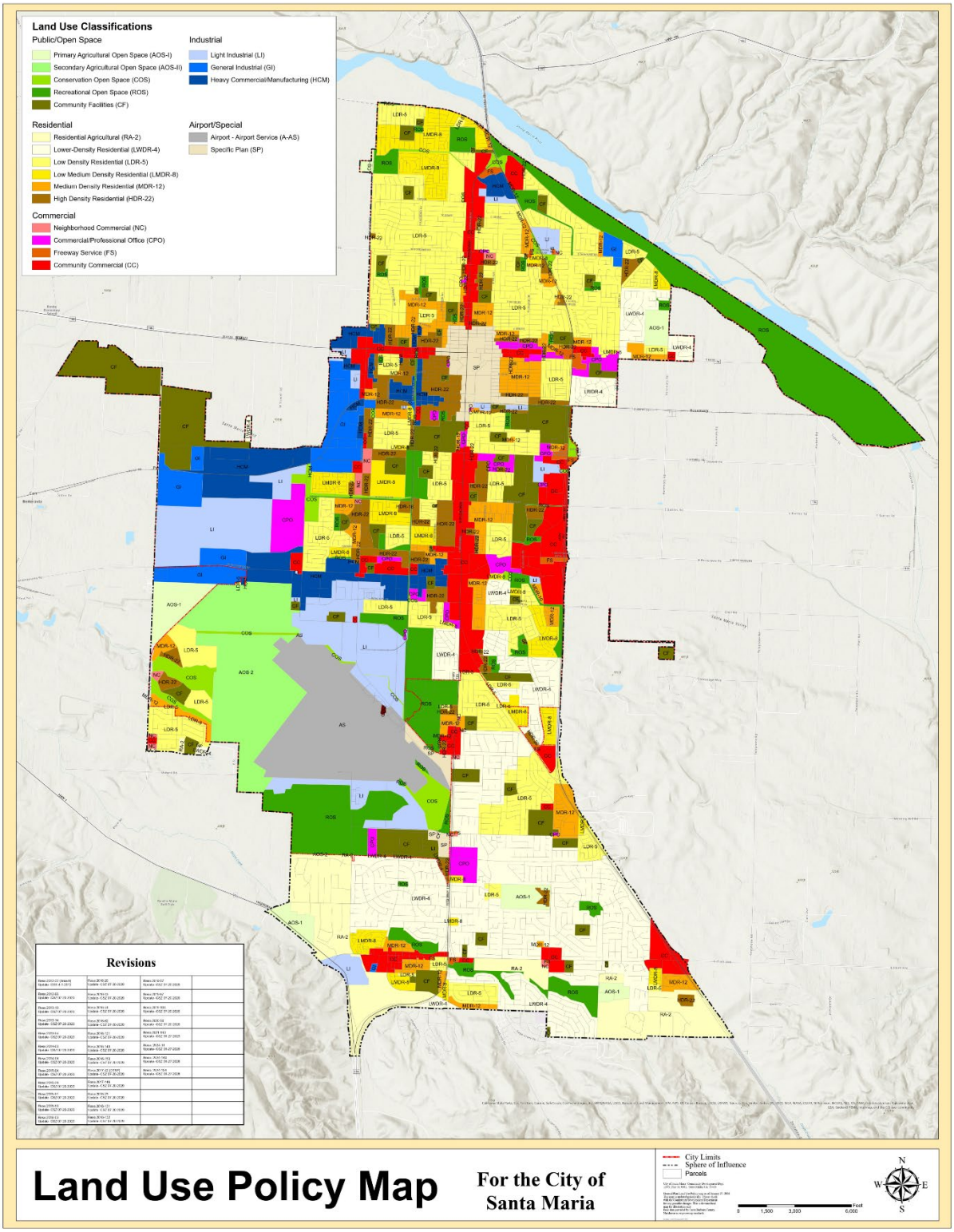

Figure 2-4 Proposed Land Use Designations

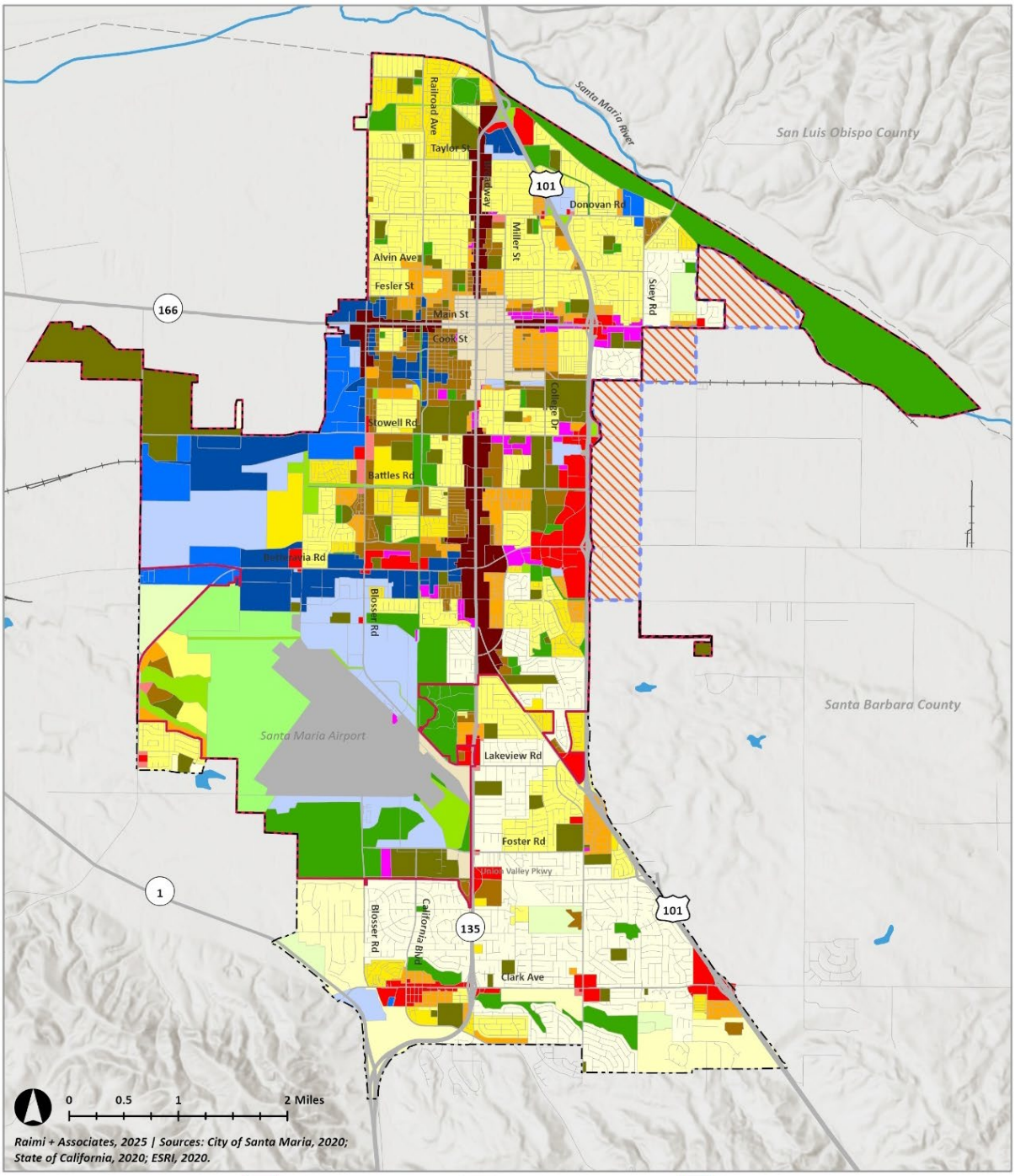

Figure 2-5 Proposed 2045 General Plan Annexation Area

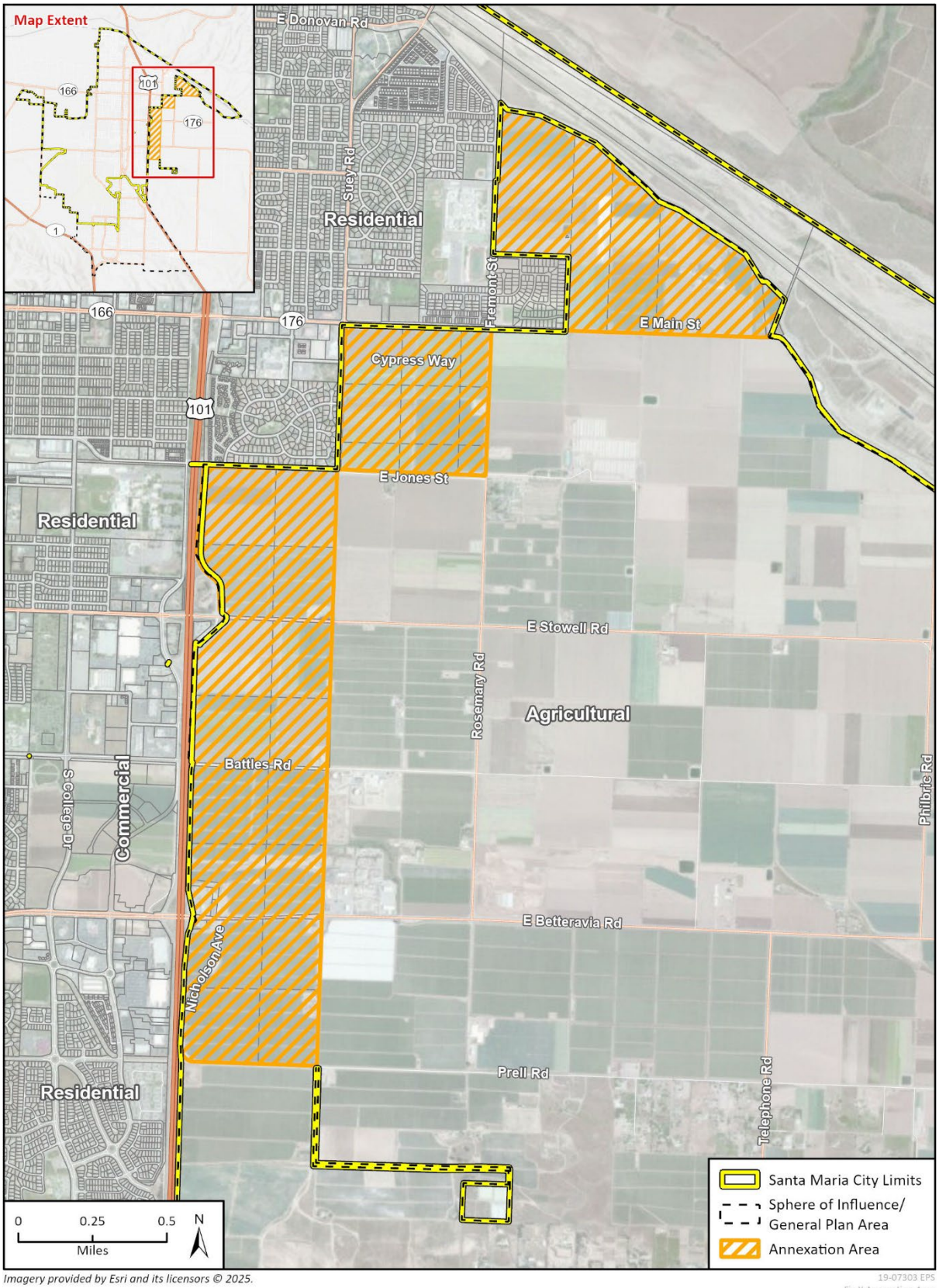

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Fig X Annexation Area

Figure 2-6 Proposed Noise Contours

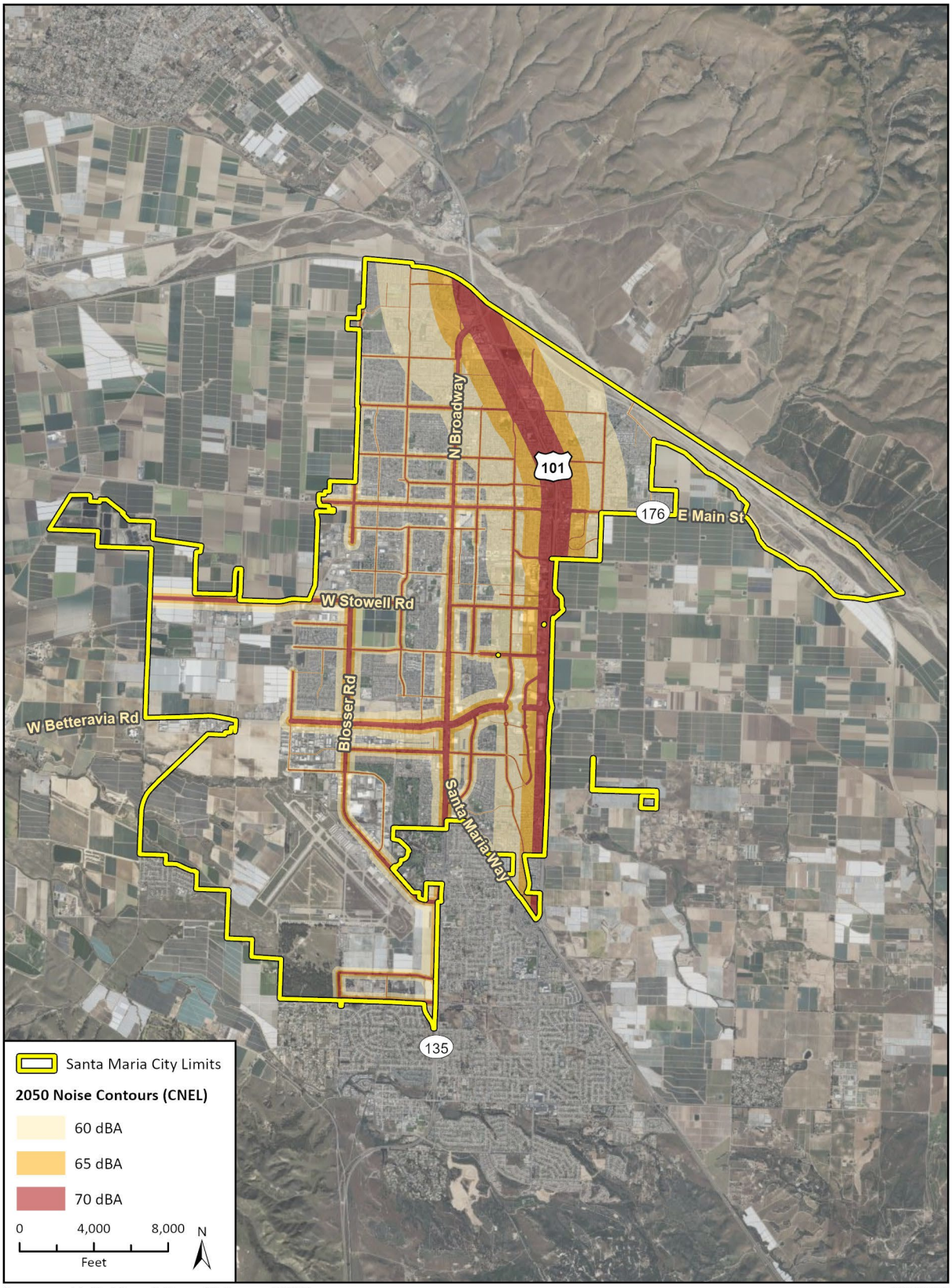

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Fig X 2050 Noise Contours

2.6.5 Proposed 2045 General Plan Buildout

For reasonable analysis purposes in this EIR, the City assumes the plan's buildout (of both residential and non-residential uses) within the city would occur by 2045. In the context of this EIR "buildout" of the plan is assumed to be a locally appropriate projection of development within the plan area based on updated land use designations and the proposed annexation rather than development of every parcel within the city. While complete buildout is not likely to occur by 2045, the buildout assumption used for this EIR represents the most conservative approach to evaluating the plan's potential environmental effects and satisfying the requirements of the CEQA Guidelines.

For the purposes of this EIR, "plan area" would refer to the City of Santa Maria, the proposed annexation area, and the Sphere of Influence.

Table 2-1 indicates the net change from 2022 conditions in Santa Maria to buildout of the plan by 2045.

Table 2-1 Existing and Proposed Plan Land Uses Components Summary

	Existing (2022)	Proposed (2045)	Net Change from Existing to Proposed
Acreage within City Limits	15,058 acres	16,043 acres	985 acres
Residential Units	28,200 units	44,340 units	16,140 units
Jobs	43,050 jobs	66,800 jobs	23,750 jobs

The plan would add 985 acres of land to the city limits and would provide the framework for development of up to 16,140 net new[2] primary and accessory dwelling residential units, including the development of 1,300 accessory dwelling units (ADUs), and an additional 23,750 jobs by buildout.

The plan would provide the framework for the development of up to 1,504 net new non-residential acres, with the following composition (numbers in parentheses indicate a reduction in acreage):

- (463) acres of commercial uses
- 452 acres of mixed uses
- 7 acres of Industrial/airport uses
- 33 acres of public and open space
- 1,012 acres of planned future development (specific plan and planned annexation areas)

Currently, approximately 32 percent of the city remains undeveloped. The undeveloped areas of the city are classified as vacant (19 percent) and agricultural (13 percent). The existing General Plan indicates the remaining 9 percent is classified as industrial. Many of the vacant parcels within the city, clustered between Battles Road, Betteravia Road, and U.S. 101 are either already slated for development or are located within a Specific Plan.

Specific land use designations proposed for the plan area are designed to ensure consistency with the updated Housing Element and existing land uses, such as industrial, heavy commercial, or agricultural. These land use changes would allow for increased residential density along Main Street and Broadway, as well as on opportunity sites with a high potential for redevelopment. Areas of the

[2] Net new means the change from City of Santa Maria existing (2024) development to full buildout of the proposed plan (i.e., 2045 General Plan) by 2045; this EIR analyzes the net change in terms of potential physical environmental impacts.

city with the most potential for change are concentrated in Downtown, neighborhoods in the City Core, Main Street and Broadway, Southwest Neighborhoods (northwest, west, and south of the airport), and areas proposed for annexation. The plan serves as the City's long-term development blueprint through 2045, contains goals and policies guiding land use and infrastructure decisions through 2045, and brings the General Plan up to date in response to latest State and regional plans and regulations related to climate-related hazards,[3] emergency evacuation routes and access, water supply, and mobility.

2.7 Intended Use of this EIR

This EIR provides a programmatic environmental review of implementing the plan. Subsequent activities falling under the plan will utilize this EIR to focus the environmental review of these consequent activities and to determine their effects. If a new project is proposed that is not anticipated by the plan, or that may result in project-level environmental effects not addressed in this program-level EIR, the future project would be evaluated as required under CEQA. This EIR is not intended to prohibit consideration of future projects or CEQA analysis of future projects.

2.8 Plan Implementation

Following adoption of the plan by the City Council, all subsequent activities and development within the City would be guided by the goals and policies in the plan. Therefore, the plan provides specific policy guidance for implementation of plan concepts. The City would also need to coordinate with Santa Barbara County, the Santa Barbara Local Agency Formation Commission (LAFCO), and other public agencies to implement policies that affect their respective jurisdictions or would affect the region. Implementing these policies in accordance with new development (residential, commercial, or industrial) would be subject to the City's established review and approval processes, with final review and approval by the appropriate departmental staff, and/or the appointed and elected officials. The principal responsibilities that City officials and staff have for plan implementation are briefly summarized below:

- Updating the City of Santa Maria Zoning Ordinance to achieve consistency with the adopted plan.
- Rezoning properties, as dictated by future development proposals.
- Approval of tentative maps, variances, planned development and conditional use permits, and other land use permits and entitlements.
- Approval of development agreements and issuance of related permits and approvals consistent with the plan.
- Analyzing and planning for public infrastructure such as roadway improvements, other capital improvements, and natural/capital resource preservation and/or restoration.
- Conducting or considering further focused planning studies, as appropriate to future development in the city.

[3] Pursuant to SB 379, which amended California Government Code Section 65302.

2.9 Required Approvals

With recommendations from the City's Planning Commission, the Santa Maria City Council would need to take the following discretionary actions in conjunction with the plan:

- Certification of the Final EIR and adoption of required findings, including required findings under CEQA Guidelines Sections 15090, 15091, and 15093[4]; and
- Approval and adoption of the plan.

[4] Santa Barbara County LAFCO must approve the City's annexation application, which would include certification of this Environmental Impact Report.

3 Environmental Setting

This chapter provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Chapter 4, *Environmental Impact Analysis*.

3.1 Setting

The City of Santa Maria is located in northern Santa Barbara County, surrounded by the hills of the Santa Maria River Valley (see Figure 2-1). The plan area involves all land within the Santa Maria Sphere of Influence[1] (SOI) and includes the proposed annexation of 985-acres east of the City limits. The City of Santa Maria is generally bound by the Santa Maria River to the north, agricultural lands to the east and west, and the unincorporated town of Orcutt to the south.

U.S. Highway 101 (U.S. 101) forms the eastern edge of the city. A linear portion of Santa Maria is also located to the east of U.S.-101. This portion of the city extends south from Prell Road then extends east along an internal farm road. Santa Maria is located approximately 25 miles south of San Luis Obispo, 50 miles northwest of Santa Barbara, 250 miles south of San Francisco and 170 miles north of Los Angeles.

Principal regional transportation facilities serving Santa Maria are U.S. 101, State Route 135 (SR 135), State Route 166 (SR 166), and the Santa Maria Valley Airport. Regional transit is provided by Clean Air Express and the San Luis Obispo Regional Transit Authority. Regional rail is provided by Amtrak.

The City of Santa Maria is characterized as a suburban residential community. The plan area covers approximately 15,058 acres within the City limits and approximately 4,500 acres within the SOI. Approximately 27 percent of land within Santa Maria is occupied with residential uses, primarily consisting of single-family residences (22 percent). Agricultural uses occupy 14 percent of the city, airport uses occupy 11 percent, public and institutional uses occupy 11 percent, and commercial uses occupy 7 percent. Approximately 19 percent of the city is comprised of vacant land. Residential land uses are distributed throughout the city. Non-residential land uses, including industrial and commercial, commonly line major corridors in Santa Maria, including Broadway, Main Street, and Betteravia Road. Agricultural and vacant uses are located at the periphery of the city. The city is underlain by the Santa Maria River Valley Groundwater Subbasin. The local climate in Santa Maria is identified as a Mediterranean climate characterized by warm, dry summers and cool, moist winters.

[1] The term “sphere of influence” applies to the area designated by the Santa Barbara Local Agency Formation Commission (LAFCO) as the probable, future physical boundary or service area of the City. Overall, planning decisions made for the City are assumed to have a bearing on growth and development in these unincorporated adjacent areas. Areas not included as part of the annexation for the 2045 General Plan Update will continue to be deferred to the County land use designations and regulations in the SOI. Any development or change that happens in the SOI during the lifetime of the General Plan will occur under the jurisdiction of the County. Therefore, this EIR does not evaluate impacts resulting from future growth within the SOI, outside of the proposed annexation, as part of the proposed plan. However, where relevant, this EIR does evaluate potential impacts resulting from future growth within the City limits to lands within the SOI. The SOI is also included in the cumulative setting for this EIR.

3.2 EIR Baseline

Section 15125 of the California Environmental Quality Act (CEQA) Guidelines states that an Environmental Impact Report (EIR) "should include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published." Section 15125 states that this approach "normally constitute[s] the baseline physical conditions by which a lead agency determines whether an impact is significant." This EIR evaluates impacts against existing conditions, at the time the notice of preparation was published, which was February 15, 2025. This EIR considers the potential impacts from buildout of the General Plan in 2045, compared to exiting conditions.

3.3 Cumulative Development

CEQA defines cumulative impacts as two or more individual actions that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately but could have a significant impact when analyzed together. Cumulative impact analysis allows an EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Because the project is a general plan update, cumulative impacts are treated somewhat differently than would be the case for an individual development project. CEQA Guidelines Section 15130 provides the following direction relative to cumulative impact analysis and states that the following elements are necessary for an adequate discussion of environmental impacts:

> A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

By its nature, a general plan considers cumulative impacts insofar as it considers cumulative development that could occur within the plan area, which refers to the area within the City Limits and annexation areas. For example, the transportation analysis, discussed in Section 4.8 *Transportation,* considers the overall change in vehicle miles travelled (VMT) due to implementing several development projects that would add to the buildout associated with implementing the project. These cumulative VMT calculations are accounted for in the analyses within Sections 4.2 *Air Quality and Greenhouse Gas Emissions*, 4.6 *Noise* and 4.10 *Effects Found Not to be Significant*; therefore, these analyses would also be considered cumulative. Other impacts, such as geologic hazards, are site-specific impacts that are addressed on a project-by-project basis. Additionally, even when two projects occur in close proximity, their individual impacts would not necessarily compound or contribute to a greater cumulative effect. Therefore, the analysis of project impacts in this EIR also constitutes the cumulative analysis.

4 Environmental Impact Analysis

This Chapter discusses the possible environmental effects of the plan for the specific issue areas that were identified through the scoping process as having the potential to experience significant effects. A "significant effect" as defined by the *CEQA Guidelines* Section 15382:

> means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. In the impact analysis, the first subsection identifies the methodologies used and the "significance thresholds," which are those criteria adopted by the City and other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text with the discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per Section 15093 of the *CEQA Guidelines*.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the *CEQA Guidelines*.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other planned and pending developments in the area listed in Chapter 3, *Environmental Setting*.

The Executive Summary of this EIR summarizes all impacts and mitigation measures that apply to the proposed project.

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4.1 Agricultural Resources

This section evaluates impacts on agriculture and forestry resources associated with implementation of the 2045 General Plan Update. Because this Program EIR is a long-term document intended to guide actions up to 2045, this analysis relies on program-level evaluation.

4.1.1 Setting

a. California Agricultural Resources

According to the California Department of Food and Agriculture, over a third of the country's vegetables and two-thirds of the country's fruits and nuts are grown in California. In 2023, California's farms and ranches received $55.4 billion in cash receipts for their output. This represents a 1.4 percent increase in cash receipts compared to 2022. California agricultural exports totaled $23.6 billion in 2022, an increase of 4.4 percent from 2021. Top commodities for export included almonds, dairy and dairy products, pistachios, walnuts, and wine (California Department of Food and Agriculture 2024).

The California Department of Conservation (DOC) develops Important Farmland Maps as part of its Farmland Mapping and Monitoring Program (FMMP) and includes the following definitions for Important Farmland and other non-farmland land uses (DOC 2025a):

1. **Prime Farmland.** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
2. **Farmland of Statewide Importance.** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
3. **Unique Farmland.** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
4. **Farmland of Local Importance.** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance, but they are shown separately.
5. **Grazing Land.** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
6. **Urban and Built-up Land.** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

7. **Other Land.** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

b. Plan Area Agricultural Resources

Table 4.1-1, below, provides the acreage of each farmland type in the plan area and annexation area. As shown therein, the plan area contains approximately 5,116 acres of Important Farmland. Figure 4.1-1, shows the distribution of different Important Farmlands in the plan area. In addition to Important Farmland, the plan area also includes nine acres of Grazing Land which is considered Prime agricultural land by the Local Agency Formation Commission (LAFCO) definition. There are no Williamson Act lands within the city limits but, as shown in Figure 4.1-2, the annexation area includes approximately 212 acres of Williamson Act lands.

It should be noted that the Williamson Act lands in the annexation area are all currently in nonrenewal, which starts a countdown to the expiration of the contract. This includes three contracts that are set to expire in January of 2026 (71AP072), 2027 (85AP008) and 2028 (70AP148). This is typically nine years for standard Williamson Act contracts and nineteen years for Farmland Security Zone contracts, which are a stricter version of the Williamson Act contract that offer greater property tax savings and longer-term protection for farmland (DOC 2025b). During this period, the land remains subject to all the restrictions and benefits of the Williamson Act contract until it fully expires. Nonrenewal allows landowners to eventually transition their land to other uses while still adhering to the contract's terms during the countdown period. At the end of the nonrenewal process, the contract will be terminated and the land will no longer be under contract as Williamson Act land.

Table 4.1-1 Summary of Important Farmland in the Plan Area and Annexation Area

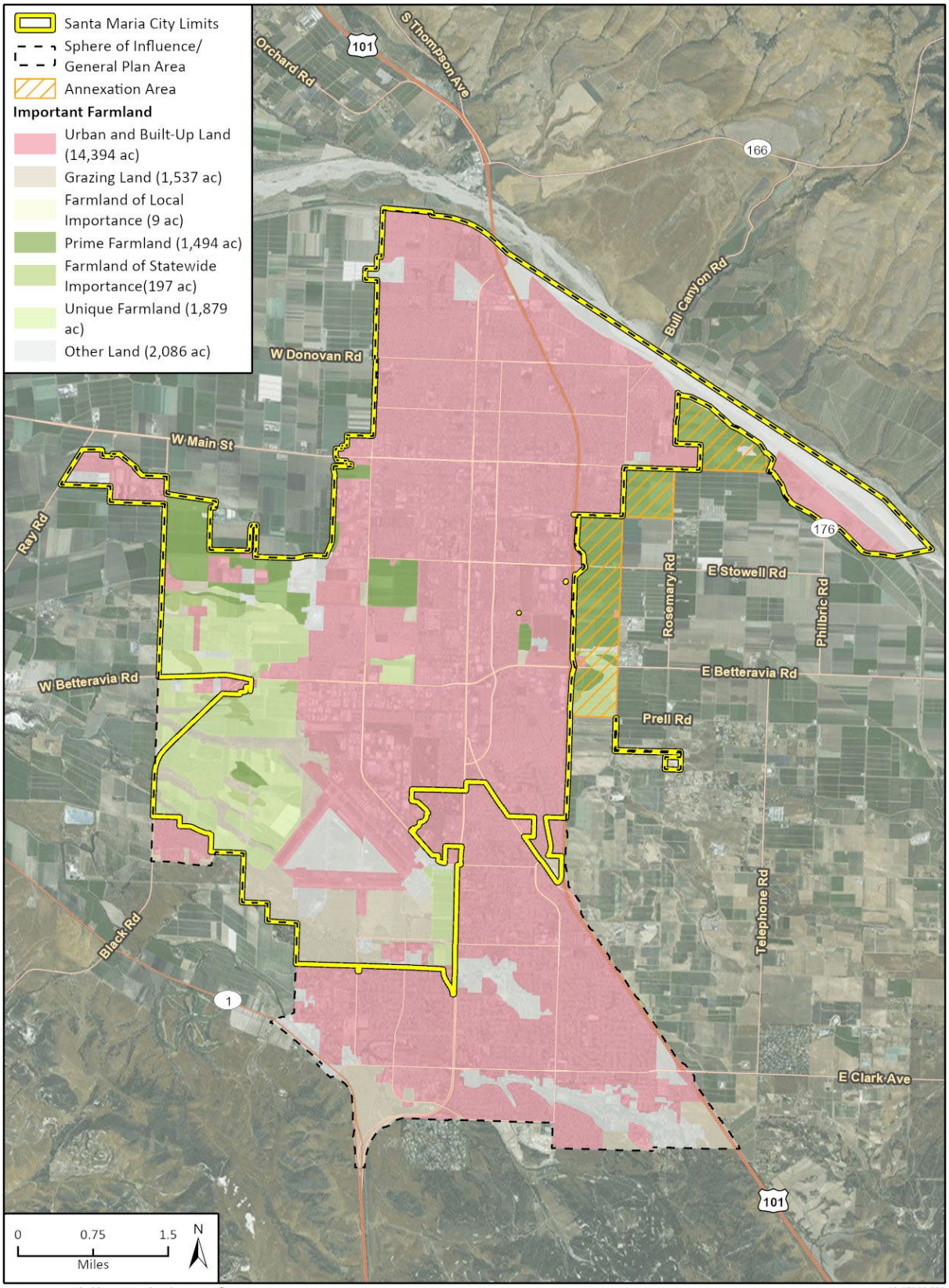
Farmland Designation	City Limits and SOI	Annexation Areas	Total Acreage
Prime Farmland	691	803	1,494
Farmland of Statewide Importance	190	7	197
Unique Farmland	1,745	134	1,879
Farmland of Local Importance	9	–	9
Grazing Land	1537	–	1,537
Total	**4,172**	**944[1]**	**5,116**

[1] The remaining 41 acres within the annexation area are not considered to be prime or unique farmland or farmland of local or statewide importance.

LAFCO and Farmland

In reviewing applications for proposed annexations, LAFCO is required to consider the proposals impact to agriculture, including prime agricultural land as defined in Government Code Section 56064. As described in Section ~~1.5~~ 1.3, *Lead, Responsible, and Trustee Agencies*, LAFCO is a Responsible Agency under the California Environmental Quality Act (CEQA). Federal, State, and local agencies, including Santa Barbara LAFCO, all operate under different laws and requirements, each setting out different definitions of prime farmland. The definition of agricultural lands and prime agricultural lands differ somewhat from the DOC definitions that are typically relied upon for CEQA analysis.

Figure 4.1-1 Important Farmland in the Plan Area



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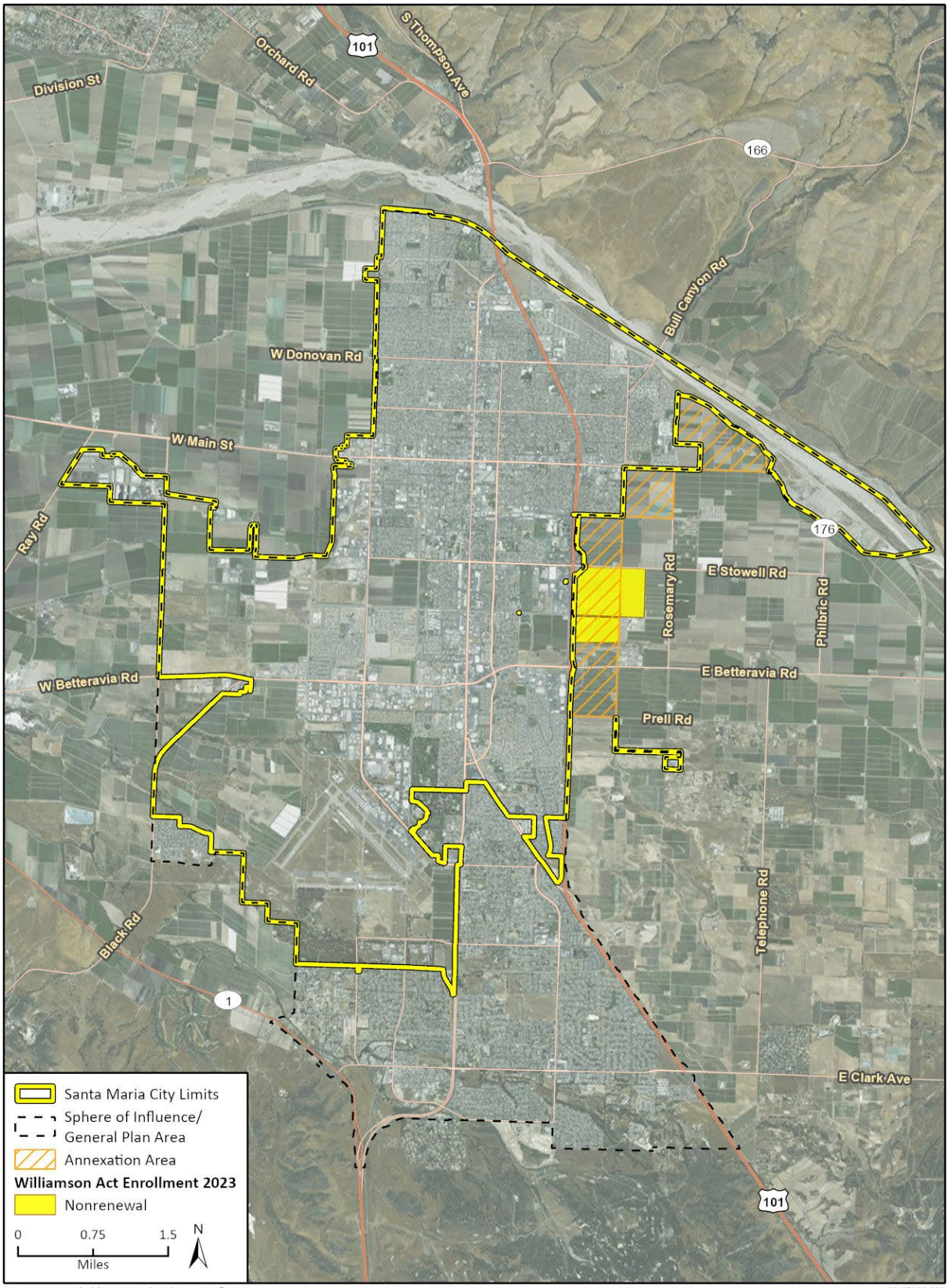
Additional data provided by FMMP, 2020.

19-07303 EPS
Fig 4.1-1 Important Farmland in Plan Area

Figure 4.1-2 Williamson Act Lands in the Plan Area



Imagery provided by Esri and its licensors © 2025.
Additional data provided by CGS, 2023.

19-07303 EPS
Fig 4.1-2 Williamson Act in Plan Area

Land that would not qualify as Prime under USDA or FMMP definitions of Prime, may qualify as Prime under the LAFCO definition. For the proposed plan, the only land that this applies to is grazing land which meets the LAFCO definition of Prime agricultural land and is considered as Prime agricultural land within this analysis. As shown on Figure 4.1-1 and in Table 4.1-1, the plan area includes approximately 1,537 acres of grazing lands.

Regional Agriculture

Agriculture is an important part of the economy in Santa Barbara County. In 2023, the total gross value of agricultural crops and products was $1,875,978,000, which represents a 2.8 percent decrease, or $54,467,000, compared to the 2022 value of $1,930,455,000 (County of Santa Barbara 2024).

More specifically, agriculture has been a substantial part of Santa Maria's economy since the early 20th century, with the region's fertile soils and favorable climate supporting a variety of crops. The Santa Maria Valley is particularly known for its strawberries, which are a major contributor to the local economy. Other important crops include wine grapes, broccoli, and cauliflower, which benefit from the region's temperate climate and productive soils.

Regional Farmland Trends

Conversion of farmland is the loss of farmlands due to development or land use changes that do not support agricultural production. The FMMP, which is updated biennially, provides land use conversion information for decision makers to use in their planning for the present and future of California's agricultural land resources.

According to the DOC, irrigated farmland in California showed a net decrease of 56,186 acres between 2016 and 2018, an amount substantially higher than between 2014 and 2016 (11,165 acres). Prime Farmland, the highest quality farmland, decreased by 38,683 net acres, coupled with a Farmland of Statewide Importance decrease of 30,052 net acres. Partially offsetting these losses was the addition of 12,549 net acres of irrigated crops on lesser quality soils (DOC 2019).

Irrigated land conversions due to idling are often associated with water resource limitations, market conditions, and salinity-related land idling. Land was removed from irrigated categories at a rate 19 percent lower than compared with the prior update (128,105 acres between 2014 and 2016 compared to 152,627 acres between 2016 and 2018) (DOC 2019).

Table 4.1-2 shows the number of acres of Important Farmland that have been converted in Santa Barbara County from 2016 to 2018, the most recent and granular data available. As shown, the county lost 2,712 acres of agricultural land and gained 3,789 acres, resulting in a net increase of 1,077 acres.

Table 4.1-2 Farmland Conversion in Santa Barbara County

Farmland Designation	Total Acreage Inventoried 2016	Total Acreage Inventoried 2018	Total Acreage Inventoried Acres Lost (-)	Total Acreage Inventoried Acres Gained (+)	Total Acreage Inventoried Total Acreage Changed	Total Acreage Inventoried Net Acreage Changed	Percent of Inventoried Net Acreage Changed
Prime Farmland	66,979	67,819	955	1,795	2,750	840	+1.2%
Farmland of Statewide Importance	13,194	13,648	151	605	756	454	+3.4%
Unique Farmland	37,324	37,710	715	1,101	1,816	366	+1%
Farmland of Local Importance	8,950	8,347	819	288	1,179	-603	-6.9%
Important Farmland Subtotal	**126,447**	**127,524**	**2,712**	**3,789**	**6,501**	**1,077**	**+0.8%**

Source: DOC 2021

c. Forestry Resources

Forest Land, Timberland, Timber Production Zones

Forestry resources include forestland, timberland, and timberland production zones. Definitions used for forestland and timberland are those found in the California Public Resources Code (PRC) Sections 12220(g) and 4789.2(g) and California Government Code (CGC) Section 51104(g). These codes define forestland, timberland, and timberland production zones as follows:

1. **Forest Land** is land that can support, under natural conditions, 10 percent native tree cover of any species, including hardwoods, and that allows for the preservation or management of forest-related resources such as timber, aesthetic value, fish and wildlife, biodiversity, water quality, recreational facilities, and other public benefits (PRC Section 12220[g]).
2. **Timberland** means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis (PRC Section 4526[g]).
3. **Timberland Production Zones** or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h) (CGC Section 51104).

Within the plan area, there are no official timberland, forest land, or TPZ zoning districts or land use designations. Several locations in the plan area are covered with many trees, including scattered open spaces and parks. However, these concentrations of trees would not be considered forestland or timberland.

4.1.2 Regulatory Setting

Various policies and regulations are enforced at the federal, state, and local level to protect agriculture, forestry, and timberland resources, as outlined below.

a. Federal Regulations

Farmland Protection Policy Act

The Farmland Protection Policy Act is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to non-agricultural uses. It assures that to the extent possible federal programs are administered to be compatible with state, local units of government and private programs and policies to protect farmland. Projects are subject to Farmland Protection Policy Act requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency.

b. State Regulations

Farmland Conservation Program Act

The California Farmland Conservancy Program Act, also known as Senate Bill (SB) 1142, established the California Farmland Conservancy Program, which provides grants for agricultural conservation easements. An agricultural conservation easement aims to maintain agricultural land in active production by preventing development on the subject parcel and prohibiting practices that would damage or interfere with the agricultural use of the land. Because the easement is a restriction on the deed of the property, the easement remains in effect even when the land changes ownership. While other benefits may accrue because the land is not developed (scenic and habitat values, for example), the primary use of the land is agricultural. Easements funded by the California Farmland Conservancy Program must be of a size and nature suitable for viable commercial agriculture.

Farmland Mapping and Monitoring Program

The DOC prepares, updates, and maintains Important Farmland Series Maps (Maps) as part of the FMMP and as defined in subdivision (f) of Section 65560 of the Government Code, and prepares and maintains an automated map and database system to record and report changes in the use of agricultural lands every two years on even numbered calendar years. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. In preparing FMMP maps, the DOC considers all information collected or received on the amount of land converted to or from agricultural use, and between agricultural categories.

Right to Farm Act 1981

The Right to Farm Act (Civil Code Section 3482.5) is designed to protect commercial agricultural operations from nuisance complaints that may arise when an agricultural operation is conducting business in a "manner consistent with proper and accepted customs." The code specifies that established operations that have been in business for 3 or more years that were not nuisances at the time they began shall not be considered a nuisance as a result of new land use.

Williamson Act

The California Land Conservation Act of 1965, Sections 51200 et seq. of the California Government Code, commonly referred to as the "Williamson Act," enables local governments to restrict the use of specific parcels of land to agricultural or related open space use. Landowners enter into contracts with participating cities and counties and agree to restrict their land to agriculture or open space use for a minimum of 10 years. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market (speculative) value.

c. Local Regulations

Santa Maria Municipal Code

The Santa Maria Municipal Code includes provisions for agricultural use, specifically outlined in Chapter 12-2.04A. This chapter defines agricultural use as farming or ranching activities, which encompass the cultivation and growing of crops, as well as the raising and keeping of poultry or livestock. These regulations ensure that agricultural activities are conducted in a manner that supports the city's goals for land use and development while maintaining the integrity of agricultural lands.

City of Santa Maria Uniform Rules for Agricultural Preserves

Santa Maria administers its Agricultural Preserve Program under the California Land Conservation Act of 1965, commonly known as the Williamson Act. This program is designed to conserve agricultural and open space lands through uniform rules that govern Williamson Act contracts. The city's Uniform Rules for Agricultural Preserves establish the basic requirements for all contracts, ensuring long-term conservation of agricultural lands and promoting sustainable farming practices (City of Santa Maria 2025).

4.1.3 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

Agricultural and forestry impact assessments involved a review of data available through the Department of Conservation's FMMP and Williamson Act Land maps. An adverse effect would occur if a proposed development would have an impact on existing, mapped agricultural or forest land.

Significance Thresholds

According to Appendix G of the CEQA Guidelines, impacts related to agricultural and forestry resources from implementation of the project would be significant if it would:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))
4. Result in the loss of forest land or conversion of forest land to non-forest use
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
Threshold 2:	Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?
Threshold 5:	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Impact AG-1 LAND USE CHANGES IN THE ANNEXATION AREA HAVE THE POTENTIAL TO CONFLICT WITH EXISTING ZONING FOR AGRICULTURE. THERE ARE NO FEASIBLE MITIGATION MEASURES THAT WOULD AVOID OR FULLY MITIGATE FOR THE CONVERSION OF FARMLAND OR AGRICULTURALLY ZONED LANDS. AS A RESULT, THIS WOULD BE A SIGNIFICANT AND UNAVOIDABLE IMPACT.

As noted in Table 4.1-1, the plan area (which includes the annexation area) contains approximately 5,116 acres of Important Farmland. Important Farmland (i.e., Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) is mapped within City limits. There are nine acres of Grazing Land within the plan area which is considered Prime agricultural land by the LAFCO definition.

The plan emphasizes infill development in urbanized portions of the city. Infill development would generally limit agricultural resource impacts, since development would be located within existing urban areas. However, some future development, including development within the annexation area is anticipated in agricultural areas.

The California Department of Conservation currently lists several sites within the city as either Grazing Land, Prime Farmland, or Unique Farmland. However, these sites~~, shown as important farmland in Figure 4.1-3,~~ have previously undergone environmental review for the conversion of agricultural land.

The area west of A street and north of Betteravia Road was evaluated within the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930) in 1994 and the Area 9 Specific Plan Environmental Impact Report (SCH #2008071018) in 2011 wherein impacts to agricultural resources were determined to be less than significant. The Environmental Impact Report for the City's Sphere of Influence Expansion (SCH#90010930) documented the conversion of these agricultural resources to non-agricultural uses, and the City Council Resolution No. 92-136 presented a Statement of Overriding Considerations, which the Council adopted on September 15, 1994. Santa Barbara LAFCO approved annexation of the project area to Santa Maria on November 23, 2004. Furthermore, in

order to mitigate the conversion of these agricultural resources, the City adopted a "Greenbelt and Urban Buffer" resolution in 1994 (Resolution 94- 9). The Greenbelt and Urban Buffer resolution established that the City would preserve agricultural and open space areas immediately adjacent to the City's Urban Boundary Limit. This resolution protects agricultural and open space areas adjacent to the city by prohibiting the city from expanding its Urban Boundary Limit into such areas. As such, the areas immediately adjacent to the Area 9 Specific Plan area would be preserved under this resolution. Because the impacts of the conversion of these agricultural resources on the site were previously offset by the establishment of the City's Greenbelt and Urban Buffer, impacts were found not to be significant (City of Santa Maria 2011). As such, conversion of the area known as Area 9 would not result in a significant impact to agricultural resources. Similarly, the area south of Main Street between Blosser Road and Hanson Way was evaluated within the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930) in 1994. As part of the Sphere of Influence Expansion project, this area was assigned urban growth potentials as part of the West Main Specific Plan and did not include area identified for future agricultural use. Conversion of this area would not result in significant impacts as the area has been previously evaluated and slated for urban growth in previous environmental analyses.

The area east of South Blosser Road, south of West Stowell Road, and north of Battles Road was evaluated within the Blosser-Southeast Specific Plan Amendment Supplemental Environmental Impact Report (SCH #1994107909) in 2020 wherein impacts to agricultural resources were determined to be less than significant. The Supplemental Environmental Impact Report determined that the Blosser-Southeast Specific Plan area has been anticipated for non-agricultural use, including residential development, since the evaluation of the City's Sphere of Influence Boundary Amendment and Concurrent Annexation Program in 1992. As part of the Sphere of Influence Boundary Amendment and Concurrent Annexation Program, this area was assigned residential growth potentials and did not include area identified for future agricultural use. As such, conversion of this area would not result in a significant impact to agricultural resources.

The area east of Blosser Road and south of Battles Road was evaluated within the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029) in 2015. Impacts to agricultural resources within this Environmental Impact Report were determined to be less than significant as this area was identified an infill site located within the urbanized city, surrounded by urban development and is planned and zoned for future urban development. Prior to the preparation of the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029), an Initial Study – Mitigated Negative Declaration was prepared for this area indicating the site had a land use designation of Light Industrial and a zoning designation of Light Manufacturing that has since been changed to allow for retail commercial and professional office uses. As the area has been designated for development and has been previously evaluated in previous environmental documents, impacts related to the conversion of agricultural land would be less than significant.

As such, future development adjacent to agricultural land would not lead to farmland loss due to potential conflicts between existing farming operations and new urban or non-agricultural uses. The 2045 General Plan Update would result in less than significant impacts as it would not result in the conversion of farmland to non—agricultural uses that have not already been evaluated in previous environmental documents and would not result in conflicting uses introduced adjacent to existing farmland.

In addition to Important Farmland, the plan area contains three properties that are under Williamson Act contracts within the central portion of the proposed annexation area. As shown in Figure 4.1-2, these lands are currently in nonrenewal, which starts a countdown to the expiration of the contract. The contracts will expire on January 1, 2026 (71AP072), January 1, 2027 (85AP008), and January 1, 2028 (70AP148). During the non-renewal period, the land remains subject to all the restrictions and benefits of the Williamson Act contract until it fully expires. At the end of the nonrenewal process, the contract will be terminated and the land will no longer be under contract as Williamson Act land. As discussed within Chapter 2, *Project Description*, land use changes for the annexation area would include the establishment of a new land use designation, Planned Annexation, which would allow for a mix of commercial, residential, industrial, and public land uses in annexed land outside of current city limits. This could conflict with the existing Williamson Act contracts. However, as these lands are currently within nonrenewal and are set to expire, it is anticipated that the contracts will have expired by the time of plan buildout thereby reducing the likelihood of a direct conflict at the time of buildout. Further, development facilitated by the plan that would occur within Williamson Act land would be required to undergo individual environmental review at the time a project is proposed for both the proposed project and the annexation of the area. As it is not reasonably foreseeable for new discretionary development in the annexation area to be proposed, reviewed, and approved, between the date of publication of this EIR and the expiration date of the current remaining Williamson Act contracts in the annexation area, development facilitated by the plan would not result in the conversion of Williamson Act Lands. Impacts related to the conversion of Williamson Act lands would be less than significant.

The Conservation and Open Space Element and the Land Use Element of the plan seeks to encourage the continued operation of agricultural lands in and around Santa Maria. The goals and policies listed below from the General Plan address the preservation of agricultural lands:

Goal COS-2: Working lands. Sustainable and productive working lands support healthy local ecosystems.

> **Policy COS-2.1: Agricultural preservation.** Collaborate with Santa Barbara County and local landowners to preserve existing agricultural uses on lands not proposed for future development, including croplands and rangelands.
>
> > **Action COS-2.1.1:** During review of projects that would alter or convert existing agricultural uses, balance state and regional efforts to preserve existing agricultural uses, including the Santa Barbara County Right to Farm Ordinance, clustering of urban land uses/development, and transfer of development rights —with other factors. These include providing adequate housing, achieving a jobs-housing balance, supporting economic sustainability, and advancing other City interests.
> >
> > ~~**Action COS-2.1.2:** To the extent feasible, support the establishment of agricultural conservation easements on land within the City's Sphere of Influence that is zoned for agriculture and designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland by initiating discussions with property owners on eligible sites and providing education and technical assistance to interested owners.~~

Goal LU-1: Balanced mix of uses. A balanced mix of land uses meets the present and future housing, employment, and recreation needs of the community.

> **Policy LU-1.2: Infill development.** Prioritize the redevelopment of vacant or underutilized parcels with a focus on ~~infill of existing residential, commercial, and industrial capacity to~~ revitalizinge downtown and deteriorating neighborhoods, to the extent feasible. ~~Accommodate growth while making every effort to preserve agricultural lands and open space.~~

Goal LU-2: Annexation as outward growth. Santa Maria expands in an orderly and efficient manner to accommodate future growth.

> **Policy LU-2.1: Planned Annexation ~~a~~Area.** Expand Sphere of Influence and annex the Planned Annexation ~~a~~Areas identified on the General Plan Land Use Map to meet housing and jobs development goals.

Goal LU-9: Agricultural areas. Thriving agricultural lands generate fresh produce for the State and preserve Santa Maria's history as a farming community.

> **Policy LU-9.1: Agricultural resources.** ~~Accommodate future city growth while making every feasible effort to~~ Preserve agricultural resources in the city on land not proposed for future development, specifically those with State or local importance. Annexation into areas utilized for agriculture shall occur in an orderly and planned manner, consistent with the General Plan and LAFCO policies.
>
> **Policy LU-9.2: Agricultural land use conflicts.** Support ongoing agricultural activities by discouraging land uses that conflict with adjacent farming activities.
>
> **Policy LU-9.3: Agricultural buffers.** Update the Municipal Code to require buffers between new development and lands designated for ~~active~~ agricultural uses. Examples of buffers include but are not limited to roadways, stormwater basins, and landscaped or open space areas.
>
> **Policy LU-9.4: Agricultural land impact avoidance and minimization.** Require projects adjacent to agricultural land to prevent the spread of invasive plant species during construction.

A determination of the impacts to Important Farmland, agricultural zoning and conflicts with Williamson Act contracts would be made on a case-by-case basis as individual projects are proposed. A majority of development facilitated by the plan would likely not create significant impacts, particularly for development that would be located in urbanized areas of the city. However, because implementation of the plan would allow for future conversion of Important Farmland and conflict with agricultural zoning within the annexation area, impacts would be significant and unavoidable.

Mitigation Measures

The 2045 General Plan Update includes policies which are intended to minimize future impacts to agricultural lands in and around Santa Maria. However, there is no set of General Plan policies or mitigation measures that could feasibly reduce the identified impact to agricultural lands in the annexation area.

Significance After Mitigation

Policies included in the 2045 General Plan Update would reduce potential adverse impacts related to the conversion of Important Farmland and Williamson Act contract lands within the annexation area to the extent feasible through preservation efforts and by requiring conservation easements. Nonetheless, even with compliance with General Plan actions, conversion of Important Farmland and conflicts with agricultural zoning could still occur. While these policies would help reduce the extent of farmland conversion and conflicts with agricultural zoning in the annexation area to the extent feasible, it would not be guaranteed that development facilitated by the plan would avoid or fully mitigate for the conversion of Farmland and agriculturally zoned lands within the annexation area. As a result, this impact would remain significant and unavoidable.

Threshold 3:	Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
Threshold 4:	Would the project result in the loss of forest land or conversion of forest land to non-forest use?

Impact AG-2 THE 2045 GENERAL PLAN UPDATE WOULD NOT CONFLICT WITH EXISTING ZONING FOR FOREST LAND, TIMBERLAND, OR TIMBERLAND PRODUCTION, NOR RESULT IN THE LOSS OF FOREST LAND OR CONVERT FOREST LAND TO NON-FOREST USES. THERE WOULD BE NO IMPACT.

As discussed above in Section 4.1.1(b), there are no zoned TPZs or forest lands within the plan area. Accordingly, the proposed land use pattern would not result in rezoning of any existing forest land or timberlands within the plan area. Because no forest land or timber areas are within the plan area, there would be no impact on conversion of forest land or conflicts with land zoned for forest land, timberland, or timberland production.

Mitigation Measures

No mitigation is required because there would be no impact.

4.1.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, Environmental Setting, Subsection 3.3, Cumulative Development.

Since the mid-20th century, the Santa Maria region has experienced steady urban expansion resulting in Important Farmland being incrementally converted to residential, commercial, and industrial uses (DOC 2015). This trend has been especially pronounced in areas surrounding Santa

Maria, where population growth and housing demand have led to the conversion of prime farmland. Future development within the cumulative impact analysis area would convert agricultural land to non-agricultural uses and may result in conflicts with agricultural zoning and Williamson Act contracts. In addition, future development adjacent to agricultural land has the potential to result in a loss of farmland due to land use conflicts between existing agricultural activities and new non-agricultural development, which adds to the cumulative conversion of agricultural lands, including areas designated as Important Farmland by the FMMP. Cumulative impacts to agricultural resources would be significant.

As identified in Impact AG-1, the 2045 General Plan Update would result in conversion of agricultural lands to non-agricultural use and could conflict with agricultural zoning in the annexation area. Development facilitated by the plan could result in incompatibilities between new residences and adjacent agricultural uses resulting in the potential conversion of farmland to non-agricultural uses. Implementation of 2045 General Plan policies would reduce the contribution of the plan to cumulative agricultural land impacts. However, these actions would not ensure that the future development facilitated by the plan in the annexation area could feasibly relocate or realign to avoid impacts, and impacts would remain significant and unavoidable. Therefore, cumulative impacts to agricultural resources would be significant, and the 2045 General Plan Update would have a cumulatively considerable contribution on agricultural resource impacts.

Because there is no forestland within the plan area or immediately adjacent areas, future development within the cumulative impact analysis area would not convert forestland to non-forest uses and thus, would not result in conflicts forest zoning. Cumulative impacts to forestland and timber resources would be less than significant.

4.2 Air Quality and Greenhouse Gas Emissions

This section describes current air quality conditions in and around the City of Santa Maria and evaluates the possible impacts related to air quality and greenhouse gas (GHG) emissions that could result from implementation of the 2045 General Plan Update. Information included in this section is based on the policies from the plan, Environmental Background Report (Santa Maria 2020) and the Santa Maria Municipal Code (Santa Maria 2024), as well as transportation VMT data produced by GHD in June 2025.

4.2.1 Setting

a. Air Quality Setting

Climate and Topography

The plan area is part of the South Central Coast Air Basin (SCCAB) that includes all of San Luis Obispo, Santa Barbara, and Ventura counties. The climate of the Santa Barbara County area and all of the SCCAB is strongly influenced by its proximity to the Pacific Ocean and the location of the semi-permanent high-pressure cell in the northeastern Pacific Ocean. The Mediterranean climate of the region produces moderate average temperatures, although slightly more extreme temperatures can be reached in the winter and summer. The proximity of the Pacific Ocean tends to moderate temperature near the coast while the steep mountain ranges produce a significant “orographic effect.” Orographic effect occurs when storms approaching the county from the Pacific Ocean are forced upward against the mountains resulting in increased precipitation release with topographic elevation. The orographic effect, in conjunction with steep, short watersheds occasionally result in flash flooding along the county's south coast.

Santa Barbara County is situated among a series of transverse mountain ranges, the only ranges within the continental United States to trend in an east-westerly direction. Most of the County's developed areas are located along the coastal plain and in the inter-mountain valleys, such as Santa Maria which is located within the Santa Maria Valley. The warmest months of the year in Santa Maria are July through October, with an average maximum temperature of 74 degrees Fahrenheit, while the coldest months of the year are December and January with an average minimum temperature of 39 degrees Fahrenheit. The climate is semi-arid, with rainfall concentrated in the winter months. Table 4.2-1 summarizes local climatic conditions.

Table 4.2-1 Climatic Conditions in Santa Maria

Average annual rainfall	13.9 inches
Average maximum temperature (annual)	74 °F
Average minimum temperature (annual)	39 °F
Warmest month(s)	July through September
Coolest month(s)	December & January

Source: U.S. Climate Data 2023.

Note: Data is based on historic climate in Santa Maria.

Air Pollutants of Primary Concern

The federal and State Clean Air Act (CAA) mandate the control and reduction of certain air pollutants. Under these laws, the United States Environmental Protection Agency (USEPA) and the California Air Resource Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for "criteria pollutants" and other pollutants, which are discussed in more detail under Section 4.2.2, Regulatory Setting. Primary criteria pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory, etc.) into the atmosphere and include carbon monoxide (CO), VOC (volatile organic gases)/reactive organic gases (ROG),[1] nitric oxide (NO_X), particulate matter, sulfur dioxide (SO_2), and lead (Pb). Secondary criteria pollutants are created by atmospheric chemical and photochemical reactions primarily between ROG and NO_X. Secondary pollutants include oxidants, ozone (O_3), and sulfate and nitrate particulates (smog). The characteristics, sources and effects of criteria pollutants are discussed in the following subsections.

Ozone

O_3 is a highly oxidative unstable gas produced by a photochemical reaction (triggered by sunlight) between NO_X and ROG. ROG is composed of non-methane hydrocarbons (with specific exclusions), and NO_X is composed of different chemical combinations of nitrogen and oxygen, mainly nitric oxide and nitrogen dioxide (NO_2). NO_X is formed during the combustion of fuels, while ROG is formed during the combustion and evaporation of organic solvents. As a highly reactive molecule, O_3 readily combines with many different atmosphere components. Consequently, high O_3 levels tend to exist only while high ROG and NO_X levels are present to sustain the O_3 formation process. Once the precursors have been depleted, O_3 levels rapidly decline. Because these reactions occur on a regional rather than local scale, O_3 is considered a regional pollutant. In addition, because O_3 requires sunlight to form, it mainly occurs in concentrations considered serious between April and October. People most at risk from O_3 include people with asthma, children, older adults, and people who are active outdoors, especially outdoor workers. In addition, people with reduced intake of certain nutrients, such as vitamins C and E, are at greater risk from O_3 exposure. Depending on the level of exposure, O_3 can cause coughing and a sore or scratch throat; make it more difficult to breathe deeply and vigorously and cause pain when taking a deep breath; inflame and damage the airways; make the lungs more susceptible to infection; aggravate lung diseases such as asthma, emphysema, and chronic bronchitis; and increase the frequency of asthma attacks (USEPA 2025a).

Carbon Monoxide

CO is a localized pollutant found in high concentrations only near its source. The primary source of CO, a colorless, odorless, poisonous gas, is automobile traffic's incomplete combustion of petroleum fuels. Therefore, elevated concentrations are usually only found near areas of high traffic volumes. When CO levels are elevated outdoors, they can be of particular concern for people with some types of heart disease. These people already have a reduced ability to get oxygenated blood to their hearts in situations where they need more oxygen than usual. As a result, they are especially vulnerable to the effects of CO when exercising or under increased stress. In these situations, short-

[1] CARB defines VOC and ROG similarly as, "any compound of carbon excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate," with the exception that VOC are compounds that participate in atmospheric photochemical reactions. For the purposes of this analysis, ROG and VOC are considered comparable in terms of mass emissions, and the term ROG is used in this EIR.

term exposure to elevated CO may result in reduced oxygen to the heart accompanied by chest pain, also known as angina (USEPA 2025b).

Nitrogen Dioxide

NO_2 is a by-product of coal, oil, gas or diesel fuel combustion. The primary sources are motor vehicles and industrial boilers, and furnaces. The principal form of NO_x produced by combustion is nitric oxide (NO), but NO reacts rapidly to form NO_2, creating the mixture of NO and NO_2, commonly called NO_x. NO_2 is a reactive, oxidizing gas and an acute irritant capable of damaging cell linings in the respiratory tract. Breathing air with a high concentration of NO_2 can irritate airways in the human respiratory system. Such exposures over short periods can aggravate respiratory diseases leading to respiratory symptoms (such as coughing, wheezing, or difficulty breathing), hospital admissions, and visits to emergency rooms. Longer exposures to elevated concentrations of NO_2 may contribute to the development of asthma and potentially increase susceptibility to respiratory infections. People with asthma and children and the elderly are generally at greater risk for the health effects of NO_2 (USEPA 2025c). NO_2 absorbs blue light and causes a reddish-brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of O_3/smog and acid rain.

Sulfur Dioxide

SO_2 is included in a group of highly reactive gases known as “oxides of sulfur.” The largest sources of SO_2 emissions are from fossil fuel combustion at power plants (73 percent) and other industrial facilities (20 percent). Smaller sources of SO_2 emissions include industrial processes such as extracting metal from ore and burning fuels with a high sulfur content by locomotives, large ships, and off-road equipment. Short-term exposures to SO_2 can harm the human respiratory system and make breathing difficult. People with asthma, particularly children, are sensitive to these effects of SO_2 (USEPA 2025d).

Particulate Matter

Suspended atmospheric PM_{10} (particular matter with diameter of 10 microns or less) and $PM_{2.5}$ (particulate matter with diameter of 2.5 microns or less) are comprised of finely divided solids and liquids such as dust, soot, aerosols, fumes, and mist. Both PM_{10} and $PM_{2.5}$ are emitted into the atmosphere as by-products of coal, gas, or diesel fuel combustion and wind erosion of soil and unpaved roads. The atmosphere, through chemical reactions, can form particulate matter. The characteristics, sources, and potential health effects of PM_{10} and $PM_{2.5}$ can be very different. PM_{10} is generally associated with dust mobilized by wind and vehicles. In contrast, $PM_{2.5}$ is generally associated with combustion processes and formation in the atmosphere as a secondary pollutant through chemical reactions. PM_{10} can cause increased respiratory disease, lung damage, cancer, premature death, reduced visibility, surface soiling. For $PM_{2.5}$, short-term exposures (up to 24-hours duration) have been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases (CARB 2025a).

Lead

Pb is a metal found naturally in the environment, as well as in manufacturing products. The major sources of Pb emissions historically have been mobile and industrial. However, due to the USEPA ’s regulatory efforts to remove Pb from gasoline, atmospheric Pb concentrations have declined

substantially over the past several decades. The most dramatic reductions in Pb emissions occurred before 1990 due to the removal of Pb from gasoline sold for most highway vehicles. Pb emissions were further reduced substantially between 1990 and 2008, with reductions occurring in the metals industries at least partly due to national emissions standards for hazardous air pollutants (USEPA 2014). As a result of phasing out leaded gasoline, metal processing is currently the primary source of Pb emissions. The highest Pb level in the air is generally found near Pb smelters. Other stationary sources include waste incinerators, utilities, and Pb-acid battery manufacturers. Pb can adversely affect the nervous system, kidney function, immune system, reproductive and developmental systems, and cardiovascular system depending on exposure. Pb exposure also affects the oxygen-carrying capacity of the blood. The Pb effects most likely encountered in current populations are neurological in children. Infants and young children are susceptible to Pb exposures, contributing to behavioral problems, learning deficits, and lowered IQ (USEPA 2025e).

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, Toxic Air Contaminants (TACs) are airborne substances and a diverse group of air pollutants that may cause or contribute to an increase in deaths or serious illness, or that may pose a present or potential hazard to human health. TACs include both organic and inorganic chemical substances that may be emitted from a variety of common sources, including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. One of the main sources of TACs in California is diesel engine exhaust that contains solid material known as diesel particulate matter (DPM). More than 90 percent of DPM is less than one micron in diameter (about $1/70^{th}$ the diameter of a human hair) and thus is a subset of $PM_{2.5}$. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lungs (CARB 2025a).

TACs are different than criteria pollutants because ambient air quality standards have not been established for TACs. TACs occurring at extremely low levels may still cause health effects and it is typically difficult to identify levels of exposure that do not produce adverse health effects. TAC impacts are described by carcinogenic risk and by chronic (i.e., long duration) and acute (i.e., severe but of short duration) adverse effects on human health. People exposed to TACs at sufficient concentrations and durations may have an increased chance of getting cancer or experiencing other serious health effects. These health effects can include damage to the immune system, as well as neurological, reproductive (e.g., reduced fertility), developmental, respiratory, and other health problems (USEPA 2025f).

Air Quality Standards and Attainment

The federal and State governments have authority under the federal and State CAA to regulate emissions of airborne pollutants and have established AAQS for the protection of public health. An air quality standard is defined as "the maximum amount of a pollutant averaged over a specified period of time that can be present in outdoor air without harming public health" (CARB 2025b) The USEPA is the federal agency designated to administer air quality regulation, while CARB is the State equivalent in California. Federal and State AAQS have been established for six criteria pollutants: O_3, CO, NO_2, sulfur dioxide, $PM_{10,}$ $PM_{2.5}$, and lead. AAQS are designed to protect those segments of the public most susceptible to respiratory distress, such as children under the age of 14, the elderly (over the age of 65), persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory diseases (USEPA 2025g). In addition to the federal criteria pollutants, the CAAQS also specify standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl

chloride (CARB 2025c). Table 4.2-2 lists the current NAAQS as well as the CAAQS for regulated pollutants.

Table 4.2-2 Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	NAAQS	CAAQS
Ozone	1-Hour	–	0.09 ppm
	8-Hour	0.070 ppm	0.070 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.030 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	–	–
	24-Hour	–	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM_{10}	Annual	–	20 µg/m³
	24-Hour	150 µg/m³	50 µg/m³
PM_{25}	Annual	12 µg/m³	12 µg/m³
	24-Hour	35 µg/m³	–
Lead	30-Day Average	–	1.5 µg/m³
	3-Month Average	0.15 µg/m³	–

NAAQS = National Ambient Air Quality Standards; CAAQS = California Ambient Air Quality Standards; ppm = parts per million; µg/m³ = micrograms per cubic meter

Source: USEPA 2025h

USEPA and CARB designate air basins or portions of air basins and counties as being in "attainment" or "nonattainment" for each of the criteria pollutants. Areas that do not meet the AAQS standards are classified as nonattainment areas. Areas that are unclassified have insufficient monitoring data for a specific pollutant to determine attainment or nonattainment status, although unclassified areas are typically treated as attainment for a specific pollutant. Since attainment and nonattainment designation is pollutant-specific, an area may be classified as nonattainment for one pollutant and attainment for another. Similarly, because the State and federal standards differ, an area could be classified as attainment for the federal standards of a pollutant and as nonattainment for the State standards of the same pollutant. The NAAQS (other than O_3, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. The NAAQS for O_3, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over one- to three-year periods, depending on the pollutant. The CAAQS are not to be exceeded during a three-year period. The attainment status for Santa Barbara County is included in Table 4.2-3.

Table 4.2-3 Attainment Status of Criteria Pollutants in Santa Barbara County

Pollutant	State Designation	Federal Designation
O_3	Nonattainment-Transitional	Unclassified/Attainment
PM_{10}	Nonattainment	Unclassified/Attainment
$PM_{2.5}$	Attainment	Unclassified/Attainment
CO	Attainment	Unclassified/Attainment
NO_2	Attainment	Unclassified/Attainment
SO_2	Attainment	Unclassified/Attainment

O_3 = Ozone; NO_2 = nitrogen dioxide; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter 10 microns in diameter or less; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter.

Sources: SBCAPCD 2025

The Santa Barbara County Air Pollution Control District (SBAPCD) monitors criteria pollutant levels to assure that air quality standards are met, and if they are not met, develops strategies to meet the standards. As shown in Table 4.2-3, Santa Barbara County is in non-attainment for the 8-hour ozone State standards and PM_{10} State standard (SBAPCD 2025).

More than 250 air quality monitoring stations operated by federal, State, and local agencies comprise the California Ambient Air Monitoring Network, including ten stations in Santa Barbara County (CARB 2025d). There are two existing monitoring stations in Santa Maria: Orcutt Road and 906 South Broadway. The Orcutt Road Station collects data on ozone, $PM_{2.5}$, PM_{10}; and the 906 South Broadway Station collects data on ozone, $PM_{2.5}$, PM_{10}, and NO_2. NO_2 data from the Santa Maria 906 South Broadway Station is only available for 2021, therefore, NO_2 data from the Lompoc-South H Street Station located approximately 27 miles south of the city is used as data from the Lompoc – South H Street Station is available through 2023. The data collected at these stations are generally considered to be representative of the baseline air quality experienced in Santa Maria.

Table 4.2-4 summarizes the annual air quality data for the local airshed. As shown, PM_{10} measurements exceeded the State standards once in 2021, three times in 2022, and ten times in 2023. No other State or federal standards were exceeded at these monitoring stations. Since CO and SO_2 are in attainment with the SCCAB region, these pollutants are not monitored at the nearest air monitoring stations and ambient air quality is not reported for these pollutants.

Table 4.2-4 Ambient Air Quality Data

Pollutant	2021	2022	2023
Ozone (ppm), Worst 1-Hour	0.075[1]	0.057[2]	0.060[2]
Number of days of State exceedances (>0.09 ppm)	0	0	0
Ozone (ppm), 8-Hour Average	0.050[1]	0.054[2]	0.053[2]
Number of days of State exceedances (>0.07 ppm)	0	0	0
Number of days of federal exceedances (>0.07 ppm)	0	0	0
Nitrogen Dioxide (ppm), Highest 1 Hour	25[1]	24[3]	25[3]
Number of days above CAAQS (>0.180 ppm)	0	0	0
Number of days above NAAQS (>0.100 ppm)	0	0	0
Particulate Matter <10 microns, μg/m^3, Worst 24 Hours [2]	56.1[1]	75.6[2]	114.5[2]
Number of days above State standard (>50 μg/m^3) [2]	1	3	10
Number of days above federal standard (>150 μg/m^3)[2]	0	0	0
Particulate Matter <2.5 microns, μg/m^3, Worst 24 Hours [3]	12.4[1]	13.5[2]	26.9[2]
Number of days above federal standard (>35 μg/m^3) [3]	0	0	0

Notes: ppm = parts per million; μg/m^3 = micrograms per cubic meter

[1] Data from the Santa Maria Station at 906 South Broadway

[2] Data from the Santa Maria Station at Orcutt Road

[3] Data from the Lompoc-South H Street Station

Source: CARB 2025d

Sensitive Receptors

Federal and State AAQS have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases.

Sensitive receptor locations are therefore typically associated with residences, schools, and hospitals. The Dignity Health – Marian Regional Medical Center is located at 1400 East Church Street in Santa Maria. Additional sensitive receptors in the plan area include residences and K-12 schools located throughout the city. Schools in Santa Maria are identified in Section 4.9, *Effects Found Not to be Significant*.

b. Greenhouse Gas Emissions Setting

Gases that absorb and re-emit infrared radiation in the atmosphere are called GHGs. Gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), fluorinated gases such as hydrofluorocarbons (HFC) and perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs, because it is short-lived in the atmosphere, and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

Different GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas, referred to as “carbon dioxide equivalent”

(CO_2e), which is the amount of GHG multiplied by its GWP. CO2 has a 100-year GWP of 1. By contrast, methane has a 100-year GWP of 30, meaning its global warming effect is 30 times greater than CO2 on a molecule-per-molecule basis (United Nations Intergovernmental Panel on Climate Change [IPCC] 2021).[2]

GHGs are emitted by natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are usually by-products of fossil fuel combustion, and CH_4 results from off-gassing associated with leakage from natural gas pipelines and processes, agricultural practices and landfills. Human-made GHGs, which have greater heat-absorption potential than CO_2, include fluorinated gases and SF_6 (USEPA 2025h).

Climate change is the observed increase in the average temperature of the Earth's atmosphere, land and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. The term "climate change" is often used interchangeably with the term "global warming," but climate change is preferred, because it conveys that other changes are happening in addition to rising temperatures. The baseline against which these changes are measured originates from historical records that identify temperature changes that occurred in the past, such as during previous ice ages. The global climate is changing continuously, as evidenced in the geologic record, which indicates repeated episodes of substantial warming and cooling. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. However, scientists have observed acceleration in the rate of warming over the past 150 years. The IPCC expressed in their *Sixth Assessment Report* that the rise and continued growth of atmospheric CO_2 concentrations is unequivocally due to human activities (IPCC 2021). Human influence has warmed the atmosphere, ocean, and land and has led the climate to warm at an unprecedented rate in the last 2,000 years. It is estimated that between the period of 1850 through 2019, a total of 2,390 gigatons of anthropogenic CO_2 was emitted. It is likely that anthropogenic activities have increased the global surface temperature by approximately 1.07 degrees Celsius between the years 2010 through 2019 (IPCC 2021).

GHGs in the atmosphere regulate the earth's temperature. Without the natural heat-trapping effect of GHGs, the earth's surface would be approximately 33 degrees Celsius cooler (World Meteorological Organization 2013). However, since 1750, estimated concentrations of CO_2, CH_4, and N_2O in the atmosphere have increased by 47 percent, 156 percent, and 23 percent, respectively, primarily due to human activity (IPCC 2021). GHG emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation are believed to have elevated the concentration of these gases in the atmosphere far beyond the level of concentrations that occur naturally.

[2] The IPCC's (2021) *Sixth Assessment Report* determined that methane has a GWP of 30. However, the 2017 *Climate Change Scoping Plan* published by CARB uses a GWP of 25 for CH_4, consistent with the IPCC's (2007) *Fourth Assessment Report*. Therefore, this analysis utilizes a GWP of 25.

GHG Emissions Inventory

Global GHG Emissions Inventory

In 2015, worldwide anthropogenic GHG emissions totaled 47,000 million metric tons (MMT) of CO_2e, which is a 43 percent increase from 1990 GHG levels (U.S. EPA 2021b). Specifically, 34,522 MMT of CO_2e of CO_2, 8,241 MMT of CO_2e of CH_4, 2,997 MMT of CO_2e of N_2O, and 1,001 MMT of CO_2e of fluorinated gases were emitted in 2015. The largest source of GHG emissions were energy production and use (includes fuels used by vehicles and buildings), which accounted for 75 percent of the global GHG emissions. Agriculture uses and industrial processes contributed 12 percent and six percent, respectively. Waste sources contributed three percent, and two percent was due to international transportation sources. These sources account for approximately 98 percent because there was a net sink of two percent from land-use change and forestry. (U.S. EPA 2021b).

United States GHG Emissions Inventory

Total U.S. GHG emissions were 6,558 MMT of CO_2e in 2019. Emissions decreased by 1.7 percent from 2018 to 2019; since 1990, total U.S. emissions have increased by an average annual rate of 0.06 percent for a total increase of 1.8 percent between 1990 and 2019. The decrease from 2018 to 2019 reflects the combined influences of several long-term trends, including population changes, economic growth, energy market shifts, technological changes such as improvements in energy efficiency, and decrease in carbon intensity of energy fuel choices. In 2019, the industrial and transportation end-use sectors accounted for 30 percent and 29 percent, respectively, of nationwide GHG emissions while the commercial and residential end-use sectors accounted for 16 percent and 15 percent of nationwide GHG emissions, respectively, with electricity emissions distributed among the various sectors (U.S. EPA 2021c).

California GHG Emissions Inventory

Based on the CARB California Greenhouse Gas Inventory for 2000-2022, California produced 371.1 MMT of CO_2e in 2022, which is 9.3 MMT of CO_2e lower than 2021 levels. The major source of GHG emissions in California is the transportation sector, which comprises 39 percent of the State of California's total GHG emissions. The industrial sector is the second largest source, comprising 23 percent of the State's GHG emissions while electric power accounts for approximately 16 percent (CARB 2025e). The magnitude of California's total GHG emissions is due in part to its large size and large population compared to other states. However, a factor that reduces California's per capita fuel use and GHG emissions as compared to other states is its relatively mild climate. In 2016, the State of California (State) achieved its 2020 GHG emission reduction target of reducing emissions to 1990 levels as emissions fell below 431 MMT of CO_2e (CARB 2021). The annual 2030 statewide target emissions level is 260 MMT of CO_2e (CARB 2017).

Potential Effects of Climate Change

Globally, climate change has the potential to affect numerous environmental resources though potential impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. The year 2022 was the sixth warmest year since global records began in 1880 at 0.86°C (1.55°F) above the 20th century average of 13.9°C (57.0°F). This value is 0.13°C (0.23°F) less than the record set in 2016 and it is only 0.02°C (0.04°F) higher than the last year's (2021) value, which now ranks as the seventh

highest (National Oceanic and Atmospheric Administration 2023). Furthermore, several independently analyzed data records of global and regional Land-Surface Air Temperature obtained from station observations jointly indicate that Land Surface Air Temperature and sea surface temperatures have increased.

Potential impacts of climate change in California may include reduced water supply from snowpack, sea level rise, more extreme heat days per year, more large forest fires, and more drought years. *California's Fourth Climate Change Assessment* (California Natural Resource Agency 2019) includes regional reports that summarize climate impacts and adaptation solutions for nine regions of the State and regionally specific climate change case studies. However, while there is growing scientific consensus about the possible effects of climate change at a global and Statewide level, current scientific modeling tools are unable to predict what local impacts may occur with a similar degree of accuracy. A summary follows of some of the potential effects that climate change could generate in California.

Air Quality

Scientists project that the annual average maximum daily temperatures in California could rise by 2.4 to 3.2°C in the next 50 years and by 3.1 to 4.9°C in the next century. Higher temperatures are conducive to air pollution formation and rising temperatures could therefore result in worsened air quality in California. As a result, climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore its indirect effects, are uncertain. In addition, as temperatures have increased in recent years, the area burned by wildfires throughout the State has increased, and wildfires have occurred at higher elevations in the Sierra Nevada Mountains (California Natural Resource Agency 2019). If higher temperatures continue to be accompanied by an increase in the incidence and extent of large wildfires, air quality could worsen. Severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the State. With increasing temperatures, shifting weather patterns, longer dry seasons, and more dry fuel loads, the frequency of large wildfires and area burned is expected to increase (California Natural Resources Agency 2021).

Water Supply

Analysis of paleoclimatic data (such as tree-ring reconstructions of stream flow and precipitation) indicates a history of naturally and widely varying hydrologic conditions in California and the west, including a pattern of recurring and extended droughts. Uncertainty remains with respect to the overall impact of climate change on future precipitation trends and water supplies in California. Year-to-year variability in Statewide precipitation levels has increased since 1980, meaning that wet and dry precipitation extremes have become more common (California Department of Water Resources 2018). For example, the winter of 2022-2023 had severe storms and flooding from increased rainfall and snowmelt, which the California Department of Water Resources identified as "the latest example that California's climate is becoming more extreme" (California Department of Wate Resources 2023). This uncertainty regarding future precipitation trends complicates the analysis of future water demand, especially where the relationship between climate change and its potential effect on water demand is not well understood. The average early spring snowpack in the western United States, including the Sierra Nevada Mountains, decreased by about 10 percent during the last century. During the same period, sea level rose over 0.15 meter along the central and southern California coasts. The Sierra snowpack provides most of California's water supply as snow that accumulates during wet winters is released slowly during the dry months of spring and summer. A warmer climate is predicted to reduce the fraction of precipitation that falls as snow and

the amount of snowfall at lower elevations, thereby reducing the total snowpack. Projections indicate that the average spring snowpack in the Sierra Nevada and other mountain catchments in central and northern California will decline by approximately 66 percent from its historical average by 2050 (California Natural Resource Agency 2019).

Hydrology and Sea Level Rise

Climate change could affect the intensity and frequency of storms and flooding (California Natural Resource Agency 2019). Furthermore, climate change could induce substantial sea level rise in the coming century. Rising sea level increases the likelihood of and risk from flooding. The rate of increase of global mean sea levels between 1993 to 2022, observed by satellites, is approximately 3.4 millimeters per year, double the twentieth century trend of 1.6 millimeters per year (World Meteorological Organization 2013; National Aeronautics and Space Administration 2023). Global mean sea levels in 2013 were about 0.23 meter higher than those of 1880 (National Oceanic and Atmospheric Administration 2022). Sea levels are rising faster now than in the previous two millennia, and the rise will probably accelerate, even with robust GHG emission control measures. The most recent IPCC report predicts a mean sea level rise ranging between 0.25 to 1.01 meters by 2100 with the sea level ranges dependent on a low, intermediate, or high GHG emissions scenario (IPCC 2021). A rise in sea levels could erode 31 to 67 percent of southern California beaches and cause flooding of approximately 370 miles of coastal highways during 100-year storm events. This would also jeopardize California's water supply due to saltwater intrusion and induce groundwater flooding and/or exposure of buried infrastructure (California Natural Resource Agency 2019). Furthermore, increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.

Agriculture

California has an over $51 billion annual agricultural industry that produces over a third of the country's vegetables and three-quarters of the country's fruits and nuts (California Department of Food and Agriculture 2022). Higher CO_2 levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, certain regions of agricultural production could experience water shortages of up to 16 percent, which would increase water demand as hotter conditions lead to the loss of soil moisture. In addition, crop yield could be threatened by water-induced stress and extreme heat waves, and plants may be susceptible to new and changing pest and disease outbreaks (California Natural Resource Agency 2019). Temperature increases could also change the time of year that certain crops, such as wine grapes, bloom or ripen, and thereby affect their quality (California Climate Change Center 2006).

Ecosystems

Climate change and the potential resultant changes in weather patterns could have ecological effects on the global and local scales. Soil moisture is likely to decline in many regions due to higher temperatures, and intense rainstorms are likely to become more frequent. Rising temperatures could have four major impacts on plants and animals: timing of ecological events; geographic distribution and range of species; species composition and the incidence of nonnative species within communities; and ecosystem processes, such as carbon cycling and storage (Parmesan 2006; California Natural Resource Agency 2019).

4.2.2 Regulatory Setting

a. Federal Regulations

Federal Clean Air Act

The U.S. Supreme Court determined in *Massachusetts et al. v. Environmental Protection Agency* et al. ([2007] 549 U.S. 05-1120) that the USEPA has the authority to regulate motor vehicle GHG emissions under the federal Clean Air Act. The USEPA issued a Final Rule for mandatory reporting of GHG emissions in October 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines and requires annual reporting of emissions. In 2012, the USEPA issued a Final Rule that established the GHG permitting thresholds that determine when Clean Air Act permits under the New Source Review Prevention of Significant Deterioration and Title V Operating Permit programs are required for new and existing industrial facilities.

In *Utility Air Regulatory Group v. Environmental Protection Agency* (134 Supreme Court 2427 [2014]), the Supreme Court held the USEPA may not treat GHGs as an air pollutant for purposes of determining whether a source can be considered a major source required to obtain a Prevention of Significant Deterioration or Title V permit. The Supreme Court also held that Prevention of Significant Deterioration permits otherwise required based on emissions of other pollutants may continue to require limitations on GHG emissions based on the application of Best Available Control Technology.

Federal Fuel Efficiency Standards (CAFE)

Under the CAA, corporate average fuel economy (CAFE) standards have been set for passenger cars and light trucks. The State of California has traditionally had a waiver to set its own more stringent fuel efficiency standards. In 2020, the NHTSA and USEPA implemented the Safer Affordable Fuel-Efficient Vehicles Rule (SAFE Rule). Part One of the SAFE Rule revoked a waiver granted by USEPA to the State of California to enforce more stringent emission standards for motor vehicles those required by USEPA for the explicit purpose of GHG reduction. However, in 2021 the federal government formally proposed to roll back portions of the SAFE Rule, restoring California's right to enforce more stringent fuel efficiency standards (NHTSA 2022). In December 2021, the NHTSA finalized rules to repeal the SAFE I Rule established in 2020. However, the status of California's fuel efficiency standard waivers are again in question as of the writing of this document.

Construction Equipment Fuel-Efficiency Standard

USEPA sets emission standards for construction equipment. The first federal standards (Tier 1) were adopted in 1994 for all off-road engines over 50 horsepower (hp) and were phased in by 2000. A new standard was adopted in 1998 that introduced Tier 1 for all equipment below 50 hp and established the Tier 2 and Tier 3 standards. The Tier 2 and Tier 3 standards were phased in by 2008 for all equipment. The current iteration of emissions standards for construction equipment are the Tier 4 efficiency requirements, which are contained in 40 CFR Parts 1039, 1065, and 1068 (originally adopted in 69 Federal Register 38958 [June 29, 2004] and most recently updated in 2014 [79 Federal Register 46356]). Emissions requirements for new off-road Tier 4 vehicles were completely phased in by the end of 2015.

b. State Regulations

California Clean Air Act

The CCAA was enacted in 1988 (California Health & Safety Code Section 39000 et seq.). Under the CCAA, the State has developed the CAAQS, which are generally more stringent than the NAAQS. Table 4.2-2 lists the current State standards for regulated pollutants. In addition to the federal criteria pollutants, the CAAQS also specify standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. Similar to the federal CAA, the CCAA classifies specific geographic areas as either “attainment” or “nonattainment” areas for each pollutant, based on the comparison of measured data within the CAAQS.

California Air Toxics Program

A TAC is an air pollutant that may cause or contribute to an increase in mortality or serious illness, or which may pose a present or potential hazard to human health. TACs may result in long-term health effects such as cancer, birth defects, neurological damage, asthma, or genetic damage, or short-term acute effects such as eye watering, respiratory irritation, runny nose, throat pain, and headaches. TACs are considered either carcinogenic or non-carcinogenic based on the nature of the health effects associated with exposure.

In 1983, the California Legislature enacted a program to identify the health effects of TACs and to reduce exposure to these contaminants to protect the public health (Assembly Bill [AB] 1807: Health and Safety Code Sections 39650–39674). The Legislature established a two-step process to address the potential health effects from TACs. The first step is the risk assessment (or identification) phase. The second step is the risk management (or control) phase of the process.

The California Air Toxics Program establishes the process for the identification and control of TACs and includes provisions to make the public aware of significant toxic exposures and for reducing risk. Additionally, the Air Toxics "Hot Spots" Information and Assessment Act (AB 2588, 1987, Connelly Bill) was enacted in 1987 and requires stationary sources to report the types and quantities of certain substances routinely released into the air. The goals of the Air Toxics "Hot Spots" Act are to collect emission data, identify facilities having localized impacts, ascertain health risks, notify nearby residents of significant risks, and reduce those significant risks to acceptable levels. The Children's Environmental Health Protection Act, California Senate Bill (SB) 25 (Chapter 731, Escutia, Statutes of 1999), focuses on children's exposure to air pollutants. The act requires CARB to review its air quality standards from a children's health perspective, evaluate the Statewide air quality monitoring network, and develop any additional air toxic control measures needed to protect children's health.

State Implementation Plan

The SIP is a collection of documents that set forth the State’s strategies for achieving the AAQS. In California, the SIP is a compilation of new and previously submitted plans, programs (such as monitoring, modeling, and permitting), district rules, State regulations, and federal controls. CARB is the lead agency for all purposes related to the SIP under State law. Local air districts and other agencies, such as the Department of Pesticide Regulation and the Bureau of Automotive Repair, prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the USEPA for approval and publication in the Federal Register. The items included in the California SIP are listed in the Code of Federal Regulations at 40 Code of Federal Regulations 52.220.

The 2022 Santa Barbara County Ozone Plan is the SIP for Santa Barbara County. The 2022 Ozone Plan (2022 Plan) accommodates growth by projecting the growth in emissions based on different indicators. For example, population forecasts adopted by SCCAB are used to forecast population-related emissions. Through the planning process, emissions growth is offset by basin-wide controls on stationary, area, and transportation sources of air pollution.

In addition, the following California Code of Regulations would be applicable to the 2045 General Plan:

- **Engine Idling.** In accordance with Section 2485 of Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Emission Standards.** In accordance with Section 93115 of Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

California Advanced Clean Cars Program

Assembly Bill (AB) 1493 (2002), California's Advanced Clean Cars program (referred to as "Pavley"), requires CARB to develop and adopt regulations to achieve "the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles." On June 30, 2009, the U.S. EPA granted the waiver of Clean Air Act preemption to California for its GHG emission standards for motor vehicles, beginning with the 2009 model year, which allows California to implement more stringent vehicle emission standards than those promulgated by the U.S. EPA. Pavley I regulates model years from 2009 to 2016 and Pavley II, now referred to as "LEV (Low Emission Vehicle) III GHG," regulates model years from 2017 to 2025. The Advanced Clean Cars program coordinates the goals of the LEV, Zero Emissions Vehicles (ZEV), and Clean Fuels Outlet programs and would provide major reductions in GHG emissions. By 2025, the rules have been fully implemented, and new automobiles will emit 34 percent fewer GHGs and 75 percent fewer smog-forming emissions from their model year 2016 levels.

California Global Warming Solutions Act of 2006 (Assembly Bill 32, and Senate Bill 32, and Assembly Bill 1279)

California's major initiative for reducing GHG emissions is outlined in AB 32, the "California Global Warming Solutions Act of 2006," which was signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO_2e. The Scoping Plan was approved by CARB on December 11, 2008 and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since approval of the Scoping Plan.

Senate Bill (SB) 32, signed into law on September 8, 2016, extends AB 32 by requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and

expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies and policies, such as SB 350 and SB 1383 (see below). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of 6 MT CO_2e by 2030 and 2 MT CO_2e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the State (CARB 2017).

AB 1279, "The California Climate Crisis Act," was passed on September 16, 2022, and declares the State would achieve net zero GHG emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative GHG emissions thereafter. In addition, the bill states that the State would reduce GHG emissions by 85 percent below 1990 levels no later than 2045. The Draft 2022 Scoping Plan Update has been prepared to assess the progress towards the 2030 target as well as to outline a plan to achieve carbon neutrality no later than 2045. The 2022 Scoping Plan Update focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities (CARB 2022).

Senate Bill 375

The Sustainable Communities and Climate Protection Act of 2008 (SB 375), signed in August 2008, enhances the state's ability to reach AB 32 goals by directing the CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. SB 375 aligns regional transportation planning efforts, regional GHG reduction targets, and affordable housing allocations. Metropolitan Planning Organizations (MPOs) are required to adopt a Sustainable Communities Strategy (SCS), which allocates land uses in the MPO's Regional Transportation Plan (RTP). Qualified projects consistent with an approved SCS or Alternative Planning Strategy (categorized as "transit priority projects") can receive incentives to streamline CEQA processing.

On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. The Santa Barbara County Association of Governments (SBCAG) adopted the Connected 2050 RTP/SCS to demonstrate that the SBCAG region would achieve emissions reductions consistent with targets set forth by SB 375.

Senate Bill 1383

Adopted in September 2016, SB 1383 (Lara, Chapter 395, Statues of 2016) requires the CARB to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants. SB 1383 requires the strategy to achieve the following reduction targets by 2030:

- Methane – 40 percent below 2013 levels
- Hydrofluorocarbons – 40 percent below 2013 levels
- Anthropogenic black carbon – 50 percent below 2013 levels

SB 1383 also requires the California Department of Resources Recycling and Recovery (CalRecycle), in consultation with the CARB, to adopt regulations that achieve specified targets for reducing organic waste in landfills.

Senate Bill 100

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard (RPS) Program, which was last updated by SB 350 in 2015. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Executive Order B-55-18

On September 10, 2018, the former Governor Brown issued Executive Order (EO) B-55-18, which established a new statewide goal of achieving carbon neutrality by 2045 and maintaining net negative emissions thereafter. This goal is in addition to the existing statewide GHG reduction targets established by SB 375, SB 32, SB 1383, and SB 100.

Clean Energy, Jobs, and Affordability Act of 2022 (Senate Bill 1020)

Adopted on September 16, 2022, SB 1020 creates clean electricity targets for eligible renewable energy resources and zero-carbon resources to supply 90 percent of retail sale electricity by 2035, 95 percent by 2040, 100 percent by 2045, and 100 percent of electricity procured to serve all state agencies by 2035. This bill shall not increase carbon emissions elsewhere in the western grid and shall not allow resource shuffling.

California Building Standards Code

The CEC first adopted the Energy Efficiency Standards for Residential and Nonresidential Buildings (CCR, Title 24, Part 6) in 1978 in response to a legislative mandate to reduce energy consumption in the State. Although not originally intended to reduce GHG emissions, increased energy efficiency, and reduced consumption of electricity, natural gas, and other fuels would result in fewer GHG emissions from residential and nonresidential buildings subject to the standard. The standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods.

Part 11 of the Title 24 Building Standards is referred to as the California Green Building Standards (CALGreen) Code and was developed to help the State achieve its GHG reduction goals under HSC Division 25.5 (e.g., AB 32) by codifying standards for reducing building-related energy, water, and resource demand, which in turn reduces GHG emissions from energy, water, and resource demand. The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) planning and design; (2) energy efficiency; (3) water efficiency and conservation; (4) material conservation and resource efficiency; and (5) environmental air quality." The CALGreen Code is not intended to substitute for or be identified as meeting the certification requirements of any green building program that is not established and adopted by the California Building Standards Commission. The CALGreen Code establishes mandatory measures for new residential and non-residential buildings. Such mandatory measures include energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality.

On August 11, 2021, the CEC adopted the 2022 Title 24 Standards, which go into effect on January 1, 2023. The 2022 standards continue to improve upon the previous (2019) Title 24 standards for new construction of, and additions and alterations to, residential and non-residential buildings (CEC 2022a). The 2022 Title 24 Standards "build on California's technology innovations, encouraging energy efficient approaches to encourage building decarbonization, emphasizing in particular on heat pumps for space heating and water heating. This set of Energy Codes also extends the benefits of photovoltaic and battery storage systems and other demand flexible technology to work in combinations with heat pumps to enable California buildings to be responsive to climate change. This Energy code also strengthens ventilation standards to improve indoor air quality. This update provides crucial steps in the state's progress toward 100 percent clean carbon neutrality by midcentury" (CEC 2022b). The 2022 Energy Code is anticipated to reduce GHG emissions by 10 MMT of CO_2e over the next 30 years and result in approximately 1.5 billion dollars in consumer savings (CEC 2022c). Compliance with Title 24 is enforced through the building permit process.

c. Local Regulations

Santa Barbara County Air Pollution Control District

As the local air quality management agency, the SBCAPCD is required to monitor air pollutant levels to ensure that State and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the SCCAB is classified as being in "attainment" or "nonattainment." In areas designated as non-attainment for one or more air pollutants, a cumulative air quality impact exists for those air pollutants, and the human health impacts described in Section 2.1, *Environmental and Regulatory Setting*, are already occurring in that area as part of the environmental baseline condition.

Under State law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The *2001 Clean Air Plan* (2002) was the first plan prepared by SBCAPCD and established specific planning requirements to maintain the State one-hour O_3 standard. In 2006, CARB revised the CAAQS and added an 8-hour average to the O_3 standard. Both components of the standard must now be met before CARB can designate an area to be in attainment. The most recent *2022 Ozone Plan* was adopted by SBCAPCD in December 2022 and was the seventh update to the *2001 Clean Air Plan*. The *2022 Ozone Plan* addresses the State O_3 standards only because SBCAPCD is designated "attainment" for the federal 8-hour O_3 standards, including the most recent standard of 0.070 ppm promulgated by the United States EPA in 2015.

To minimize potential impacts from the plan emissions, the SBCAPCD implements rules and regulations for emissions that may be generated by various uses and activities. The rules and regulations detail pollution-reduction measures that must be implemented during construction and operation of Projects. Rules and regulations relevant to the plan include the following:

- **Rule 345 (Control of Fugitive Dust from Construction and Demolition Activities).** This rule establishes fugitive dust control requirements for any activity associated with construction or demolition of a structure or structures.
- **Rule 323.1 (Architectural Coatings).** This rule establishes volatile organic content limits for architectural coatings that are manufactured, blended, repackaged, supplied, sold, or offered for sale within the SBCAPCD. Rule 323.1 limits the volatile organic content to 50 grams per liter for flat coatings and 100 grams per liter for nonflat coatings and traffic marking coatings.

- **Rule 329 (Cutback and Emulsified Asphalt Paving Materials).** This rule establishes ROC content limits pertaining to the manufacture, application, and sale of cutback and emulsified asphalt materials for paving, construction, and maintenance of streets, highways, parking lots, and driveways.

SBCAG Connected 2050 RTP/SCS

The Connected 2050 RTP/SCS was adopted by Santa Barbara County Association of Governments (SBCAG) in 2021 and updated in April 2025, and it builds upon the goals, policies, and forecasts of preceding plans. The Connected 2050 RTP/SCS demonstrates that the SBCAG region would achieve emissions reductions consistent with targets set forth by SB 375. GHG reductions achieved through the Connected 2050 RTP/SCS would result in corresponding reductions in energy consumption in the region. The Connected 2050 RTP/SCS sets forth goals and objectives related to mixed-use development and the jobs-housing balance by allotting more housing to the southern portion of Santa Barbara County, as well as incorporating region-specific analysis of environmental justice indicators. Policies in the Connected 2050 RTP/SCS applicable to the plan include meeting SB 375 requirements, promoting renewable energy, and promoting alternative transportation (SBCAG 2025).

City of Santa Maria

The City of Santa Maria has not adopted a qualified greenhouse gas reduction plan pursuant to CEQA Guidelines Section 15183.5(b)(1). Therefore, this analysis does not utilize the tiering and streamlining provisions of CEQA Guidelines Section 15183.5(b)(2) in evaluating the significance of the plan's impacts related to GHG emissions.

4.2.3 Impact Analysis

a. Methodology and Significance Thresholds

Air Quality Methodology

The assessment of potential environmental impacts related to air quality is based on a review of regional air quality plans and data within the plan. As a programmatic document, this EIR presents a citywide assessment of the plan. Table 4.2-5 summarizes the land use assumptions used in the California Emissions Estimator Model (CalEEMod), which represent the net new uses from the 2045 General Plan Update as detailed under Section 2.6.5 of the *Project Description*:

Table 4.2-5 CalEEMod Land Use Assumptions

Land Use Categories	New Uses	Reduction in Uses
Residential	+16,140 units	–
Mixed-Use (assumed to be office uses in CalEEMod)	+452 ac	–
Industrial	+7 ac	–
Recreational Parks	+33 ac	–
Planned Future Development (assumed to be office uses in CalEEMod)	+~~1,021~~ 1,012 ac	–
Commercial	–	-463 ac

N/A = not applicable; ac = acres

Construction Emissions

Construction-related emissions are temporary but may still cause adverse air quality impacts. Construction of development associated with the 2045 General Plan Update would generate temporary emissions from three primary sources: the operation of construction equipment (e.g., scrapers, loaders, dump trucks, etc.); ground disturbance during site preparation and grading, which creates fugitive dust; and the application of asphalt, paint, or other oil-based substances. At this time, there is not sufficient detail to allow project-level analysis and thus it would be speculative to analyze project-level impacts. Rather, construction impacts for the 2045 General Plan Update are discussed qualitatively.

Operational Emissions

Operational emissions were estimated using CalEEMod, version 2022.1. CalEEMod uses default and project-specific information, including the plan's land uses, square footage for different uses (e.g., multi-family residence, hotel, etc.), and location, to estimate the plan's operational emissions. Land use assumptions are included in Table 4.2-5**.**

Operational emissions would be comprised of mobile source emissions, energy emissions, and area source emissions. Area source emissions are generated by landscape maintenance equipment, consumer products, and architectural coating. Emissions attributed to energy use include electricity and natural gas consumption for space and water heating. The energy use estimates account for the 2019 Building Energy Efficiency Standards (Title 24). This is a conservative assumption since the energy use estimates do not account for potential energy efficiency measures required by the subsequent Title 24 update in 2022, as well as anticipated future updates. Mobile source emissions were estimated using vehicle activity data presented in Section 4.7, *Transportation and Traffic*. Table 4.2-6 shows the 2045 General Plan Update's VMT per capita for 2045. Annual VMT were estimated by multiplying the daily VMT per household by the projected increase of 16,140 residential units and by 365 days per year. Similarly, daily VMT per employee was multiplied by the projected increase of 23,750 employees and by 365 days to estimate annual employee-related VMT. This approach represents a conservative assumption, as it applies daily VMT rates uniformly across all days of the year, without accounting for reduced travel on weekends or holidays.

Table 4.2-6 Plan 2045 VMT

Activity	VMT per Household	VMT per Employee
VMT	47.6	9.8

VMT = Vehicle Miles Traveled

Source: Santa Maria Travel Demand Model, GHD, June 2025.

Air Quality Significance Thresholds

This analysis follows the guidance and methodologies recommended in Appendix G of the State CEQA Guidelines and SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (2022a). Pursuant to the CEQA Guidelines, air quality impacts related to a project would be significant if the project would:

a) Conflict with or obstruct implementation of the applicable air quality plan;

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard;

c) Expose sensitive receptors to substantial pollutant concentrations; and/or
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

According to the SBCAPCD *Scope and Content of Air Quality Sections in Environmental Documents*, a project would have a significant air quality impact on the environment if operation of the project would:

a) Emit from all project sources (both stationary and mobile) less than 240 pounds per day of ROC;
b) Emit from all project sources (both stationary and mobile) less than 240 pounds per day of NO_X;
c) Emit from all project sources (both stationary and mobile) less than 80 pounds per day of PM_{10};
d) Emit less than 25 pounds per day of ROC from motor vehicle trips only;
e) Emit less than 25 pounds per day of NO_X from motor vehicle trips only; and
f) Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); or
g) Not exceed the public notification health risk thresholds adopted by the SBCAPCD of 10 excess cancer cases in a million for cancer risk or a Hazard Index of more than 1.0 for non-cancer risk; or
h) Be consistent with the latest adopted in federal and State air quality plans for Santa Barbara County

The SBCAPCD *Scope and Content of Air Quality Sections in Environmental Documents* state that, due to the relatively low background ambient CO levels in Santa Barbara County, localized CO impacts associated with congested intersections are not expected to exceed the CO health-related air quality standards. As such, CO hotspot analyses are not required.

Plan Consistency

Consistency with land use and population forecasts in local and regional plans, including the 2022 Ozone Plan (previously known as the Clean Air Plan), is required under CEQA for all projects.

The 2022 Ozone Plan relies primarily on the land use and population projections provided by SBCAG and CARB on-road emissions forecast as a basis for vehicle emission forecasting (SBCAPCD 2022b). The 2022 Ozone Plan uses SBCAG's Countywide Regional Transportation Demand Model for on-road mobile source emissions estimates and SBCAG's socio-economic projections contained in the most recent RTP/SCS to form the basis for some stationary and area source growth forecasts.

The SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* States that any general plan amendment that would provide for increased population growth above that forecasted in the most recently adopted Ozone Plan is inconsistent with the Ozone Plan and may have a significant impact on air quality (SBCAPCD 2022a).

Toxic Air Contaminants

The USEPA considers those pollutants that could cause cancer risks between one in 10,000 (1.0×10^{4}) and one in one million (1.0×10^{-6}) for risk management. Proposition 65 (California Health and Safety Code Section 25249.6), enacted in 1986, prohibits a person in the course of doing business from knowingly and intentionally exposing any individual to a chemical that has been listed as known to the State to cause cancer or reproductive toxicity without first giving clear and reasonable

warning. For a chemical that is listed as a carcinogen, the "no significant risk" level under Proposition 65 is defined as the level that is calculated to result in not more than one excess case of cancer in 100,000 individuals (1.0×10^{-5}). The SBCAPCD recommends the use of this risk level (also reportable as 10 in one million) as the significance threshold for TACs. The SBCAPCD also recommends that the non-carcinogenic hazards of TACs should not exceed a hazard index (the summation of the hazard quotients for all chemicals to which an individual would be exposed) of 1.0 for either chronic or acute effects (SBCAPCD 2022a).

GHG Methodology

GHG emissions result from both direct and indirect sources. Direct emissions include emissions from fuel combustion in vehicles and natural gas combustion from stationary sources. Indirect sources include off-site emissions occurring as a result of electricity and water consumption and solid waste. In addition, construction activities would result in direct and indirect emissions. Details for mobile source, energy source, and area source inputs included in the modeling of GHG emissions are provided above under Air Quality Methodology.

As discussed above, the 2045 General Plan Update is analyzed for consistency with the 2022 Scoping Plan and SBCAG 2050 RTP/SCS.

GHG Significance Thresholds

Appendix G of the CEQA Guidelines States that a project may have a significant adverse impact if it would:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

According to the CEQA Guidelines, projects can tier from a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of the proposed project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. This approach is considered by the Association of Environmental Professionals [AEP] (2016) in its white paper, *Beyond Newhall and 2020*, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions.

The City of Santa Maria has not adopted a numerical significance threshold for assessing impacts related to GHG emissions. Therefore, the 2045 General Plan Update is evaluated based on consistency with the 2022 Scoping Plan and SBCAG 2050 RTP/SCS.

b. Projects Impacts and Mitigation Measures

Threshold 1:	Would the project conflict with or obstruct implementation of the applicable air quality plan?

Impact AQGHG-1 THE 2045 GENERAL PLAN UPDATE WOULD RESULT IN NEW EMISSIONS THAT MAY EXCEED THE 2022 OZONE PLAN'S DIRECT AND INDIRECT EMISSIONS INVENTORY FOR THE COUNTY. AS A RESULT, THE PLAN WOULD CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE 2022 OZONE PLAN. THIS IMPACT WOULD BE SIGNIFICANT AND UNAVOIDABLE.

The SBCAPCD Guidelines State that a project is consistent with the 2022 Ozone Plan (previously known as the Clean Air Plan) if its direct and indirect emissions have been accounted for in the 2022 Ozone Plan's emissions forecast assumptions, and if it would incorporate the standard fugitive dust control measures recommended by SBCAPCD during construction activities.

Emissions Forecast Assumptions

The 2022 Ozone Plan's direct and indirect emissions inventory for the County as a whole is reliant on population projections provided by the SBCAG. SBCAG generates population projections based on local General Plans. In this case, SBCAG utilized population projections contained in the existing City of Santa Maria General Plan, which are based on existing and anticipated land uses in the city. As discussed in Section 4.9, *Effects Found Not to be Significant,* the proposed plan would add 16,140 additional residential units leading to an increase of approximately 58,265 new residents.[3] This estimate is based on the California Department of Finance's population estimates, which identified the average persons per household in Santa Maria as 3.61 in 2024 (DOF 2024) and assumes full occupancy of residential units at this rate. Actual population growth may be lower. According to the SBCAG Regional Growth Forecast 2050 for Santa Barbara County, the population of Santa Maria is expected to increase by 34,600 residents by 2050. The Plan's anticipated addition of roughly 58,265 residents by the year 2045 would exceed SBCAG's projection by roughly 23,665 residents or 31 percent. Although SBCAG would update their growth projections to be consistent with the 2045 General Plan Update during the next planning cycle, the level of population growth and associated development anticipated under the 2045 General Plan Update would substantially exceed the existing SBCAG population forecasts. In addition, as discussed below under Impact AQGHG-2, the 2045 General Plan Update would exceed SBCAPCD's construction and operational criteria pollutant thresholds, which represents a conflict with the goals and measures outlined in the 2022 Ozone Plan. Therefore, this impact would be significant and unavoidable.

Fugitive Dust Control Measures

Pursuant to SBCAPCD Guidelines to be consistent with the 2022 Ozone Plan, a project must incorporate the standard fugitive dust control measures recommended by SBCAPCD during construction activities. The 2045 General Plan Update contains the following policy and action that would require fugitive dust control measures and the use of SBCACPD's short-term construction emissions guidelines.

[3] This calculation represents a conservative analysis in which every potential residential unit (16,140 as described in Section 2.6.5, Proposed 2045 General Plan Buildout) is occupied at the full potential persons per household rate.

Policy COS-5.3: Fugitive Dust Emissions. Mitigate air pollutants and fugitive dust emissions resulting from construction and demolition activities by requiring the use of best management practices consistent with SBCAPCD Guidelines regarding fugitive dust control.

Action COS 5.3.1: Utilize SBCAPCD's short-term construction emissions guidelines to determine levels of significance for construction-related emissions.

Policies included in the 2045 General Plan Update would ensure that future development facilitated by the plan would comply with SBCAPCD's standard fugitive dust control measures, ensuring consistency with this component of the 2022 Ozone Plan.

Mitigation Measures

The 2045 General Plan Update includes policies which are intended to achieve consistency with the 2022 Ozone Plan's direct and indirect emissions inventory for the County. However, there is no set of General Plan policies or mitigation measures that could feasibly achieve consistency with SBCAG's population forecasts or reduce emissions in a manner that would be consistent with the 2022 Ozone Plan's direct and indirect emissions inventory for the County as a whole.

Significance After Mitigation

Policies included in the 2045 General Plan Update would ensure that future development facilitated by the 2045 General Plan Update would comply with SBCAPCD's standard fugitive dust control measures. However, because the 2045 General Plan Update would substantially exceed SBCAG's population forecasts and would result in new emissions that could exceed 2022 Ozone Plan's direct and indirect emissions inventory for the County as a whole, this impact would be significant and unavoidable.

Threshold 2:	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

Impact AQGHG-2 THE 2045 GENERAL PLAN UPDATE COULD RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ALL CRITERIA POLLUTANTS FOR WHICH THE PLAN REGION IS IN NON-ATTAINMENT UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD. EVEN WITH IMPLEMENTATION OF MITIGATION MEASURE AQGHG-2, THIS IMPACT WOULD BE SIGNIFICANT AND UNAVOIDABLE.

Construction

Construction of development facilitated by the 2045 General Plan Update may involve activities that result in air pollutant emissions. Construction activities such as demolition, grading, construction worker travel, delivery and hauling of construction supplies and debris, and fuel combustion by on-site construction equipment would generate pollutant emissions. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants, particularly during site preparation and grading. The extent of daily emissions, particularly ROC and NO_X emissions, generated by construction equipment, would depend on the quantity of equipment used and the hours of operation for each project. The extent of $PM_{2.5}$ and PM_{10} emissions would depend upon the following factors: 1) the amount of disturbed soils; 2) the length of disturbance time; 3) whether existing structures are demolished; 4) whether excavation is involved; and 5)

whether transporting excavated materials offsite is necessary. Dust emissions can lead to both nuisance and health impacts.

SBCAPCD does not currently have quantitative thresholds of significance for plan-level construction that would apply to the 2045 General Plan Update. However, CEQA requires that the short-term impacts such as exhaust emissions from construction equipment and fugitive dust generation during grading be analyzed. If an individual project's construction emissions fall below the project-level thresholds, the plan's impacts on regional air quality would be individually and cumulatively less than significant. According to SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents,* it recommends quantification of construction-related emissions and suggests a 25 tons per year threshold for ROC or NO_X as a guideline for determining the significance of construction impacts (SBCAPCD 2022a). This is a limit that requires offsets if the construction activity is for a project that requires SBCAPCD permits and also provides guidance for other construction projects involving standard grading and building activities. In addition, standard dust control measures must be implemented for any discretionary project involving earthmoving activities, regardless of size or duration. According to the SBCAPCD, proper implementation of these required measures reduces fugitive dust emissions to a level that is less than significant (SBCAPCD 2022a).

Construction of development envisioned under the 2045 General Plan Update would temporarily increase air pollutant emissions, possibly creating localized areas of unhealthy air pollution concentrations or air quality nuisances. To promote clean air quality to protect public health and safety and to minimize adverse air quality impacts, the 2045 General Plan Update includes Policies COS-5.1 through 5.3 and associated actions which would minimize emissions of air contaminants associated with buildout of the 2045 General Plan Update. These policies are listed below:

Policy COS-5.1: Santa Barbara County Air Pollution Control District policies. Ensure consistency between the City and the Santa Barbara County Air Pollution Control District (SBCAPCD) air quality plans and regulations. Continue to enforce the standards and regulations set by the SBCAPCD.

Action COS-5.1.1: Continue to refer projects requiring an Air Pollution Control District (APCD) permit to the SBCAPCD and require ACPD permit approval.

Action COS-5.1.2: Evaluate potential impacts of proposed development on air quality during the development and environmental review process, using ~~Air Pollution Control District (~~APCD~~)~~ threshold standards as guidelines

Action COS-5.1.3: Ensure new development complies with the ~~Santa Barbara County Congestion Management Program (CMP),~~ Air Quality Attainment Plan (AQAP), Ozone Plan, and other relevant regulations during the development and environmental review process.

Policy COS-5.2: Agricultural air pollutant emissions. Reduce air pollutant emissions associated with agricultural uses.

Action COS-5.2.1: Work with agricultural operators located within City limits and in adjacent unincorporated areas to encourage the adoption of farming practices that minimize dust, consistent with the Santa Barbara County's dust control measures, including limiting plowing, disking, mowing, and tilling when soil is dry and winds are high, and using surface coverings or cover crops to reduce wind erosion and stabilize soil.

Action COS-5.2.2: Coordinate with SBCAPCD to report illegal burnings and enforce SBCAPCD regulations pertaining to agricultural burnings.

Action COS-5.2.3: Collaborate with ~~SBCAPCD~~ Santa Barbara County Agricultural Commissioner's Office to monitor pesticide residues in the air and enforce pesticide use and storage regulations.

Action COS-5.2.4: Update the Municipal Code to establish a minimum buffer requirement between agricultural uses, including agricultural supply businesses, and development based on the type of use. Sensitive land uses, including residential uses, schools, day cares, senior homes, and hospitals, shall require the largest buffer distance from agricultural and related uses.

Action COS-5.2.5: Update the Municipal Code to require the use of green walls or vegetation barriers in combination with minimum buffers to provide a physical barrier between agricultural and sensitive uses.

Policy COS-5.3: Fugitive dust emissions. Mitigate air pollutants and fugitive dust emissions resulting from construction and demolition activities by requiring the use of best management practices consistent with SBCAPCD Guidelines regarding fugitive dust control.

Action COS-5.3.1: Utilize SBCAPCD's short-term construction emissions guidelines to determine levels of significance for construction-related emissions

While consistency with SBCAPCD's Guidelines through implementation of fugitive dust control measures would reduce impacts from construction emissions to less than significant for the majority of projects, specific project-level details are unknown at this level of planning and individual projects may still exceed SBCAPCD thresholds. Therefore, construction impacts would be significant and unavoidable.

Operation

Reasonably expected future development from the 2045 General Plan Update would generate long-term regional air pollutant emissions, which would result from mobile sources (motor vehicle exhaust) and area sources, such as consumer products and natural gas combustion. Emissions from motor vehicle exhaust were estimated using VMT data for the 2045 General Plan Update (2045). The impact analysis is based on net new uses within the city as detailed in Section 2, *Project Description*.

Operation of development facilitated by the 2045 General Plan Update would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). The 2045 General Plan Update would increase residential, office, industrial, and recreational land uses under 2045 buildout, and would decrease commercial uses under 2045 buildout. Operational emissions were based on the plan characteristics described in Section 2, *Project Description,* and the new and reduced land uses categories proposed by the plan as compared to the existing City land use designations (Table 4.2-5). In addition, VMT per capita data presented in Table 4.2-6 were used to generate estimates of annual VMT.

Table 4.2-7 shows the net difference in operational emissions by subtracting net new uses by net reduction in uses. As shown in Table 4.2-7, the net new emissions would exceed SBCAPCD thresholds for all sources and mobile sources. Therefore, this impact would be potentially significant.

Table 4.2-7 Estimated Operational Emissions

Emissions Source	Maximum Daily Emissions (pounds per day)					
	ROC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
New Uses						
Mobile	55	94	1,314	5	615	157
Area	2,491	32	3,724	<1	5	4
Energy	55	493	372	3	38	38
Total	**2,601**	**619**	**5,410**	**8**	**658**	**199**
Reduction in Uses						
Mobile	4	6	84	<1	39	10
Area	639	7	877	<1	9	9
Energy	14	122	103	1	9	9
Total	**657**	**135**	**1,064**	**1**	**57**	**28**
Net New Emissions						
Net New Emissions	**1,944**	**484**	**4,346**	**7**	**601**	**171**
Threshold (area + energy + mobile)	240	240	N/A	N/A	80	N/A
Threshold Exceeded?	**Yes**	**Yes**	**N/A**	**N/A**	**Yes**	**N/A**
Threshold (mobile only)	25	25	N/A	N/A	N/A	N/A
Threshold Exceeded?	**Yes**	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**

ROC = reactive organic compounds, NO_x = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter or less, $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

Notes: All emissions modeling was completed using CalEEMod. See Appendix B for modeling results. Emissions presented are the highest of the winter and summer modeled emissions.

Mitigation Measures

AQGHG-2 Project-Level Air Quality Analysis and Mitigation

The City shall require, where it is determined as necessary, applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD's adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.

Significance After Mitigation

While consistency with SBCAPCD's Guidelines through implementation of fugitive dust control measures would reduce impacts from construction emissions to less than significant for the majority of projects, specific project-level details are unknown at this level of planning and individual projects may still exceed SBCAPCD thresholds. Therefore, construction impacts would be significant and unavoidable.

Implementation of Mitigation Measure AQGHG-2 would require project-specific air quality analyses and incorporation of mitigation for future development facilitated by the 2045 General Plan Update.

However, because the nature and intensity of future projects are not known at this time, construction and operational impacts would be significant and unavoidable.

Threshold 3:	Would the project expose sensitive receptors to substantial pollutant concentrations?

Impact AQGHG-3 CONSTRUCTION ACTIVITIES FOR PROJECTS LASTING LONGER THAN TWO MONTHS OR LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS COULD EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS. HOWEVER, WITH IMPLEMENTATION OF MITIGATION MEASURE AQGHG-3, THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Construction

Construction-related activities associated with new development facilitated by the 2045 General Plan Update would result in DPM exhaust emissions from off-road, heavy-duty diesel equipment associated with site preparation (e.g., excavation, grading, clearing), building construction, and other construction activities. DPM is identified as a TAC by CARB. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts (CARB 2025a) and is therefore the focus of this analysis.

Generation of DPM from construction typically occurs in a single area for a short period. Future construction would occur over approximately 20 years (assuming a buildout year of 2045), but use of diesel-powered construction equipment in any one area would likely occur in less than one year for an individual project and would cease when construction is completed in that area. It is impossible to quantify risk without identified specific project details and locations.

The extent of DPM emissions from any individual construction project depend upon the following factors: (1) the amount of disturbed soils; (2) the length of disturbance time; (3) whether existing structures are demolished; (4) whether excavation is involved; and (5) whether transporting excavated materials off site is necessary. DPM emissions would be reduced during the other phases of individual project construction because activities such as building construction and architectural coating require less diesel-fueled construction equipment.

SBCAPCD has not established plan-level significance thresholds for construction air pollutant emissions, and SBCAPCD CEQA guidance does not require preparation of a health risk assessment for short-term construction emissions. At this time, development facilitated by the 2045 General Plan Update does not have sufficient detail (e.g., construction schedule, amount of soil export, specific buildout parameters) to allow for project-level analysis given that project-level details are not currently available for future individual development facilitated by the 2045 General Plan Update. As a result, it would be speculative to analyze project-level impacts that could occur as a result of development facilitated by the 2045 General Plan Update. In addition, SBCAPCD does not recommend project-level emissions thresholds for construction activity. Therefore, a qualitative approach to characterizing construction-related air emissions has been employed for this analysis.

According to the OEHHA, construction of individual projects lasting longer than two months or located within 1,000 feet of sensitive receptors could potentially expose sensitive receptors to substantial pollutant concentrations, which could result in potentially significant health risk impacts.

SBCAPCD recommends diesel equipment meeting the CARB Tier 3 or higher emission standards, which results in substantially lower TAC emissions than older construction equipment, be used in place of older construction equipment to the maximum extent feasible (SBCAPCD 2022a). As a

result, construction projects within 1,000 feet of sensitive receptors, that have construction durations longer than two months, and are larger than single-family residences, ADUs, or duplexes could result in potentially significant health risk impacts if construction equipment does not meet CARB Tier 3 or higher for off-road heavy-duty diesel engines. Therefore, this impact would be potentially significant and would require implementation of Mitigation Measure AQGHG-3.

Operation

Development facilitated by the plan could accommodate a net increase of approximately 16,140 additional residential units and 23,750 new jobs in Santa Maria. CARB's guidelines do not designate residential uses as land uses that generate substantial TAC emissions. As a result, this analysis considers quantities of hazardous TACs that could be generated by new residential uses (e.g., cleaning solvents, paints, landscape pesticides, etc.) as below thresholds warranting further study under the California Accidental Release Program. Development facilitated by the 2045 General Plan Update in accordance with land use and zoning regulations would not site land uses that typically generate TACs near sensitive receptors. Additionally, new commercial, retail, or industrial uses that may include a new stationary TAC source, such as an emergency generator, the new stationary source would be required to apply for a permit-to-operate from SBCAPCD. The permitting process would ensure that the potential new stationary source would not present a significant health risk to nearby sensitive receptors. Therefore, the 2045 General Plan Update would not result in exposure of existing sensitive receptors to significant carcinogenic or toxic air contaminants and would be consistent with CARB and SBCAPCD guidelines.

To minimize health risks to sensitive receptors located near roadways, the 2045 General Plan Update includes the following policies that aim to improve air quality and minimize exposure to TAC:

- **Policy COS-6.2: Vehicle emissions reduction.** Reduce vehicle-generated air pollution and GHG emissions by expanding active transportation opportunities.
- **Policy COS-6.3: City vehicle fleet electrification.** Transition the City's vehicle fleet to electric/zero-emission vehicles.

Implementation of these policies would minimize the potential for sensitive receptors in the plan area to be exposed to significant health risks associated with roadway traffic or other operational sources of TACs that may result from new development under the 2045 General Plan Update.

Mitigation Measures

AQGHG-3 Construction Equipment Exhaust Control Measures

For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring the following: ~~off-road heavy-duty diesel engines to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate filters to the extent that this equipment is commercially available. "Commercially available" shall be defined as the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters are not commercially available, documentation shall be provided by the~~

~~project applicant to the City stating that Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters are not commercially available with supporting evidence from the contractor. If CARB-certified Level 3 diesel particulate filters are utilized, they shall be kept in working order and maintained in operable condition according to manufacturer's specifications, as applicable.~~

a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board's Tier 3 Final engine emissions standards. Where available, and as determined on a project-by-project basis, the use of Tier 4 or zero-emission equipment shall be utilized. Where feasible, off-road construction equipment should be either Tier-4 or zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 3, Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities.

b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).

Significance After Mitigation

Mitigation Measure AQGHG-3 would reduce potential residual health risk impacts associated with exposure of sensitive receptors to substantial pollutant concentrations of DPM and TACs. Implementation of Mitigation Measure AQGHG-3 would require construction projects that may be a substantial source of health risk exposure to sensitive receptors to ~~utilize Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters to the maximum extent feasible~~ align with the District's current recommendations for control of diesel exhaust and minimization of construction-related TAC exposure impacts, which reduce potential construction-related TACs exposure impacts to a less than significant level.

Threshold 4:	Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Impact AQGHG-4 FUTURE DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD NOT CREATE OBJECTIONABLE ODORS THAT COULD AFFECT A SUBSTANTIAL NUMBER OF PEOPLE OR EXPOSE FUTURE RESIDENTS TO ODORS THAT WOULD PRODUCE A PUBLIC NUISANCE OR HAZARD. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

The occurrence and severity of objectionable odors depend on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location. Although objectionable odors seldom cause physical harm, they can be perceived as a nuisance, cause distress among the public, and result in citizen complaints.

The 2045 General Plan Update would facilitate the development of new housing units, which are odor-sensitive receptors, in areas with existing residential and commercial land uses. Construction activities for development forecasted in accordance with the 2045 General Plan Update may produce temporary odors. Examples of potential odors produced by construction activities include concentrations of unburned hydrocarbons from construction equipment tailpipes and reactive organic gases/compounds from architectural coatings. Such odors generally disperse rapidly from

individual project sites, occur at magnitudes that would not affect substantial numbers of people, and would be limited to the temporary construction period.

The SBCAPCD *Scope and Content of Air Quality Sections in Environmental Documents* (2022) states that certain projects have the potential to cause significant odor impacts because of the nature of their operation and their location. Examples include fast food restaurants, bakeries, and coffee roasting facilities. In addition, wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. Although the annexation area east of the city limits would be located in proximity to agricultural operations, such operations are not typically associated with the generation of substantial or frequent odors. Agricultural activities in the region primarily involve crop cultivation and other practices that do not constitute significant odor sources under typical operating conditions. Thus, the potential for odor-related impacts on future development within the annexation area is considered minimal. The 2045 General Plan Update would not create objectionable odors affecting a substantial number of people or expose future residents to odor in concentrations that would produce a public nuisance or hazard. Therefore, odor impacts would be less than significant.

Mitigation Measures

No mitigation is required because this impact would be less than significant.

Threshold 5:	Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
Threshold 6:	Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Impact AQGHG-5 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD GENERATE GHG EMISSIONS THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT AND CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES. THIS IMPACT WOULD BE SIGNIFICANT AND UNAVOIDABLE.

As discussed above under Section 4.2.3(a), Methodology and Significance Thresholds, the City of Santa Maria has not adopted a quantitative significance threshold for assessing impacts related to GHG emissions. Therefore, the 2045 General Plan Update is evaluated based on consistency with the 2022 Scoping Plan and SBCAG 2050 RTP/SCS. Operational emissions are provided for informational purposes. Construction emissions are not provided as specific individual project-level details are unknown at this level of planning.

The principal State GHG reduction plans and policies are AB 32, SB 32, and AB 1279. The goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. AB 1279 identifies a State-wide target of net-zero GHG emissions by 2045 and a goal of reducing GHG emissions by 85 percent below 1990 levels by 2045. The latest iteration of the Scoping Plan is the 2022 Scoping Plan, which focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The 2045 General Plan Update would be generally consistent with these goals since future development would be required to comply with the latest Title 24 Green Building Code and Building

Efficiency Energy Standards. Additionally, the 2045 General Plan Update includes the following goal, policies, and actions intended to reduce GHG emissions from building energy use.

Goal COS-6: Greenhouse gas emissions. The city ~~is~~ strives to be carbon-neutral.

Policy COS-6.1: GHG reduction strategy. Develop and implement a citywide GHG reduction and monitoring strategy.

Action COS-6.1.1: Establish City GHG emissions reduction targets that are consistent with ~~s~~State-mandated targets of reducing emissions to 40 percent below 1990 levels by 2030 and achieving carbon neutrality by 2045.

Action COS-6.1.2: Develop a sustainability plan or similar document that outlines how the City will achieve its GHG reduction targets. Integrate City-led GHG reduction strategies with regional efforts.

Policy COS-6.4: Energy conservation programs. Promote energy conservation through public awareness programs.

Action COS-6.4.1: Coordinate with the Tri-County Regional Energy Network (3C-REN) to increase awareness of local incentives for improving energy efficiency for homeowners.

Action COS-6.4.2: Identify and pursue funding to create a program offering home energy audits to help property owners identify updates to increase energy efficiency and funding assistance for home retrofits.

Future development would also be served by ~~Southern California Edison~~ Pacific Gas and Electric or Central Coast Community Energy, both of which are required to increase its renewable energy procurement in accordance with SB 100 targets. Furthermore, development facilitated by the plan would be required to comply with the State's recycling and composting requirements for commercial businesses under AB 341, which requires businesses generating four or more cubic yards of solid waste per week to recycle, and AB 1826, which requires businesses generating two or more cubic yards of solid waste per week to recycle organic waste. Compliance with these state laws would maximize the plan's recycling and solid waste diversion.

Priority GHG reduction strategies outlined in the Scoping Plan include VMT reduction measures aimed at improving and increasing access to public transit by increasing density of development near transit, increasing service frequency, creating bus priority lanes, reducing or eliminating fares, and microtransit alternatives. The following 2045 General Plan Update goals, policies, and actions would reduce GHG emissions.

Goal COS-6: Greenhouse gas emissions. The city ~~is~~ strives to be carbon-neutral.

Policy COS-6.1: GHG reduction strategy. Develop and implement a citywide GHG reduction and monitoring strategy.

Action COS-6.1.1: Establish City GHG emissions reduction targets that are consistent with ~~s~~State-mandated targets of reducing emissions to 40 percent below 1990 levels by 2030 and achieving carbon neutrality by 2045.

Action COS-6.1.2: Develop a sustainability plan or similar document that outlines how the City will achieve its GHG reduction targets. Integrate City-led GHG reduction strategies with regional efforts.

Policy COS-6.2: Vehicle emissions reduction. Reduce vehicle-generated air pollution and GHG emissions by expanding active transportation opportunities.

Policy COS-6.3: City vehicle fleet electrification. Transition the City's vehicle fleet to electric/zero-emission vehicles.

Action COS-6.3.1: Amend the City's Capital Improvement Plan to incorporate the replacement of high-mileage fleet vehicles with clean fuel vehicles.

Action COS-6.3.2: Pursue ~~s~~State and federal grants for transitioning City vehicles to clean fuel sources and installing electric vehicle charging stations at City facilities.

Policies listed in Section 4.7, *Transportation,* would encourage active transportation and transit use in accordance with the 2022 Scoping Plan. However, as discussed under Impact TRA-2*,* the 2045 General Plan Update would not meet the 17 percent VMT reduction target set by CARB for the SBCAG region. As such, the forecasted VMT would not be consistent with climate goals established in the 2050 RTP/SCS.

As demonstrated above, the goal, policies, and actions provided in the 2045 General Plan Update to reduce GHG emissions from building use are consistent with measures in the 2022 Scoping Plan aimed at achieving the same thing. However, the 2045 General Plan Update would not reduce GHG emissions from vehicle use in a sufficiently to meet the 17 percent VMT reduction target established by CARB for the SBCAG region in the 2050 RTP/SCS. Therefore, the 2045 General Plan Update would conflict with the reduction of GHG emissions related to vehicle use goals of the 2022 Scoping Plan.

SBCAG has incorporated a sustainable community strategy into the 2050 RTP/SCS, which is designed to help the region achieve its SB 375 GHG emissions reduction target. The 2050 RTP/SCS demonstrates that the SBCAG region would achieve its regional emissions reduction targets for the 2020 and 2035 target years.

Table 4.2-8 Plan Consistency with the SBCAG 2050 RTP/SCS

Policies	Plan Consistency
Policy 1.1: Land Use	
The planning, construction, and operation of transportation facilities shall be coordinated with local land use planning and should encourage local agencies to: 1. Make land use decisions that adequately address regional transportation issues and are consistent with the RTP-SCS. 2. Promote better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning, infill development, and other, unconventional land use tools, such as employer-sponsored housing programs, economic development programs, commercial growth management ordinances, average unit size ordinances and parking pricing policies. 3. Plan for transit-oriented development consistent with the RTP-SCS by: a. Concentrating residences and commercial centers in urban areas near rail stations, transit centers and along transit development corridors.	**Consistent:** The 2045 General Plan Update would facilitate the development of 16,140 net new residential units in infill and urbanized areas in proximity to services and transit which would encourage walking, bicycling, and the use of alternative transportation. The 2045 General Plan Update would also generate 23,750 net new jobs which would improve the balance of jobs and housing and reduce long-distance commuting.

Policies	Plan Consistency
b. Designing and building "complete streets" serving all transportation modes that connect high-usage origins and destinations. 4. Preserve open space, agricultural land and sensitive biological areas. 5. Identify, minimize and mitigate adverse environmental impacts and, in particular, require mitigation of traffic impacts of new land development through on-site and related off-site improvements for all modes of transportation, including incentives to encourage the use of alternative transportation modes. 6. Dissuade siting of new development in high-fire risk areas by means such as ensuring insurability and redundancy of ingress and egress.	
Policy 1.2: Air Quality	
Transportation planning and projects shall be designed to: 1. Lead to reductions in greenhouse gas and criteria pollutant emissions, consistent with the air quality goals of the region, including targets for greenhouse gas emissions from passenger vehicles in 2020 and 2035 as required by Senate Bill 375 (SB 375). 2. Be in conformity with the Air Pollution Control District Ozone Plan and the State Implementation Plan (SIP) and meet the National Ambient Air Quality Standards as required by the federal Clean Air Act.	**Inconsistent:** Future development facilitated by the plan would be required to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and would also be served by ~~Southern California Edison~~ Pacific Gas and Electric or Central Coast Community Energy, both of which are required to increase its renewable energy procurement in accordance with SB 100 targets. In addition, as discussed under Impact AQGHG-1, the 2045 General Plan Update would be consistent with the 2022 Ozone Plan, and would adhere to SBAPCD Rules 323.1, 329, and 345. Nonetheless, since specific project-level information is currently unknown, there is no guarantee the 2045 General Plan Update would be consistent with State legislation and the 2022 Scoping Plan with goals to achieve carbon neutrality by 2045.
Policy 1.3: Alternative Fuels and Energy	
Transportation planning and projects shall: 1. Encourage the use of alternative fuels, and the application of advanced transportation and energy technologies to reduce vehicular emission production and energy consumption. 2. Promote renewable energy and energy conservation, consistent with applicable federal, State, and local energy programs, goals, and objectives.	**Consistent.** The 2045 General Plan Update Policies COS-6.2 through 6.4 aim to reduce vehicle-generated air pollution and GHG emissions by expanding active transportation opportunities; transition the City's vehicle fleet to electric or zero-emission vehicles; and promote energy conservation through public awareness programs. Future development would also be required to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and incorporate energy efficient and sustainable designs and appliances.

Source: SBCAG 2025

The 2050 RTP/SCS states that one of the intents of the Sustainable Communities Strategy is "directly addressing regional jobs/housing imbalance by providing more housing on the jobs-rich South Coast and more jobs to communities in the North County" (SBCAG 2021). Improving the intra-County jobs/housing imbalance would decrease transportation demands on U.S. Highway 101, State Route 166, and State Route 1, which would reduce congestion and VMT. The plan would increase employment by adding 23,750 new jobs within the City, which would improve the City's jobs-housing ratio, reducing vehicle emissions. Therefore, the 2045 General Plan Update would be consistent with most of the policies in the SBCAG 2050 RTP/SCS, with the exception of Policy 1.2. Overall, although the 2045 General Plan Update would be generally consistent most of the policies

from the SBCAG 2050 RTP/SCS, the plan would be inconsistent with Policy 1.2 from the SBCAG 2050 RTP/SCS and the 2022 Scoping Plan, since the plan has the potential to conflict with the State-wide target of net-zero GHG emissions by 2045. Therefore, this impact would be potentially significant.

GHG emissions associated with the 2045 General Plan Update are shown below under Table 4.2-9 for informational purposes only. As shown in Table 4.2-9, the plan would result in approximately 271,807 MT CO_2e per year.

Table 4.2-9 Operational GHG Emissions

Emission Source	Annual Emissions (MT CO_2e)
Net New Uses Operational	
Mobile	83,629
Area	1,145
Energy	229,129
Water	13,486
Waste	23,447
Refrigerants	57
Total	**350,894**
Net Reduction in Uses Operational	
Mobile	5,335
Area	296
Energy	63,577
Water	4,015
Waste	5,856
Refrigerants	8
Total	**79,087**
Net New Emissions	**271,807**

MT CO_2e = metric tons of carbon dioxide equivalent.

Source: CalEEMod worksheets are in Appendix B.

Mitigation Measures

There are no feasible mitigation measures that would reduce plan area emissions of GHGs such that the plan would not potentially conflict with the State-wide target of net-zero GHG emissions by 2045.

Significance After Mitigation

No feasible mitigation measures are available to reduce impacts to a less than significant level. Therefore, this impact would be significant and unavoidable.

4.2.4 Cumulative Impacts

Air Quality

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*.

As described under Impact AQGHG-1, the SBCAPCD's approach for assessing cumulative impacts is based on consistency with the latest adopted Ozone Plan. The population estimate under the 2045 General Plan Update is considered conservative, as it assumes full occupancy of all potential residential units at the maximum persons-per-household rate.[4] Actual population growth may be lower. Nonetheless, the 2045 General Plan Update would still result in exceedance of the population forecasts for the City of Santa Maria in the 2022 Ozone Plan and would potentially exceed SBCAPCD construction and operational criteria air pollutant thresholds. Therefore, the 2045 General Plan Update would have a cumulatively considerable contribution to impacts related to consistency with the latest adopted Ozone Plan

As identified under Impact AQGHG-2, the 2045 General Plan Update would exceed SBCAPCD operational emissions thresholds for ROC, NO_X, and PM_{10}. Additionally, at this stage of planning, project-specific details regarding construction activity are currently unknown and could potentially exceed SBCAPCD thresholds after mitigation. Therefore, even with implementation of Mitigation Measure AQGHG-2, the 2045 General Plan Update would result in a cumulatively considerable net increase of criteria pollutants for which the plan region is non-attainment.

As shown under Impact AQGHG-3, construction activity may result in a potentially significant impact related to DPM and TAC exposure within the City. Health risk impacts are localized to the immediate vicinity of DPM and TAC sources, such that people affected by construction-related TAC emissions generated at one housing site would likely not be affected by construction-related TAC emissions generated at another housing site should construction activities occur simultaneously. Discussion of these impacts considers the cumulative nature of the pollutants in the region; for example, the cancer risk and non-cancer risk thresholds have been set pursuant to existing cancer risks in the area and exceeding those thresholds would be considered a cumulative impact. Implementation of Mitigation Measure AQGHG-3 would reduce concentrations of DPM and TAC emissions from construction activity associated with future development under the 2045 General Plan Update. Therefore, the plan's contribution to cumulative air quality impacts related to these pollutants would not result in a cumulatively considerable impact.

Cumulative projects would adversely affect sensitive receptors from odor emissions if cumulative projects were typical odor-producing land uses. Construction of cumulative projects would result in construction equipment-related odors; however, the temporary nature of construction would ensure less than significant cumulative odor impacts. In addition, the 2045 General Plan Update would not facilitate the development of odor-generating sources. Therefore, operational odor

[4] This calculation represents a conservative analysis in which every potential residential unit (16,140 as described in Section 2.6.5, Proposed 2045 General Plan Buildout) is occupied at the full potential persons per household rate.

impacts would be less than significant and the 2045 General Plan Update would not result in a cumulatively considerable impact related to odors.

GHG

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*.

GHG emissions and climate change are, by definition, cumulative impacts, because impacts of climate change are experienced on a global scale regardless of the location of GHG emission sources. As discussed in Section 4.2.1b, *Potential Effects of Climate Change*, the adverse environmental impacts of cumulative GHG emissions, including sea level rise, increased average temperatures, more drought years, and more large forest fires, are already occurring. As a result, cumulative impacts related to GHG emissions are significant. Thus, the issue of climate change involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. As discussed under Thresholds GHG-1 and GHG-2, plan impacts related to GHG emissions would be significant and unavoidable since there is not guarantee the 2045 General Plan Update would be consistent with the State-wide target of net-zero GHG emissions by 2045. Therefore, GHG impacts would be cumulatively considerable.

4.3 Biological Resources

This section summarizes the biological resources in the plan area and analyzes the potential effects on biological resources related to implementation of the 2045 General Plan Update. This section includes a brief summary of biological resources background information and a review of known biological resources as well as potential impacts to these resources as a result of implementation of the 2045 General Plan Update. The background information and analysis in this section is partially based on the Environmental Background Report for the City of Santa Maria, prepared in December 2020 to support their General Plan Update.

4.3.1 Setting

This following information was obtained through a desktop literature review of the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI) and Information for Planning and Consultation (IPaC); the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB); the National Oceanic and Atmospheric Administration's (NOAA) Protected Resources Application; the City of Santa Maria Existing Conditions Report (2020); and Landscape Fire and Resource Management Planning Tools (LANDFIRE) and CDFW vegetation datasets.

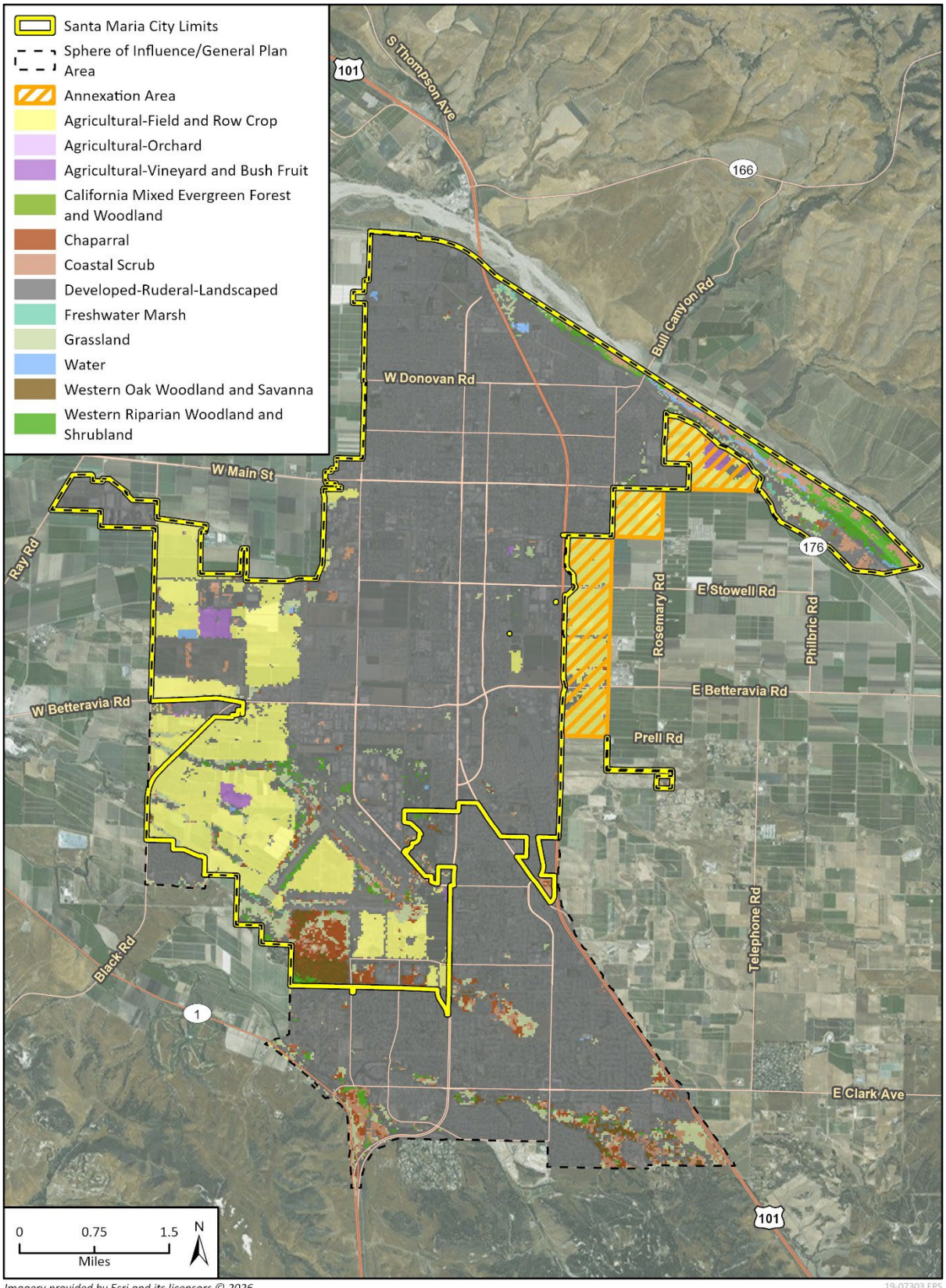
a. Land Cover and Vegetation Communities

Santa Maria has a Mediterranean climate characterized by warm, dry summers and cool, moist winters. Plants in this climate have adapted to grow in the early spring and winter, when water is available, and become mostly dormant in the long dry summers, when water availability is limited. The varied topography and soil types of the Santa Maria Valley have enabled a mix of native plant communities to exist in the region. Major land cover types in the Santa Maria River Valley include urbanized development, agricultural lands (which include barren land, dryland and irrigated grain crops, evergreen orchards, irrigated row and field crops, pastures, and vineyard vegetation communities), and open space (which includes annual and perennial grasslands, coast live oak woodlands, coastal scrub, eucalyptus groves, freshwater emergent wetlands, valley foothill riparian, chamise-redshank chaparral, mixed chaparral, closed-cone pine-cypress, montane riparian, and lacustrine and riverine vegetation communities). These vegetation communities were identified as occurring in the plan area by LANDFIRE's existing vegetation dataset and CDFW's California Wildlife Habitat Relationships classification scheme (CWHR) (Mayer and Laudenslayer 1988, CDFW 2025a). Urbanized development contributes to the majority (71 percent) of the plan area, with the remaining areas consisting of agriculture (9 percent), open space (12 percent), and mixed agricultural-open space (8 percent) areas. Further descriptions of these vegetation communities are provided below and illustrated in Figure 4.3-1.

Land Cover

The plan area contains substantial urban and suburban development. There are, however, areas of relatively undisturbed natural habitats. Descriptions of the vegetation communities in the plan area are listed below, based on vegetation mapping using the LANDFIRE vegetation dataset and described using CDFW CWHR habitat descriptions. Figure 4.3-1 shows the vegetation communities and land covers within the plan area.

Figure 4.3-1 Vegetation Communities in the Plan Area



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Additional data provided by LANDFIRE, 2024; City of Santa Maria, 2026.

19-07303 EPS
Fig X Vegetation Types

Agricultural – Field and Row Crops

Dryland Grain Crops

Vegetation in the dryland (non-irrigated) grain and seed crops habitat includes seed producing grasses – primarily barley, cereal rye, oats, and wheat, all of which are annuals. Non-irrigated grain and seed crops are often planted in the fall, and harvested in the spring, on lands with flat to gently rolling terrain. Grain crops reduce wildlife habitat richness and diversity, as they are usually established on fertile soils, which historically supported an abundance of plants and wildlife. Many species are now controlled by fencing (e.g. deer), trapping (e.g. wild pigs), and poisoning (e.g. rodents) to prevent excessive crop losses (CDFW 2025a).

Irrigated Row, Field, and Grain Crops

Irrigated row and field crops, including seed and grain crops, are generally located on flat to gently rolling terrain; flat terrain has often been leveled to facilitate irrigation and rolling terrain is usually irrigated by sprinklers. Irrigated row, field, and grain crops do not conform to normal habitat stages, and vegetation is variable in size, shape, and grow pattern based on crop type. Some crops may form 100 percent canopy while others may have bare space between rows. Crops may be annual or perennial, and may be planted in rotation with other irrigated crops.

Row and field crops are usually established on the State's most fertile soils, which historically supported an abundance of wildlife unequalled on other sites, but many species are now controlled by fencing (e.g. deer), trapping (e.g., wild pigs), and poisoning (e.g., rodents) to prevent excessive crop losses. However, availability of irrigation water during dryer months and drought benefits many wildlife species as a source of water (CDFW 2025a).

Barren Lands

Barren habitat is defined by the absence of vegetation, and includes any habitat with less than two percent total vegetation cover by herbaceous, desert, or non-wildland species and less than 10 percent cover by shrub or tree species. Barren lands within agricultural lands generally present in the form of disked or plowed agricultural fields (CDFW 2025a).

Agricultural – Orchard

Evergreen Orchards

Evergreen orchards are typically dominated by a single species of tree, such as almonds, apples, apricots, peaches, pecans, and walnuts for deciduous orchards and avocados, grapefruit, lemons, limes, olives, oranges, and tangerines for evergreen orchards. Trees range in height at maturity depending on the species, ranging from 10 feet for dwarf varieties to upwards of 60 feet. The understory is usually composed of bare soil or cover crops or low-growing grasses, which are often intensively managed. Orchards are planted on deep fertile soils which once supported productive and diverse natural habitats. The orchards still provide anthropogenic habitat that offers wildlife, such as deer and rabbit that commonly browse on the tree foliage, an area for foraging and cover that allows animals to move through the region. Many wildlife species act as biological control agents by feeding on weed seeds and insect pests (CDFW 2025a).

Agricultural – Vineyard and Bush Fruit

Vineyard

Vineyards are composed of single species planted in rows, usually supported on wood and/or wire trellises with open space between rows. Rows under the vines are often sprayed with herbicides to prevent growth of herbaceous plants. Between rows of vines, grasses and other herbaceous plants may be planted or allowed to grow as a cover crop to control erosion (CDFW 2025a).

California Mixed Evergreen Forest and Woodland

Closed-Cone Pine-Cypress

The closed-cone pine-cypress habitat is typically dominated by a single species of one of the closed-cone pines or cypress with variable height and canopy cover based on species makeup. Cypress-dominated habitats usually occur as "arboreal islands" amongst chaparral or forest types, and pine-dominated habitats are generally patches with surrounding chaparral, Montane Hardwood-Conifer or Mixed Conifer habitats. Great horned owls and red-tailed hawks will nest in closed-cone pine forests, and numerous other species make use of the closed-cone pine-cypress habitat for feeding and cover (CDFW 2025a).

Eucalyptus

Eucalyptus habitats generally include monotypic stands of *Eucalyptus spp.* and range from single-species thickets to scattered trees to dense stands with closed canopies. Tree heights typically range from 87 to 264 feet, depending on species and spacing. Eucalyptus woodlands are found at low elevations, where freezing is not a problem. Most eucalyptus have been artificially established, usually in and around urban/rural areas. However, eucalyptus grow quickly and can be invasive and are known to become established along stream courses or within natural habitats, encroaching upon and outcompeting existing native vegetation. Eucalyptus habitats serve as roosts, perches, and nest sites for a number of bird species, particularly raptors, as well as overwintering sites for monarch butterflies (*Danaus plexippus*) (CDFW 2025a).

Chaparral

Chamise-redshank and Mixed Chaparral

Chaparral habitats are dominated by shrubs, often with thick, stiff, waxy evergreen leaves, which grow to be dense, nearly impenetrable thickets. Mixed chaparral habitats are comprised of a variable patchwork of shrub species, such as buckwheat, chamise, toyon, poison oak, ceanothus, and manzanita, whereas chamise-redshank chaparral may consist of nearly pure stands (50 percent or more relative cover) of chamise or redshank, a mixture of both, or with other shrubs such as toyon, white sage, and ceanothus.

Mixed and chamise-redshank chaparral often occur as a mosaic on low to middle elevation slopes below several woodland and forest types. Compared to chamise-redshank chaparral, mixed chaparral generally occupies more mesic sites at higher elevations or on north-facing slopes. No wildlife species are restricted to only mixed chaparral habitat; however, chamise-redshank chaparral provides habitat for deer, small mammals, birds, and reptiles (CDFW 2025a).

Coastal Scrub

Coastal scrub is a native vegetation community that is typically found on stabilized backdune slopes, ridges, and flats along the coast. Soils are typically sandy to sandy loam. Central coastal scrub typically forms a mosaic with other communities including coast bluff scrub, maritime chaparral, coast live oak woodland, and coastal prairie. Vegetation in this habitat type is composed of soft scrub of moderate to high cover and is dominated by native mock heather (*Ericameria ericoides*), California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), black sage (*Salvia mellifera*), common California-aster (*Lessingia filaginifolia* var. *filaginifolia*), dune bush lupine (*Lupinus chamissonis*), and sticky monkeyflower (*Diplacus aurantiacus*). Central coastal scrub provides habitat for a variety of vertebrate species (CDFW 2025a).

Developed – Ruderal – Landscaped

Developed – ruderal – landscaped areas refer to those which have been temporarily or permanently disturbed by human activities and include, but are not limited to, areas of residential, commercial, and industrial development; areas of nonnative vegetation resulting from human activity and disturbance, such as grading; and areas of ornamental landscaping.

Barren Lands

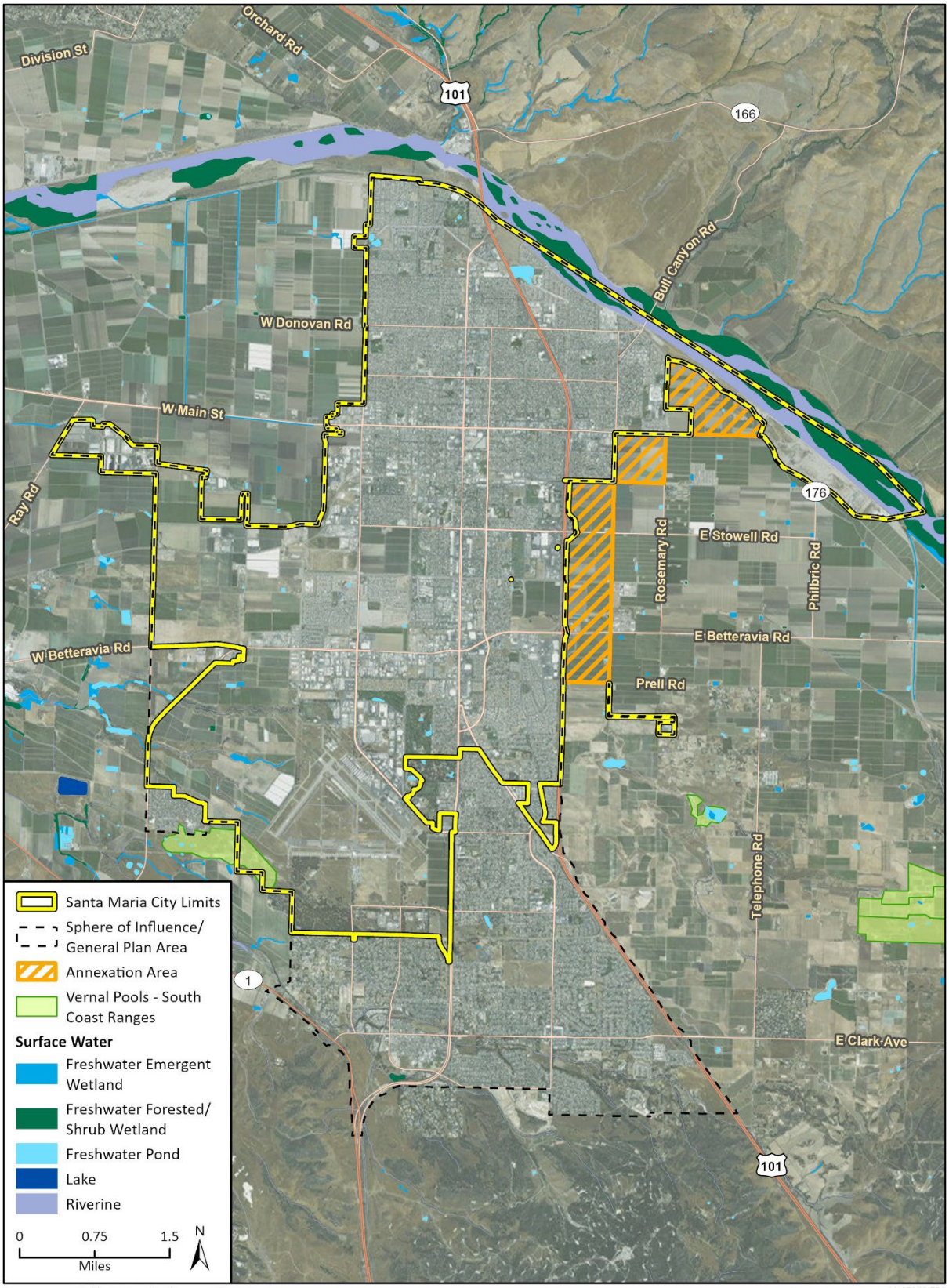
Barren habitat is defined by the absence of vegetation, and includes any habitat with less than two percent total vegetation cover by herbaceous, desert, or non-wildland species and less than 10 percent cover by shrub or tree species. Urban settings covered in pavement and buildings may also be classified as barren as long as vegetation, including non-native landscaping, does not reach the percent cover thresholds for vegetated habitats (CDFW 2025a).

Freshwater Marsh and Water

Wetlands and Streams

Wetlands and waterways, sourced from NWI and shown in Figure 4.3-2, are highly productive habitats for plants and wildlife. Coastal wetlands and riparian wetlands (linear areas adjacent to streams, creeks and drainages) are especially productive for plants, because recurrent flooding in these areas delivers influxes of soil and nutrients. Riverine refers to areas with intermittently or continuously running water, such as rivers and streams. Riverine habitats are found adjacent to riparian areas and can be contiguous to lacustrine and fresh emergent wetland habitats. Riverine areas provide habitat for many species of waterfowl, raptors, insectivorous birds, and mammals. Lacustrine refers to inland depressions or dammed riverine channels containing standing water and can vary from small ponds to large lakes or reservoirs. Lacustrine systems provide habitat for many species of small birds and raptors, reptiles, amphibians, and mammals. Permanent lacustrine systems support fish life, while intermittent types generally do not. Fresh emergent wetlands are characterized by frequently flooded areas with erect, herbaceous vegetation. Fresh emergent wetlands are among the most productive wildlife habitats in California, and provide food, cover, and water for more than 160 species of birds and numerous mammals, reptiles, and amphibians (CDFW 2025a).

Figure 4.3-2 Wetlands Within the Plan Area



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Additional data provided by NWI, 2024; BIOS, ds948, 2025; City of Santa Maria, 2026.

19-07303 EPS
Fig X Wetlands

Santa Maria contains a number of United States Fish and Wildlife Service (USFWS)-recognized wetlands, including freshwater ponds and freshwater emergent wetlands, concentrated in agricultural and open space areas, as well as freshwater forested and shrub wetland and riverine habitat along the Santa Maria River. These wetlands provide habitat for fish, wildlife, and plants; and provide a form of groundwater recharge and flooding prevention (City of Santa Maria 2020).

SOUTHERN VERNAL POOLS

Vernal pools are a type of temporary wetland that support plants and animals that are specifically adapted to living with very wet winter and spring conditions followed by very dry summer and fall conditions. Many specially-adapted crustaceans, amphibians, and insects occur only in vernal pools. Plant species associated with Southern Vernal Pools include Howell's foxtail (*Alopecurus howellii*), water pygmyweed (*Crassula aquatica*), needle spikerush (*Eleocharis acicularis*), common spikerush (*Eleocharis palustris*), western marsh cudweed (*Gnaphalium palustre*), meadow barley (*Hordeum brachyantherum*), toad rush (*Juncus bufonius*), flowering quillwort (*Lilaea scilloides*) and rough-nutlet popcornflower (*Plagiobothrys trachycarpus*) (City of Santa Maria 2020).

Barren Lands

Barren habitat is defined by the absence of vegetation, and includes any habitat with less than two percent total vegetation cover by herbaceous, desert, or non-wildland species and less than 10 percent cover by shrub or tree species. Along rivers and streams, barren land includes vertical river banks and canyon walls (CDFW 2025a).

~~b. Special Status Species~~

~~For the purposes of this analysis, special-status species were considered listed or non-listed special-status species if they were classified as one or more of the following:~~

- ~~**Listed Special-Status Species**~~
  - ~~Species listed as threatened or endangered under the Federal Endangered Species Act (FESA), including proposed and candidate species.~~
  - ~~Species listed as candidate, threatened, or endangered under the California Endangered Species Act (CESA).~~
  - ~~Plant species protected by the Native Plant Protection Act (NPPA) (State Rare).~~
- ~~**Non-listed Special-Status Species**~~
  - ~~Species designated as Fully Protected (FP), Species of Special Concern (SSC), or Watch List (WL) by the CDFW~~
  - ~~Birds designated as a Bird of Conservation Concern (BCC) by USFWS~~
  - ~~Sensitive species designated by USFWS~~
  - ~~Sensitive species designated by the United States Forest Service (USFS)~~
  - ~~Plants assigned a California Rare Plant Rank of 1 through 4 by the California Native Plant Society (CNPS)~~
  - ~~Species protected under the Bald and Golden Eagle Protection Act~~
  - ~~Bats considered by the Western Bat Working Group to be "High" or "Medium" priority~~

- ~~Species designated as locally important by the Local Agency and/or otherwise protected through ordinance, local policy, Habitat Conservation Plans (HCPs), or Natural Community Conservation Plans (NCCPs).~~

~~Queries of the USFWS's IPaC, CNDDB, and CNPS's online Inventory of Rare and Endangered Plants of California (CRPR) were conducted to obtain comprehensive information regarding special-status species and sensitive vegetation communities known or with potential to occur in the plan area. Queries of the CNPS inventory and CNDDB database included the *Santa Maria* and *Twitchell Dam* United States Geological Service (USGS) 7.5-minute topographic quadrangle. The results of these scientific database queries are provided as Appendix B of this Environmental Impact Report (EIR).~~

Grassland

Annual Grassland

Annual grasslands are characterized by open grasslands composed primarily of non-native annual plant species, including wild oats (*Avena fatua*), ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), and foxtail barley (*Hordeum murinum*). This vegetation community occurs mostly on flat plains to gently rolling foothills. Species composition depends largely on weather patterns and livestock grazing. Fall rains cause germination of annual plant seeds. Plants grow slowly during the cool winter months, remaining low in stature until spring, when temperatures increase and stimulate more rapid growth. Many wildlife species use this community for foraging, such as black-tailed jackrabbit (*Lepus californicus*), California ground squirrel (*Spermophilus beecheyi*), coyote (*Canis latrans*), and a variety of bird species (CDFW 2025a).

Perennial Grasslands

Perennial grassland habitats occur in two forms in California: coastal prairie, found in areas of northern California under maritime influence, and relics in habitats now dominated by annual grasses and forbs (see Annual Grassland description above). Coastal prairie perennial grassland habitats are dominated by perennial grass species such as California oatgrass, Pacific hairgrass, and sweet vernalgrass. Perennial grassland habitats typically occurs on ridges and south-facing slopes, alternating with forest and scrub in the valleys and on north-facing slopes.

Perennial grasslands provide high-quality habitat for many species, including the common garter snake, western terrestrial garter snake, northern harrier, barn owl, burrowing owl, western kingbird, Say's phoebe, barn swallow, western meadowlark, savannah sparrow, grasshopper sparrow, Townsend mole, coast mole, Botta's pocket gopher, western harvest mouse, California vole, long-tailed vole, and Oregon vole. Perennial grasslands often serve as feeding habitat for the turkey vulture, red-tailed hawk, American kestrel, peregrine falcon, western bluebird, fringe-tailed bat, big brown bat, striped skunk, coyote, black-tailed jackrabbit, brush rabbit, Roosevelt elk, and black-tailed deer (CDFW 2025a).

Pasture

Pasture vegetation is a mix of perennial grasses and legumes that normally provide 100 percent canopy closure. Old or poorly drained pastures may have patches of weeds in excess. The mix of grasses and legumes varies according to management practices such as seed mixture, fertilization, soil type, irrigation, weed control, and the type of livestock on the pasture. Pastures are planted on flat and gently rolling terrain and may be irrigated. Pastures are used by a variety of wildlife

depending upon geographic area and types of adjacent habitats. Ground-nesting birds, including waterfowl, nest in pastures if adequate residual vegetation is present at the onset of the nesting season (CDFW 2025a).

Western Oak Woodland and Savanna

Coastal Oak Woodland

Coast oak woodland is a native vegetation community that consists of deciduous and evergreen hardwoods, typically dominated by coast live oak trees (*Quercus agrifolia*). Coast live oak woodlands are variable, ranging from dense woodlands (sometimes intergrading with mixed evergreen forests) on the more mesic north-facing slopes and canyons, to an open savanna on drier, more exposed slopes where the soils are usually shallower. The understory may range from absent to dense. Typical understory species include shade tolerant shrubs such as native blackberry (*Rubus ursinus*), toyon (*Heteromeles arbutifolia*), and poison oak (*Toxicodendron diversilobum*); and native herbaceous plants such as fiesta flower (*Pholistoma auritum*), miner's lettuce (*Claytonia perfoliata*), and various fern species. Coastal oak woodlands are found in coastal foothills and valleys and provides important habitat for wildlife, including nesting sites, foraging areas for small mammals, and microclimates suitable for amphibians, reptiles, and fungi (CDFW 2025a).

Western Riparian Woodland and Shrubland

Montane Riparian

Montane riparian is a variably vegetated community largely consisting of broad-leaved winter deciduous trees up to 98 feet tall. Such species may include native cottonwood (*Populus* spp.), bigleaf maple (*Acer macrophyllum*), and California bay (*Umbellularia californica*), with a sparse understory. This vegetation community is associated with lakes, ponds, rivers, streams, and springs, where water may be permanent or ephemeral, and generally occurs below 8000 feet above mean sea level. Montane riparian habitats provide food, water, migration and dispersal corridors, and escape, nesting, and thermal cover for an abundance of wildlife (CDFW 2025a).

Valley Foothill Riparian

Valley foothill riparian is a native vegetation community that contains mostly winter deciduous trees, such as native cottonwood (*Populus* spp.), California sycamore (*Platanus racemosa*), and valley oak (*Quercus lobata*). The canopy height can grow up to 98 feet in a mature riparian forest. Typical understory shrub layer species include native California blackberry, blue elderberry (*Sambucus mexicana*), poison oak, and willows (*Salix* spp.). This vegetation community is found in valleys bordered by sloping alluvial fans, slightly dissected terraces, lower foothills, and coastal plains. They are generally associated with low velocity flows, flood plains, and gentle topography. Valleys provide deep alluvial soils and a high water table. The substrate is coarse, gravelly or rocky soils more or less permanently moist. Valley foothill riparian habitats provide food, water, migration and dispersal corridors, and escape, nesting, and thermal cover for an abundance of wildlife (CDFW 2025a).

c. Special Status Species

For the purposes of this analysis, special-status species were considered listed or non-listed special-status species if they were classified as one or more of the following:

- **Listed Special-Status Species**
  - Species listed as threatened or endangered under the Federal Endangered Species Act (FESA), including proposed and candidate species.
  - Species listed as candidate, threatened, or endangered under the California Endangered Species Act (CESA).
  - Plant species protected by the Native Plant Protection Act (NPPA) (State Rare).
- **Non-listed Special-Status Species**
  - Species designated as Fully Protected (FP), Species of Special Concern (SSC), or Watch List (WL) by the CDFW
  - Birds designated as a Bird of Conservation Concern (BCC) by USFWS
  - Sensitive species designated by USFWS
  - Sensitive species designated by the United States Forest Service (USFS)
  - Plants assigned a California Rare Plant Rank of 1 through 4 by the California Native Plant Society (CNPS)
  - Species protected under the Bald and Golden Eagle Protection Act
  - Bats considered by the Western Bat Working Group to be "High" or "Medium" priority
  - Species designated as locally important by the Local Agency and/or otherwise protected through ordinance, local policy, Habitat Conservation Plans (HCPs), or Natural Community Conservation Plans (NCCPs).

Queries of the USFWS's IPaC, CNDDB, and CNPS's online Inventory of Rare and Endangered Plants of California (CRPR) were conducted to obtain comprehensive information regarding special-status species and sensitive vegetation communities known or with potential to occur in the plan area. Queries of the CNPS inventory and CNDDB database included the *Santa Maria* and *Twitchell Dam* United States Geological Service (USGS) 7.5-minute topographic quadrangle. The results of these scientific database queries are provided as Appendix ~~B~~ C of this Environmental Impact Report (EIR).

Special-Status Plant Species

Based on the database queries and literature review, a total of 17 special-status plant species were evaluated for their potential to occur within the plan area (Appendix ~~B~~C). Of these species, 13 were identified with low potential to occur within the plan area. Appendix ~~B~~C shows the special-status plant species and habitat requirements for each species within the vicinity of the plan area.

The 13 special-status plant species with the potential to occur in the plan area are listed below with their federal and/or State special-status designation:

- Miles' milk-vetch (*Astragalus didymocarpus var. milesianus*) – CRPR 1B.2
- California jewelflower (*Caulanthus californicus*) – Federally Endangered, State Endangered, CRPR 1B.1
- La Graciosa thistle (*Cirsium loncholepis*) – Federally Endangered, State Threatened, CRPR 1B.1

- Salt marsh bird's-beak (*Cordylanthus maritimus ssp. Maritimus*) – Federally Endangered, State Endangered, CRPR 1B.2
- Paniculate tarplant (*Deinandra paniculata*) – CRPR 4.2
- Dune larkspur (*Delphinium parryi ssp. blochmaniae*) – CRPR 1B.2
- Blochman's leafy daisy (*Erigeron blochmaniae*) – CRPR 1B.2
- Suffrutescent wallflower (*Erysimum suffrutescens*) – CRPR 4.2
- Mesa horkelia (*Horkelia cuneata var. puberula*) - CRPR 1B.1, USFS Sensitive
- Blushing layia (*Layia erubescens*) – CRPR 1B.2
- Large-flowered leptosiphon (*Leptosiphon grandifloras*) – CRPR 4.2
- Southern curly-leaved monardella (*Monardella sinuata ssp. sinuate*) – CRPR 1B.2
- Spreading navarretia (*Navarretia fossalis*) – Federally Threatened

Special-Status Wildlife Species

Based on the database queries and literature review, a total of 31 special-status invertebrate, fish, amphibian, reptile, bird, and mammal species were evaluated for their potential to occur within the plan area (Appendix ~~B~~C). Of these species, 13 were identified with low potential to occur within the plan area, and 9 were identified with a moderate potential to occur within the plan area. Appendix B shows the special-status wildlife species and habitat requirements for each species within the vicinity of the plan area.

The 22 special-status wildlife species with low to moderate potential to occur in the plan area are listed below with their federal and/or State special-status designation:

- Vernal pool fairy shrimp (*Branchinecta lynchi*) – Federally Threatened
- Monarch butterfly (*Danaus plexippus plexippus pop. 1*) – Federal Proposed Threatened, USFS Sensitive
- California tiger salamander – Santa Barbara County DPS (*Ambystoma californiense pop. 2*) – Federally Endangered, State Threatened, CDFW Watch List
- Arroyo toad (*Anaxyrus californicus*) – Federally Endangered, CDFW Species of Special Concern
- California red-legged frog (*Rana draytonii*) – Federally Threatened, State Threatened, CDFW Species of Special Concern
- Western spadefoot (*Spea hammondii*) – Federal Proposed Threatened, CDFW Species of Special Concern
- Southwestern pond turtle (*Actinemys pallida*) – Federal Proposed Threatened, CDFW Species of Special Concern, USFS Sensitive
- Northern California legless lizard (*Anniella pulchra*) – Federal Proposed Threatened, CDFW Species of Special Concern, USFS Sensitive
- Coast horned lizard (*Phrynosoma blainvillii*) - CDFW Species of Special Concern
- Tricolored blackbird (*Agelaius tricolor*) – State Threatened, CDFW Species of Special Concern, USFWS BCC
- Golden eagle (*Aquila chrysaetos*) - CDFW Fully Protected, CDFW Watch List
- Burrowing owl (*Athene cunicularia*) – State Candidate, CDFW Species of Special Concern, USFWS BCC
- Marbled murrelet (*Brachyramphus marmoratus*) – Federally Threatened, State Endangered

- Northern harrier (*Circus hudsonius*) - CDFW Species of Special Concern, USFWS BCC
- Bald eagle (*Haliaeetus leucocephalus*) – Federally Designated, State Endangered, CDFW Fully Protected, USFS Sensitive
- California gull (*Laurs californicus*) - CDFW Watch List, USFWS BCC
- Yellow-billed magpie (*Pica nuttalli*) - USFWS BCC
- Black skimmer (*Rynchops niger*) - CDFW Species of Special Concern, USFWS BCC
- Lawrence's goldfinch (*Spinus lawrencei*) - USFWS BCC
- Least Bell's vireo (*Vireo bellii pusillus*) – Federally Endangered, State Endangered
- Pallid bat (*Antrozous pallidus*) - CDFW Species of Special Concern, USFS Sensitive, Western Bat Working Group "High" priority
- American badger (*Taxidea taxus*) - CDFW Species of Special Concern

d. Nesting Birds

Suitable nesting sites for avian species protected by the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), including shrubs, trees, man-made structures, and the ground surface occur throughout the plan area. Some species prefer vegetation for nesting, including ornamental vegetation and some species can be found nesting in man-made structures, such as power poles or the eaves of buildings. Nesting birds may occur during the breeding season (generally February 1 through August 31 but beginning January 1 for some raptor species).

e. Sensitive Communities and Critical Habitat

Sensitive Communities

The CNDDB identifies one environmentally sensitive natural community in the city, Southern Vernal Pool, located west of the Santa Maria Public Airport (City of Santa Maria 2020).

Critical Habitat

As shown in Figure 4.3-3, according to the USFWS, designated critical habitat for California tiger salamander (*Ambystoma californiense*) exists in the southernmost extents of City limits, south of the Santa Maria Airport. Designated critical habitat for La Graciosa thistle exists within the Sphere of Influence/General Plan Area. Designated critical habitat for steelhead trout exists through a small portion of the northeastern-most extents of City limits. Designated critical habitat for California red-legged frog exists along the southernmost border of the Sphere of Influence/General Plan Area. Designated critical habitat for Lompoc yerba santa exists south of the Sphere of Influence/General Plan Area (USFWS 2025b).

f. Wildlife Movement Corridors

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as providing a linkage between foraging and denning areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Others may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

The habitats within the linkages do not necessarily need to be the same or of the same quality as the habitats that are being linked. Rather, the linkage merely needs to contain sufficient cover and forage to allow temporary inhabitation by ground-dwelling species. Typically, habitat linkages are contiguous strips of natural areas, though dense plantings of landscape vegetation can be used by certain disturbance-tolerant species. Depending upon the species using a corridor, specific physical resources (such as rock outcroppings, vernal pools, or oak trees) may need to be located within the habitat link at certain intervals to allow slower-moving species to traverse the link. For highly mobile or aerial species, habitat linkages may be discontinuous patches of suitable resources spaced sufficiently close together to permit travel along a route in a short period of time. Migration corridors can be bordered on either site by urban land uses, and within the City limits these corridors often include barriers to movement such as developed areas and roads.

As shown in Figure 4.3-4, CDFW defines the area within the plan area as having "Limited Connectivity Opportunity". A small area of "Connections with Implementation Flexibility," which has connectivity importance, but has not been identified as a channelized area, species corridor, or habitat linkage is present in the southern extents of the Sphere of Influence/General Plan Area. CDFW does not identify any essential habitat connectivity areas within the City's Sphere of Influence (CDFW 2025b). However, there is a potential that the Santa Maria River is used by wildlife to access habitats in the Sierra Madre and San Rafael Mountains (City of Santa Maria 2020).

4.3.2 Regulatory Setting

a. Federal Regulations

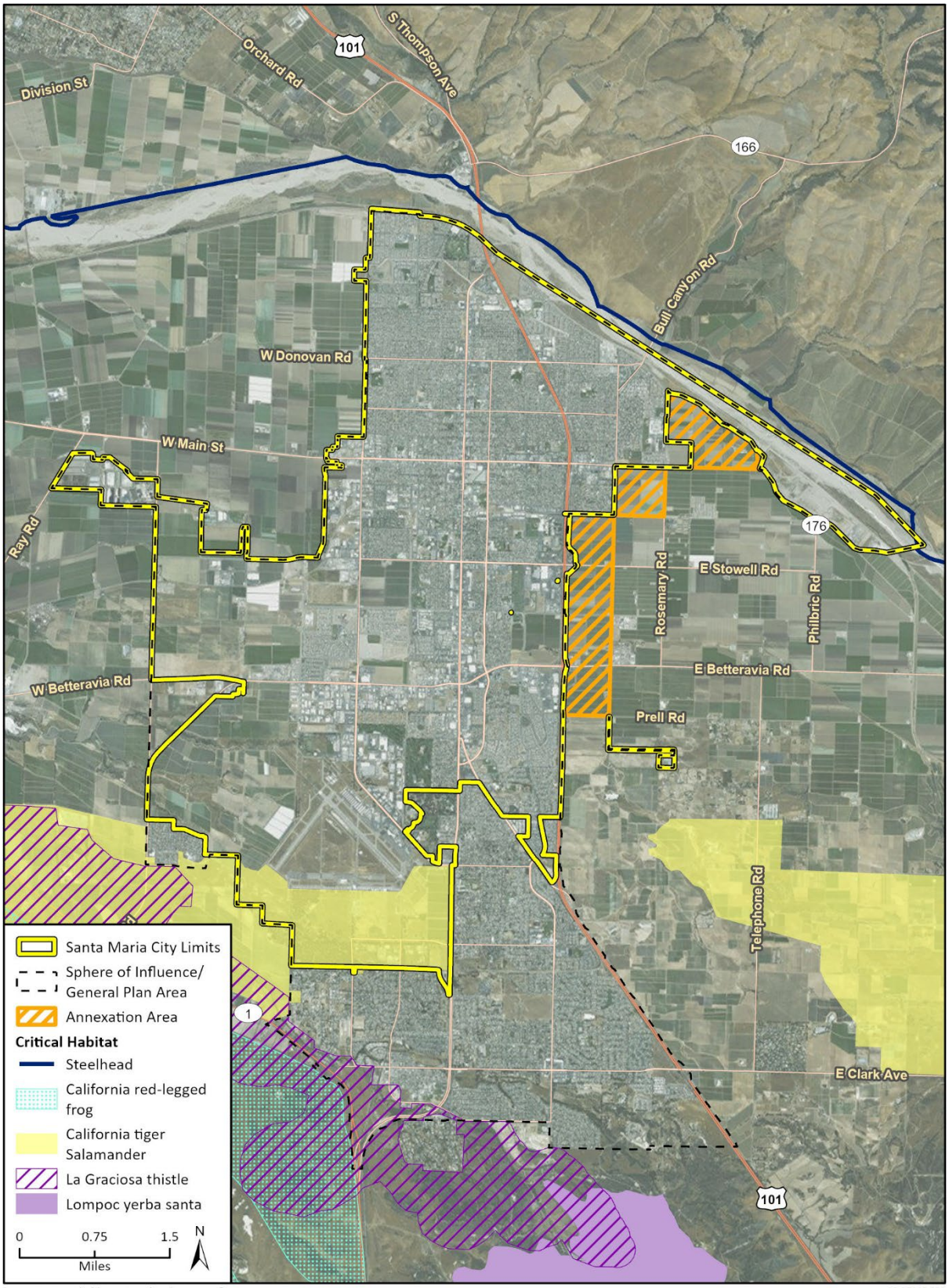
Federal Endangered Species Act

The FESA of 1973 and subsequent amendments provide for the conservation of endangered and threatened species, and the ecosystems upon which they depend. The FESA is intended to prevent the unlawful "take" of listed fish, wildlife, and plant species. Section 9(a)(1)(B) specifically states take of species listed as threatened or endangered is unlawful. Take is defined as any action that would harass, harm, pursue, hunt, wound, shoot, kill, trap, capture, or collect any threatened or endangered species. Section 10 of the FESA allows the USFWS to issue incidental take permits if take of a listed species may occur during otherwise lawful activities. Section 10(a)(1)(B) requires a Habitat Conservation Plan for an incidental take permit on non-federal lands. Section 7 of the FESA requires federal agencies to aid in the conservation of listed species, and to ensure that the activities of federal agencies will not jeopardize the continued existence of listed species or adversely modify designated critical habitat. The USFWS and NOAA are responsible for administration of the FESA and have regulatory authority over federally listed species.

Migratory Bird Treaty Act

The MBTA makes it unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, or kill migratory birds, and prohibits the removal of nests occupied by migratory birds. The USFWS has regulatory authority for the MBTA.

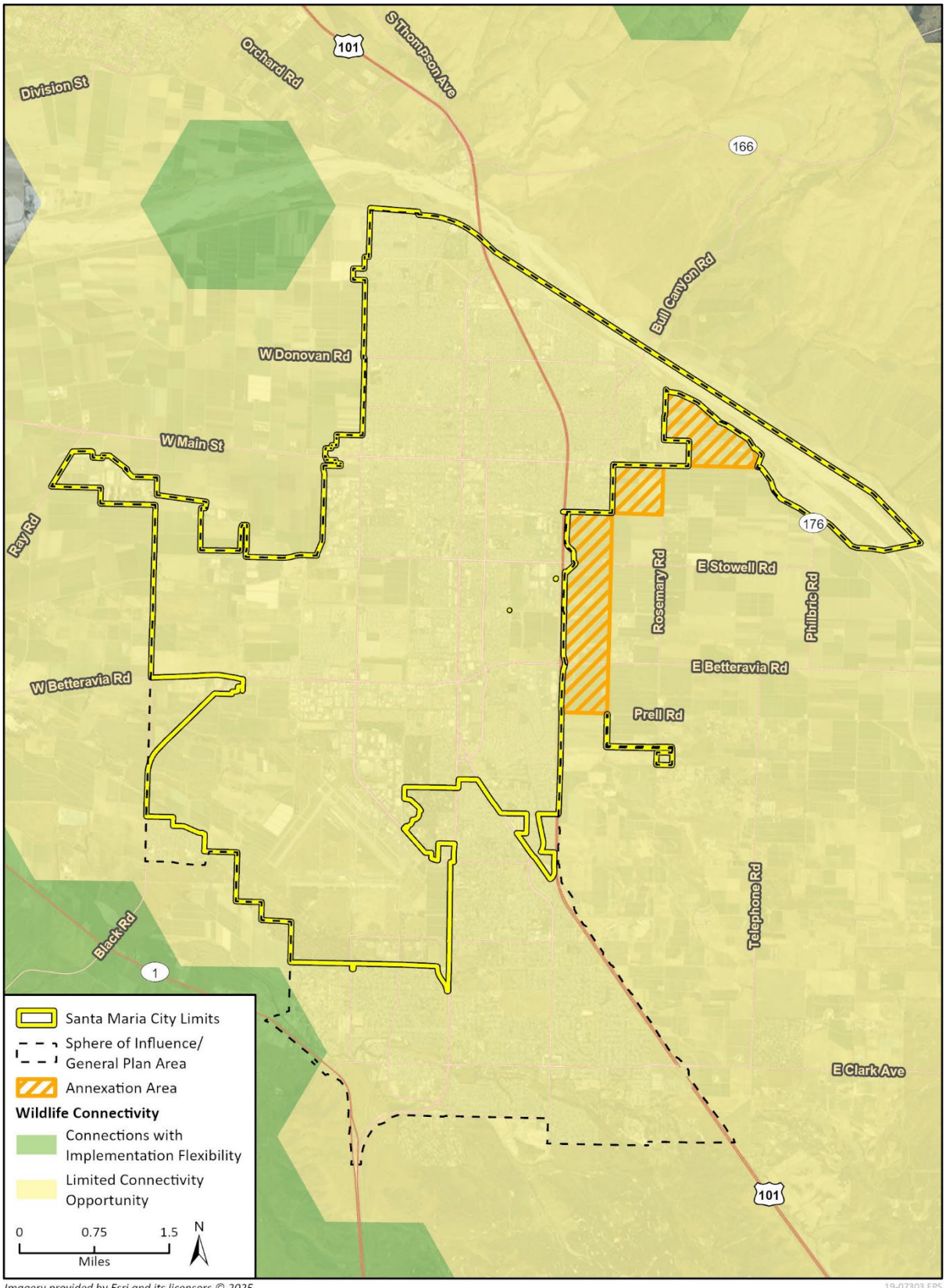
Figure 4.3-3 Critical Habitat Within the Plan Area



Imagery provided by Esri and its licensors © 2025.
Additional data provided by NOAA, 2023; USFWS, 2023.

19-07303 EPS
Fig X Critical Habitat

Figure 4.3-4 Wildlife Connectivity Within the Plan Area



Imagery provided by Esri and its licensors © 2025.
Additional data provided by CDFW, 2025.

19-07303 EPS
Fig X Wildlife Connectivity

Clean Water Act

The United States Army Corps of Engineers (USACE), under provisions of Section 404 of the Clean Water Act (CWA) and USACE implementing regulations, has jurisdiction over the placement of dredged or fill material into "waters of the United States." Congress enacted the CWA "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." In practice, the boundaries of certain waters subject to USACE jurisdiction under Section 404 have not been fully defined. Previous regulations codified in 1986 defined "waters of the United States" as traditional navigable waters, interstate waters, all other waters that could affect interstate or foreign commerce, impoundments of waters of the United States, tributaries, the territorial seas, and adjacent wetlands.

USACE jurisdictional limits are typically identified by the Ordinary High Water Mark (OHWM) or the landward edge of adjacent wetlands, where present. The OHWM is the "line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area" (33 Code of Federal Regulations 328.3).

The USACE defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3). The USACE's delineation procedures identify wetlands in the field based on indicators of three wetland parameters: hydrophytic vegetation, hydric soils, and wetland hydrology.

Fish and Wildlife Coordination Act

The USFWS also has responsibility for project review under the Fish and Wildlife Coordination Act. This statute requires that all federal agencies consult with USFWS, NOAA Fisheries, and the State's wildlife agency (CDFW) for activities that affect, control, or modify streams and other water bodies. Under the authority of the Fish and Wildlife Coordination Act, USFWS, NOAA Fisheries, and CDFW review applications for permits issued under Section 404 and provide comments about potential environmental impacts.

b. State Regulations

California Endangered Species Act

The CDFW is responsible for administration of the CESA. For projects that may affect both a State and federal listed species, compliance with the FESA will satisfy the CESA, provided the CDFW determines that the federal incidental take authorization is consistent with the CESA.

"Take" is defined in CFGC Section 86 as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The CESA allows for take incidental to otherwise lawful activities under CFGC Section 2081. Project proponents wishing to obtain incidental take permits can do so through a permitting process outlined in California Code of Regulations (CCR) Section 783. Additionally, some sensitive mammals and birds are protected by the state as Fully Protected Mammals or Fully Protected Birds, as described in the CFGC, Sections 4700 and 3511, respectively.

Projects that may result in a take of a California listed species require a take permit under the CESA. The federal and State acts lend protection to species considered rare enough by the scientific

community and trustee agencies to warrant special consideration, particularly with regard to protection of isolated populations, nesting or den locations, communal roosts, and other essential habitat. Unlike the FESA, the CESA prohibits the take of not just listed endangered or threatened species, but also candidate species (species petitioned for listing).

The CESA defines an endangered species as:

> …a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

A threatened species is defined as:

> …a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.

Candidate species are defined as:

> …a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.

Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the FESA, CESA does not include listing provisions for invertebrate species. Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened or endangered species by stating:

> …no person shall import into this State, export out of this State, or take, possess, purchase, or sell within this State, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided.

California Fish and Game Code - Nesting Bird Protection

According to CFGC Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird (except English sparrows [*Passer domesticus*] and European starlings [*Sturnus vulgaris*]). Sections 3503 and 3513 prohibit the taking of specific birds, their nests, eggs, or any portion thereof during the nesting season. Section 3503.5 specifically protects birds in the orders Falconiformes and Strigiformes (birds-of-prey). Section 3513 overlaps with the federal MBTA, prohibiting the take or possession of any migratory nongame bird.

California Native Plant Protection Act

The NPPA was enacted in 1977 and allows the California Fish and Wildlife Commission to designate plants as rare or endangered. Currently, 64 species, subspecies, and varieties of plants are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying

CDFW for vegetation removal from canals, roads, and other sites; changes in land use; and in certain other situations. Effective in 2015, CDFW promulgated regulations (14 CCR 786.9) under the authority of the NPPA, establishing that the CESA permitting procedures (CFG Code Section 2081) would be applied to plants listed under the NPPA as "Rare." With this change, there is little practical difference between regulations and protocols for plants listed under CESA and those listed under the NPPA.

Clean Water Act Section 401, Porter-Cologne Water Quality Control Act

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) have jurisdiction over “waters of the State,” which are defined as any surface water or groundwater, including saline waters, within the boundaries of the state (California Water Code sec. 13050(e)). These agencies also have responsibilities for administering Section 401 of the CWA. In addition, where Federal jurisdiction is not asserted (for example, due to a lack of connectivity to a Relatively Permanent Waters and Traditional Navigable Waters), RWQCB assert jurisdiction over “waters of the State” pursuant to Section 13263 of the Porter-Cologne Water Quality Control Act, which are defined as any surface water or groundwater, including saline waters, within the boundaries of the State. In this event, the SWRCB may issue general Waste Discharge Requirements regarding discharges to “isolated” waters of the State if limiting criteria are not exceeded (Water Quality Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the USACE to be Outside of Federal Jurisdiction) or project-specific Waste Discharge Requirements.

The SWRCB and RWQCBs have not established regulations for field determinations of waters of the state except for wetlands. In many cases the RWQCBs interpret the limits of waters of the State to be bounded by the OHWM unless isolated conditions or ephemeral waters are present. However, in the absence of statewide guidance, each RWQCB may interpret jurisdictional boundaries within their region and the SWRCB has encouraged applicants to confirm jurisdictional limits with their RWQCB before submitting applications. As determined by the RWQCB, waters of the State may include riparian areas or other locations outside the OHWM, leading to a larger jurisdictional area over a given water body compared to the USACE.

Procedures for defining wetland waters of the State pursuant to the SWRCB’s State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State went into effect May 28, 2020. The SWRCB defines an area as wetland if, under normal circumstances:

> the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and the area’s vegetation is dominated by hydrophytes or the area lacks vegetation.

The SWRCB’s Implementation Guidance for the Wetland Definition and Procedures for Discharges of Dredge and Fill Material to Waters of the State (2020), states that waters of the U.S. and waters of the State should be delineated using the standard USACE delineation procedures, taking into consideration that the methods shall be modified only to allow for the fact that a lack of vegetation does not preclude an area from meeting the definition of a wetland.

California Fish and Game Code Section 1600 et seq.

Pursuant to CFGC Section 1600, CDFW has authority over all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state, and requires any person, state or local governmental agency, or public utility to notify the CDFW before beginning any activity that would "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake" that supports fish or wildlife resources.

A stream is defined as a "body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (CCR, Title 14 Section 1.72). A Lake or Streambed Alteration Agreement may be required for any project that would result in an adverse impact to a river, stream, or lake. CDFW jurisdiction typically extends to the top of the bank and out to the outer edge of adjacent riparian vegetation if present. However, CDFW can take jurisdiction over a body of flowing water and the landform that conveys it, including water sources and adjoining landscape elements that are byproducts of and affected by interactions with flowing water without regard to size, duration, or the timing of flow.

CDFW Special Animals List

Special-status wildlife species are those species included on the CDFW "Special Animals" list. "Special Animal" is a general term that refers to all the taxa the CNDDB is interested in tracking, regardless of their legal or protection status (CDFW 2025c). The CDFW considers the taxa on this list to be those of greatest conservation need. The species on this list generally fall into one or more of the following categories:

- Officially listed or proposed for listing under the CESA and/or FESA
- State or Federal candidate for possible listing
- Taxa that meet the criteria for listing, even if not currently included on any list, as described in California Environmental Quality Act (CEQA) Guidelines Section 15380
- Taxa considered by the Department to be a Species of Special Concern
- Taxa that are biologically rare, very restricted in distribution, declining throughout their range, or have a critical vulnerable stage in their life cycle that warrants monitoring
- Populations in California that may be on the periphery of a taxon's range but are threatened with extirpation in California

c. Local Regulations

Santa Maria Municipal Code

The City of Santa Maria Municipal Code Chapters 8-8 (Urban Forestry), 8-12A (Stormwater Runoff Pollution Prevention), 9-68 (Flood Damage Prevention), and 12-44 (Landscape Standards) implement measures which protect biological resources.

Chapter 8-8 implements the City's Urban Forestry Program, and provides a comprehensive urban forest management strategy which protects and enhances the City's urban forest and sets forth the following requirements related to trees within the City:

- Requires that one tree be planted for every forty feet of street frontage.
- Enforces the protection of City managed trees requires tree removals to be approved by the Recreation and Parks Commission.
- Requires provisions for tree protection and replacement during construction activities.
- Outlines the requirements for replacement trees, including that if healthy trees are removed, they are replaced at a two to one ratio according to the City's Landscape and Irrigation Standards (2007).
- Protects historic and heritage trees.

Chapter 8-12A implements requirements designed to reduce substantial adverse effects to water quality in the City. These include the following:

- Implementation of construction and operational Best Management Practices (BMPs) to reduce potential pollutants and protect water quality.
- Compliance with National Pollutant Discharge Elimination System (NPDES) stormwater discharge permits.
- Prohibition of discharge, modification, deposition, construction, or placement of material into a water course.

Chapter 9-68 implements requirements designed to minimize and prevent flood damage. These include:

- Restrictions around the alteration of natural floodplains, stream channels, and natural protective barriers.
- Minimizing filling, grading, dredging, and other development which may increase flood damage.
- Preventing and regulating the construction of flood barriers that would unnaturally divert floodwaters.
- Requires development permits and sets construction standards for projects within flood hazard or floodplains.

Chapter 12-44 implements landscaping design standards intended to preserve trees. These include:

- Listing of existing trees in excess of six inches in diameter and existing street trees within site planning documents.
- Restrictions on allowed grading alterations within three inches of a tree trunk.
- Requires approvals for tree removal and tree replacement

4.3.3 Impact Analysis

a. Significance Thresholds and Methodology

Methodology

The assessment of potential impacts to biological resources were informed based on a review of readily available information from the USFWS NWI, USFWS IPaC, CDFW CNDDB, the NOAA Protected Resources Application, the City of Santa Maria Existing Conditions Report (2020), and CDFW vegetation datasets. As a programmatic document, this EIR presents an assessment of the potential for adoption of the plan to result in significant impacts to biological resources. Because the EIR is a long-term document intended to guide actions for many years into the future, this analysis relies on program-level and qualitative evaluation.

The adoption of the 2045 General Plan does not include physical development that could directly impact biological resources. However, implementation of the 2045 General Plan would facilitate development within the City's SOI. Each proposed project under the 2045 General Plan would require subsequent analysis to evaluate project-specific impacts to biological resources, significance, need for project-specific mitigation, and any subsequent discretionary permits or coordination with resource agencies (e.g., USFWS, USACE, CDFW, RWQCB) that may be required.

Significance Thresholds

Based on Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on biological resources if it would:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
3. Have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Impact BIO-1 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE COULD HAVE A SUBSTANTIAL ADVERSE EFFECT ON SPECIAL-STATUS SPECIES, EITHER DIRECTLY OR AS A RESULT OF HABITAT MODIFICATION. IMPLEMENTATION OF FEDERAL, STATE, AND LOCAL REGULATIONS AND POLICIES, AS WELL AS MITIGATION MEASURES BIO-1(A) THROUGH BIO-1(K) WOULD ENSURE THAT IMPACTS FROM DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE ON CANDIDATE, SENSITIVE, OR SPECIAL-STATUS SPECIES WOULD BE LESS THAN SIGNIFICANT. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

As shown in Figure 4.3-1, the City is primarily developed; however, the plan area contains grassland, chapparal, riparian, wetland, and oak woodland areas which could serve as habitat for special status species. As discussed in Section 4.3.1, *Setting*, there are 13 special status plant species and 22 special status animal species with potential to occur within the plan area. Critical habitat for California tiger salamander is also present within the plan area. Potentially significant effects on candidate, sensitive, or special status species would occur if temporary disturbance during construction or permanent development facilitated by the plan would result in incremental direct loss of habitat, fragmentation of larger open areas and wildlife corridors, or disturbance of special status wildlife or vegetation species.

The 2045 General Plan Update includes the following policies which would minimize impacts to protected biological resources and preserve habitats that may support special-status species and sensitive habitats, including nesting migratory birds:

Policy COS-1.1: Natural habitat and wildlife corridors. Protect and, to the extent feasible, expand natural habitat and wildlife corridor areas, natural wetlands, and other natural lands throughout the city and Sphere of Influence.

Policy COS-1.3: Natural biodiversity. Increase natural biodiversity through the reintroduction of native species, removal of non-native, invasive species, and proper sustainable maintenance of vegetated areas.

Policy COS-1.5: Endangered, threatened, and special status species. Minimize potential impacts of development on federal or ~~s~~State endangered and threatened species and non-listed special status species through the development and permit review process. Condition development projects to avoid impacts to these species, to the greatest extent feasible.

Policy COS-4.1: Santa Maria River protection. Protect and enhance the beneficial uses of the Santa Maria River to support essential community and environmental needs, including municipal and domestic water supply, agricultural supply, and groundwater recharge.

Policy COS-4.3: Groundwater contamination. Minimize groundwater contamination from current and previous oil and gas operations.

Policy COS-5.3: Fugitive dust emissions. Mitigate air pollutants and fugitive dust emissions resulting from construction and demolition activities by requiring the use of best management practices.

Policy PFS-2.3: Groundwater. Improve the long-term recharge of the Santa Maria Valley Groundwater Basin by retaining natural watershed areas, developing regional recharge basins, and minimizing impervious surfaces in new development.

~~**Policy PFS-2.6: Contaminant mitigation.** Manage contaminated sites to protect natural systems from groundwater infiltration and stormwater runoff.~~

Policy S-3.2: Agricultural runoff reduction. Work with the County of Santa Barbara to reduce off-site and urban flooding caused by agricultural runoff.

Special-Status Plants

Thirteen special-status plants have been documented in the plan area, including: Miles' milk-vetch, California jewelflower, La Graciosa thistle, salt marsh bird's-beak, paniculate tarplant, dune larkspur, Blochman's leafy daisy, Suffrutescent wallflower, Mesa horkelia, blushing layia, large-flowered leptosiphon, southern curly-leaved monardella, and spreading navarretia.

While these 13 special-status plants have a low potential to occur within the plan area, development facilitated by the plan could result in direct impacts to special-status plant species through vegetation removal, soil disturbance, and habitat modification during construction activities, potentially leading to the loss of individuals and degradation of habitat. Development facilitated by the plan could also result in permanent loss of habitat. Therefore, impacts to special-status plant species would be potentially significant.

Special-Status Wildlife

Thirteen special-status wildlife species were identified with low potential to occur within the plan area, and nine were identified with a moderate potential to occur within the plan area. Those with low potential to occur include southwestern pond turtle, tricolored blackbird, golden eagle, marbled murrelet, northern harrier, bald eagle, California gull, yellow-billed magpie, black skimmer, Lawrence's goldfinch, least Bell's vireo, pallid bat, and American badger. Those with moderate potential to occur include vernal pool fairy shrimp, monarch butterfly, California tiger salamander, Arroyo toad, California red-legged frog, western spadefoot, Northern California legless lizard, coast horned lizard, and burrowing owl.

Reptiles

Coast horned lizard and northern California legless lizard have a moderate potential to occur within the plan area, and southwestern pond turtles have low potential to occur within the plan area. Direct impacts to these species could occur if individuals are present in work areas during construction of development facilitated by the plan. Direct impacts to special-status reptile species could include injury or death as a result of individuals being crushed or buried by project vehicles, equipment, or displaced soil, entrapment of individuals in excavation areas, disturbance of individuals by construction-related noise and vibration (resulting from grading or other construction activities), impacts to vegetation used for food and shelter, reduction of refugia habitats, and accidental destruction of active burrows by construction vehicles or equipment. Development facilitated by the plan could also result in permanent loss of suitable habitat for these species. Potential indirect impacts resulting from development facilitated by the plan include the introduction or spread of invasive plant species, fugitive dust, standing water or food waste, and soil compaction that hinders burrowing. Indirect impacts to aquatic habitat for southwestern pond turtle include erosion, sedimentation, fire, and runoff of hazardous materials. Therefore, impacts to

coast horned lizard, northern California legless lizard, and southwestern pond turtle would be potentially significant.

Mammals

Bats have the potential to roost in buildings and trees, including street trees within the plan area. Impacts to pallid bats could occur if bat roosts are present in trees or buildings proposed for removal or in the vicinity of disturbance in undeveloped areas. These impacts could result in direct mortality or abandonment of maternal colonies, if present. Development facilitated by the plan could also result in permanent loss of suitable habitat. Impacts to pallid bat would be potentially significant.

If American badgers are present in disturbance areas or on access roads during construction of development facilitated by the plan, direct impacts to the species could occur; including injury or death resulting from vehicle collision, damage or destruction of occupied burrows, disturbance from construction noise/vibration, and loss or degradation of foraging habitat. Direct impacts may occur if disturbance at maternity dens resulting from construction noise/vibration or human presence negatively affects pup-rearing. The species may be indirectly impacted by impacts to its habitat including the spread of invasive plants, fugitive dust (resulting from grading or other construction activities), erosion, sedimentation, and runoff of hazardous materials. Additionally, soil compaction in work areas may reduce habitat for prey species. Development facilitated by the plan could also result in permanent loss of suitable habitat. Impacts to American badgers would be potentially significant.

Invertebrates

Monarch butterflies have the potential to overwinter in eucalyptus and pine-cypress groves throughout the plan area. Development facilitated by the plan could result in direct impacts to monarch butterfly if roosts are present in trees proposed for removal or in the vicinity of disturbance in undeveloped areas. Development facilitated by the plan could result in additional direct impacts to monarch butterflies could include disturbance of individuals by construction-related noise and vibration (resulting from grading or other construction activities), impacts to vegetation used for food and shelter, and reduction of refugia habitats. The species may be indirectly impacted by development facilitated by the plan due to habitat impacts, including the spread of invasive plants and fugitive dust (resulting from grading or other construction activities). Impacts to monarch butterfly would be potentially significant.

Vernal pool fairy shrimp are a federally threatened species with moderate potential to occur within the plan area. Suitable vernal pool habitat is present in the plan area near the Santa Maria Airport. If vernal pool fairy shrimp are present during construction and development facilitated by the proposed project, these species may be directly impacted through injury or mortality of individuals resulting from project vehicles or equipment, and habitat loss from leveling out or filling in the wetlands. Indirect impacts to vernal pool fairy shrimp could result from potential stormwater runoff from development activities entering potential suitable habitat during and post- construction. Stormwater runoff from development facilitated by the plan may result in degraded water quality and other essential water conditions that are required for species survival. Impacts to vernal pool fairy shrimp would be potentially significant.

Crotch's bumble bee is listed as a CDFW state candidate (SC) endangered species. The species inhabits various habitats in California between San Diego and Redding, including open grassland, shrublands, and chaparral in semi-urban settings. Crotch's bumble bee prefers food plant genera

including Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum. The plan area is within the known range of this species, and suitable habitat and food genera are present in the vicinity of the plan area. While there are no CNDDB observations of this species in the plan area, based on the presence of suitable habitat as well as nearby occurrences and their transitory nature, this species has the potential to occur in the plan area. Impacts to Crotch's bumble bee would be potentially significant.

Birds

Construction activities associated with development facilitated by the plan could potentially result in impacts to birds and raptors, including tricolored blackbird, golden eagle, marbled murrelet, northern harrier, bald eagle, California gull, yellow-billed magpie, black skimmer, Lawrence's goldfinch, and least Bell's vireo. Development facilitated by the plan may result in direct impacts if they are disturbed by the noise and visual presence of personnel or equipment in construction areas or increased traffic in the vicinity (which may result in collisions). Indirect impacts resulting from development facilitated by the plan may include the introduction or spread of invasive plants, fugitive dust (resulting from grading or other construction activities), erosion, sedimentation, and the runoff of hazardous materials, all of which could degrade the quality of bird habitat (especially in riparian habitat areas) and the quality of foraging habitat. These impacts would be potentially significant.

If burrowing owls are present in disturbance areas when construction activities associated with development facilitated by the plan occur, the species may be directly impacted through injury or mortality of individuals resulting from collisions with construction vehicles or equipment; destruction of occupied burrows and/or active nest sites; and disturbance from increased vehicle traffic, noise at work sites (resulting from grading, helicopter activity, or other construction activities), and human presence that could result in an interruption of normal behaviors or nest abandonment. The species may also be subject to direct impacts due to the loss or degradation of foraging habitat in work areas resulting from vegetation clearing, ground disturbance, and/or permanent development. Development facilitated by the plan may also have indirect impacts to burrowing owl, including introduction or spread of invasive plants, fugitive dust (resulting from grading or other construction activities), erosion, sedimentation, and the runoff of hazardous materials which could indirectly impact burrowing owl by decreasing habitat value. In addition, development facilitated by the project may result in construction activities which increase soil compaction, which may impede burrow creation. Impacts to burrowing owl would be potentially significant.

If nesting birds are present at individual development sites, or immediate vicinity of individual sites, development facilitated by the plan could result in direct mortality through removal of active nests or disturbance levels that cause nest abandonment. Nesting birds and raptors have the potential to nest on buildings, in shrubs and trees, in rocky outcrops, and on bare ground throughout the City. Vegetation, including street trees, in the City can provide refuge cover from predators, perching sites, and favorable nesting habitat. Direct impacts to nesting birds may occur from disturbance due to increased noise, and human presence could result in nest abandonment or otherwise reduce nesting success due to development facilitated by the plan. Vehicle strikes resulting in injury or mortality may increase with additional vehicles and equipment being operated in the plan area. Development facilitated by the plan may also have indirect impacts to nesting birds, including fugitive dust generated by road grading, which can accumulate on surrounding vegetation and degrade the quality of nesting and foraging habitats for birds, and vegetation trimming, which may temporarily reduce the quantity and quality of habitat by decreasing vegetative cover. Development

facilitated by the plan may result in erosion and sedimentation, fire, hazardous materials, and invasive non-native plants which can also indirectly impact nesting and foraging habitats. Impacts to migration or foraging habitats during construction activities facilitated by the plan may have an indirect effect on birds that rely on these habitats but nest elsewhere.

Future development facilitated by the plan would be required to comply with the requirements of the MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which include obtaining prior authorization by the USFWS before the take of a protected migratory bird species occurs, subject to USFWS requirements, and prohibiting the take, possession, or destruction of nests or eggs. However, existing City regulations do not mandate procedures to ensure compliance with the requirements of the MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code. Therefore, it is possible development facilitated by the plan could result in disturbance to birds or raptors and potentially violate the MBTA and Sections 3503, 3503.5, and/or 3513 of the California Fish and Game Code. As a result, impacts to nesting birds are potentially significant.

Amphibians

California tiger salamander, Arroyo toad, California red-legged frog, and western spadefoot have moderate potential to occur within the plan area. The plan area contains USFWS designated critical habitat for California tiger salamander (USFWS 2025). California tiger salamanders require access to both aquatic and upland habitat throughout their life cycle. They use standing bodies of fresh water, like ponds, vernal pools and other ephemeral or permanent water bodies for breeding, and require access to upland habitat that contains small animal burrows or underground hideaways for shelter and protection from predators and desiccation during nonbreeding periods (USFWS 2025b). Where suitable habitats are present, development facilitated by the plan may result in direct impacts from individuals being crushed by project vehicles and equipment, buried by displaced soil, or trapped in excavations as well as direct impacts from the loss or degradation of low-lying areas where pools form during rain events and upland burrowing habitat. If development facilitated by the plan were to occur within wetlands, streams, or upland habitat areas, impacts to California tiger salamander would be potentially significant.

Suitable wash and river habitats for Arroyo toad are present in the plan area, such as along the Santa Maria River. A CDFW designated critical habitat area for California red legged frog exists on the border of the southernmost extents of the Sphere of Influence/General Plan Area. Suitable grasslands and vernal pool habitat for western spadefoot are present in the plan area. Where suitable habitats are present for these species, development facilitated by the plan may result in direct impacts from individuals being crushed by project vehicles and equipment, buried by displaced soil, or trapped in excavations as well as direct impacts from the loss or degradation of low-lying areas where pools form during rain events and upland burrowing habitat. Direct impacts to these species would be potentially significant.

Indirect impacts to special status species which utilize riparian corridors and other aquatic habitat (i.e. southwestern pond turtle, western spadefoot, California tiger salamander, Arroyo toad, California red-legged frog) could result from future development facilitated by the plan if suitable habitats are indirectly impacted by runoff of sediment and hazardous materials from disturbance areas, resulting in degraded water quality, or noise and vibration (resulting from grading or other construction activities). Construction activities that would disturb one or more acres of land are subject to the NPDES Construction General Permit. Compliance with the Construction General Permit requires the development of a Stormwater Pollution Prevention Plan (SWPPP) developed by a certified Qualified SWPPP Developer. The SWPPP includes project-specific BMPs to control

erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Typical BMPs include, but are not limited to, installation of silt fences, erosion control blankets, and anti-tracking pads at site exits to prevent off-site transport of soil materials. Section 8-12A.07 of the Santa Maria Municipal Code requires compliance with NPDES permit requirements. Section 8-12A.08 requires any construction activities to implement appropriate BMPs to prevent the discharge of sediment and potential pollutants.

Development facilitated by the plan would also be subject to the provisions of federal and State regulations protecting biological and water resources, including, but not limited to, FESA, CESA, CWA, and the NPPA. These regulations include requirements for biological studies where potential habitat exists, identification of potential jurisdictional waters, and consultation with applicable regulatory agencies where protected biological resources may occur. Compliance with these regulatory requirements would minimize indirect impacts to special status species that utilize aquatic and riparian habitat. Therefore, the plan would result in less than significant indirect impacts to special status species within aquatic or riparian habitat.

Mitigation Measures

BIO-1(a) Biological Resources Screening and Assessment

For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City Staff, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-1[b] through BIO-1[k]) shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.

BIO-1(b) Special-status Plant Species Surveys

For development facilitated by the plan where the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including

staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval.

If special-status plants are not found during special-status plant surveys, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2B plant populations are found during special-status plant surveys, the Mitigation Measures BIO-1(c) and BIO-1(d) shall be implemented.

BIO-1(c) Special-status Plant Species Avoidance, Minimization, and Mitigation

If federally-listed and/or state-listed individuals, and/or CRPR 1B or 2 plant populations are found during special-status plant surveys (pursuant to Mitigation Measure BIO-1[b]) and would be directly impacted by development, then the project shall be re-designed to avoid impacting listed plant species or CRPR 1B or 2 populations, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. Prior to initiation of construction activities the project proponent shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval.

If special-status plants can be avoided, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2 plant populations cannot be avoided, then Mitigation Measure BIO-1(d) shall be implemented.

BIO-1(d) Habitat Mitigation and Monitoring Plan

If federally- and/or state-listed plants, non-listed special-status plant populations, sensitive natural communities, or waters of the US and/or State cannot be avoided and will be impacted by development facilitated by the plan, the City shall require mitigation at a minimum ratio of 1:1 per acre of impact (and 1:1 per tree), to be determined in coordination with CDFW and USFWS as and if applicable, for each species as a component of habitat restoration. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to the City for review and approval. The HMMP shall include, at a minimum, the following components:

1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type).
2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved).
3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values).
4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan).

5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule).
6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports).
7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist.
8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria.
9. Notification of completion of compensatory mitigation and agency confirmation.
10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).
11. All nursery plants used in restoration shall be inspected for sudden oak death.

If a federally and/or state-listed plant species has the potential be impacted, an HMMP shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies.

Within 30 days of completion of monitoring, a final monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.

BIO-1(e) Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys

For development facilitated by the plan where the project-specific biological analysis (Mitigation Measure BIO-1[a]) determines that suitable habitat may be present for federal- or state-listed, candidate, or proposed species, the City shall require protocol habitat assessments/surveys be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the project applicant shall be required to complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.)

BIO-1(f) Endangered/Threatened Animal Species Avoidance and Minimization

For development facilitated by the plan where potential impacts to aquatic and/or terrestrial animal species are identified by the project-specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1(a), the following measures shall be applied.

1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.

2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and may be subject to regulatory agency approval.
3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented.
4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS.
5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume.
6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.
7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies.
8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland.
9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment.
10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling.
11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Santa Barbara County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1[a]) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits.

12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation Measure BIO-1[a]). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state "take" authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction.

BIO-1(g) Worker Environmental Awareness Program

For development facilitated by the plan within undeveloped parcels and prior to construction activities (including staging and mobilization), the City shall require the project proponent to arrange Worker Environmental Awareness Program (WEAP) training for all construction personnel to attend, conducted by a City-approved biologist, to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the City to document compliance.

BIO-1(h) Northern California Legless Lizard Avoidance and Minimization

For all development facilitated by the plan in undeveloped areas and if determined necessary based on preliminary review conducted by City staff, a pre-construction clearance survey for Northern California legless lizard shall be conducted by a City-approved qualified biologist within 48 hours prior to the start of construction (including staging and mobilization). The survey shall cover the entire disturbance footprint within suitable habitats with moist loose soil, plus a minimum 100-foot buffer, where permissible, and should identify all special-status wildlife species observed on the project site. During the pre-construction survey the qualified biologist shall inspect under logs, leaf litter, or other suitable refuge. If Northern California legless lizards are identified, individuals shall be relocated by a qualified biologist to suitable cover with loose soils a minimum of 500 feet from the project site, as accessible. A report of the survey results shall be submitted to the City, for review and approval.

BIO-1(i) Roosting Bat Surveys and Avoidance Prior to Removal

For all development facilitated by the plan that will require the removal of large trees (greater than 20 inches in diameter at five feet from the ground), abandoned buildings, bridges, or other suitable roosting structure identified during a Biological Resources Screening and Assessment prior to tree and/or structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the

spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required.

If roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City's approval. Additionally, the qualified biologist shall determine compensatory mitigation for temporary or permanent habitat loss due to tree removal, in conjunction with CDFW. The plan shall incorporate the following guidance as appropriate:

- When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following:
  - Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs.
  - Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs.
- If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or exceeding the following:
  - If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure.
  - If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season (April 15 to August 31).
- Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two.
- Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required.
- If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction

activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.

BIO-1(j) Monarch Butterfly Avoidance and Minimization

For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, the City shall require that all construction activities (including equipment staging, grading, and construction) shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event construction activities cannot be avoided during the overwintering season, the City shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence.

If no monarch butterflies are observed during pre-construction surveys, no further actions are necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure.

If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall have the authority to stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.

BIO-1(k) Pre- Construction Bird Surveys, Avoidance, and Notification

For all development facilitated by the plan, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radii surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Santa Maria region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The

qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall cease work causing those changes and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an "Ecologically Sensitive Area" and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.

Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.

Significance After Mitigation

Implementation of Mitigation Measure BIO-1(a) would reduce potential impacts to special-status plant and animal species by requiring a Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels, and if determined necessary based on preliminary review conducted by City staff, have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. Implementation of Mitigation Measure BIO-1(b) and BIO-1(c) would reduce potential impacts to special-status plant species to a less than significant level by requiring preconstruction surveys and avoidance and minimization measures for special-status plant species. Implementation of Mitigation Measure BIO-1(d) would reduce potential impacts to listed plants, non-listed special-status plant populations, sensitive natural communities, and waters to a less than significant level by requiring the preparation of, and adherence to, an HMMP if special-status species or habitat are present. Implementation of Mitigation Measures BIO-1(e) and BIO-1(f) would reduce impacts to endangered and threatened special-status species by requiring habitat assessments, protocol surveys, and avoidance and minimization measures for these species. Implementation of Mitigation measures BIO-1(g) would reduce potential impacts to special-status plants and wildlife during construction facilitated by the plan by facilitating a Worker's Environmental Awareness Program. Implementation of Mitigation Measure BIO-1(h) would reduce potential impacts to Northern California legless lizard to a less than significant level by requiring preconstruction surveys and avoidance measures if Northern California legless lizard are present on a project site. Implementation of Mitigation Measure BIO-(i) would reduce potential impacts to bat species to a less than significant level by requiring assessment and preconstruction surveys of potential building and tree removals, and avoidance of roosting bats. Implementation of Mitigation Measure BIO-1(j) would reduce potential impacts to monarch butterfly to a less than significant level by requiring assessment of potential tree removals and avoidance of overwintering monarchs. Implementation of Mitigation Measure BIO-1(k) would reduce potential impacts to nesting birds to a less than significant level by requiring preconstruction surveys for nesting birds and avoidance measures if nesting birds are present on a project site.

Impacts would be less than significant with implementation of Mitigation Measures BIO-1(a) through BIO-1(k).

Threshold 2:	Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
Threshold 3:	Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Impact BIO-2 WETLANDS WITHIN THE PLAN AREA MAY BE AFFECTED BY DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE. DEVELOPMENT PROJECTS WOULD BE SUBJECT TO ADOPTED CITY REGULATIONS TO MINIMIZE IMPACTS TO RIPARIAN HABITAT, SENSITIVE NATURAL COMMUNITIES, AND WETLANDS. COMPLIANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT, SANTA MARIA MUNICIPAL CODE, PROPOSED POLICIES IN THE 2045 GENERAL PLAN UPDATE, AND MITIGATION MEASURES BIO-1(A) AND BIO-1(D) WOULD ENSURE POTENTIAL IMPACTS TO RIPARIAN HABITAT, SENSITIVE NATURAL COMMUNITIES, AND WETLANDS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

The CNDDB identifies southern vernal pool as a sensitive natural community which could occur in the plan area. According to the USFWS NWI, wetlands in and surrounding the City consist of estuarine and marine habitats, freshwater ponds, freshwater emergent wetlands, freshwater forested and shrub wetlands, and riverine habitats (USFWS 2025c). Development facilitated by the plan is not likely to result in the removal of large areas of riparian, wetland, or other sensitive natural community habitat, as development would generally occur in areas of the City that are developed and surrounded by existing development. However, as shown in Figure 4.3-2, there are wetlands identified within the Annexation Area and throughout the plan area where development facilitated by the plan may occur which may be significantly degraded, or removed, by development projects. Development facilitated by the plan would be subject to Santa Maria Municipal Code Chapters 8-12A (Stormwater Runoff Pollution Prevention), and 9-68 (Flood Damage Prevention) and NPDES permit requirements to protect water quality prior to, during, and post-construction.

The 2045 General Plan Update includes the following proposed policies that would protect sensitive, riparian, creek, and wetland habitats:

> **Policy COS-1.1: Natural habitat and wildlife corridors.** Protect and, to the extent feasible, expand natural habitat and wildlife corridor areas, natural wetlands, and other natural lands throughout the city and sphere of influence.
>
> **Policy COS-1.3: Natural biodiversity.** Increase natural biodiversity through the reintroduction of native species, removal of non-native, invasive species, and proper sustainable maintenance of vegetated areas.
>
> **Policy COS-1.5: Endangered, threatened, and special status species.** Minimize potential impacts of development on federal or State endangered and threatened species and non-listed special status species through the development and permit review process. Condition development projects to avoid impacts to these species, to the greatest extent feasible.
>
> **Policy COS-4.1: Santa Maria River protection.** Protect and enhance the beneficial uses of the Santa Maria River to support essential community and environmental needs, including municipal and domestic water supply, agricultural supply, and groundwater recharge.

Policy COS-4.3: Groundwater contamination. Minimize groundwater contamination from current and previous oil and gas operations.

Policy PFS-2.3: Groundwater. Improve the long-term recharge of the Santa Maria Valley Groundwater Basin by retaining natural watershed areas, developing regional recharge basins, and minimizing impervious surfaces in new development.

~~**Policy PFS-2.6: Contaminant mitigation.** Manage contaminated sites to protect natural systems from groundwater infiltration and stormwater runoff.~~

Policy S-3.2: Agricultural runoff reduction. Work with the County of Santa Barbara to reduce off-site and urban flooding caused by agricultural runoff.

Implementation of proposed policies in the plan would ensure sensitive habitats are identified prior to project-specific siting and habitat areas are protected where applicable, and development facilitated by the plan would be subject to applicable federal, State, and City requirements, which would minimize potential impacts to riparian habitat, sensitive natural communities, and wetlands. However, unmitigated impacts to riparian and other sensitive natural communities resulting from development facilitated by the plan would still be potentially significant, requiring Mitigation Measures BIO-1(a) and BIO-1(d) to reduce potential impacts.

Mitigation Measure

Mitigation Measures BIO-1(a) and BIO-1(d) (listed above) are required to reduce impacts to a less than significant level.

Significance After Mitigation

Implementation of Mitigation Measure BIO-1(a) would reduce potential impacts to riparian habitat, sensitive natural communities, and wetlands by requiring a Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels, and if determined necessary based on preliminary review conducted by City staff, have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. Implementation of Mitigation Measure BIO-1(d) would reduce potential impacts to sensitive natural communities and waters to a less than significant level by requiring the preparation of, and adherence to, an HMMP if special-status species or habitat are present. Impacts would be less than significant with implementation of Mitigation Measures BIO-1(a) and BIO-1(d) and adherence to federal, State, and City requirements and proposed plan policies COS-1.1, 1.3, 1.5, 4.1, and 4.3, PFS-2.3 and 2.6, and S-3.2.

Threshold 4:	Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Impact BIO-3 DUE TO THE EXISTING LEVEL OF DEVELOPMENT, THERE ARE NO ESSENTIAL WILDLIFE CONNECTIVITY AREAS WITHIN THE PLAN AREA. WITH ADHERENCE TO THE PROPOSED POLICIES OF THE 2045 GENERAL PLAN UPDATE AND COMPLIANCE WITH THE SANTA MARIA MUNICIPAL CODE, IMPLEMENTATION OF THE 2045 GENERAL PLAN UPDATE WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE MOVEMENT OF NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES WITHIN THE PLAN AREA, OR ON ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS.

Due to the existing level of development, the plan area is not within an essential connectivity area as defined by CDFW (CDFW 2025b). Development facilitated by the plan would generally occur in areas that are developed or surrounded by existing development and urban disturbance, and no development is anticipated or planned within the Santa Maria River. As a result, development facilitated by the plan would not result in potentially significant impacts to wildlife movement because they would not obstruct wildlife corridors or fragment habitat such that wildlife movement is restricted.

The 2045 General Plan Update includes the following proposed policies, which would minimize impacts from any future development on sensitive habitat that could provide opportunities for wildlife movement:

> **Policy COS-1.1: Natural habitat and wildlife corridors.** Protect and, to the extent feasible, expand natural habitat and wildlife corridor areas, natural wetlands, and other natural lands throughout the city and sphere of influence.
>
> **Policy COS-1.2: City greenbelt.** ~~Coordinate with Santa Barbara County to~~ dDevelop a continuous system of greenbelts and natural corridors.
>
> **Policy COS-1.3: Natural biodiversity.** Increase natural biodiversity through the reintroduction of native species, removal of non-native, invasive species, and proper sustainable maintenance of vegetated areas.
>
> **Policy COS-1.5: Endangered, threatened, and special status species.** Minimize potential impacts of development on federal or State endangered and threatened species and non-listed special status species through the development and permit review process. Condition development projects to avoid impacts to these species, to the greatest extent feasible.

With implementation of the proposed policies in the 2045 General Plan Update, as well as compliance with the Santa Maria Municipal Code Chapters 8-12A (Stormwater Runoff Pollution Prevention), and 9-68 (Flood Damage Prevention), development facilitated by the plan would have a less than significant impact on the movement of any native resident or migratory fish or wildlife species or on established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Mitigation Measure

No mitigation is required because impacts would be less than significant.

Threshold 5:	Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Impact BIO-4 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD BE REQUIRED TO ADHERE TO THE PROPOSED POLICIES OF THE 2045 GENERAL PLAN UPDATE AND SANTA MARIA MUNICIPAL CODE REQUIREMENTS RELATED TO PROTECTION OF TREES AND BIOLOGICAL RESOURCES. THEREFORE, THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Potential impacts to trees and other biological resources, such as those resulting from tree and vegetation removal, may result from development facilitated by the plan. The plan area has trees within its developed and disturbed areas, as well as its surrounding parks and open space. Chapter 8-8 of the Santa Maria Municipal Code outlines permit requirements for tree maintenance and removal. Chapter 12-44 of the Santa Maria Municipal Code implements provides regulations governing trees in the City and codifies the protection of existing trees unless otherwise approved by City Parks Division as part of a development plan. Section 8-8.07 protects publicly owned trees from damage or injury. Section 8-8.08 and 8-8.09 provide requirements for vegetation protection plans and replacement for existing publicly owned trees and vegetation during construction projects. Pursuant to Section 8-8.10 and 8-8.14, any publicly owned or maintained tree damaged or removed is required to be replaced at a 2:1 ratio at a minimum size of a 24-inch box of a comparable size and species, unless specifically approved by the City Parks Division in accordance with the tree planting requirements outlined in Section 8-8.15. Additionally, Chapter 12-44 provides tree replacement requirements dependent on the size of the tree removed. Section 8-8.19 also protects historic and heritage trees from damage or removal.

The 2045 General Plan Update includes the following proposed policies that would protect biological resources and preserve trees and the urban forest:

Policy COS-1.1: Natural habitat and wildlife corridors. Protect and, to the extent feasible, expand natural habitat and wildlife corridor areas, natural wetlands, and other natural lands throughout the city and sphere of influence.

Policy COS-1.2: City greenbelt. Coordinate with Santa Barbara County to develop a continuous system of greenbelts and natural corridors.

Policy COS-1.3: Natural biodiversity. Increase natural biodiversity through the reintroduction of native species, removal of non-native, invasive species, and proper sustainable maintenance of vegetated areas.

Policy COS-1.4: Urban rewilding. Implement urban rewilding projects to reintroduce natural processes, restore natural ecosystems, and promote biodiversity.

Policy COS-1.5: Endangered, threatened, and special status species. Minimize potential impacts of development on federal or State endangered and threatened species and non-listed special status species through the development and permit review process. Condition development projects to avoid impacts to these species, to the greatest extent feasible.

Policy COS-3.1: Urban forestry regulations. ~~I~~ Adopt and implement the Urban Forest Management Plan with the goal of expanding the urban canopy to 20 percent of the city by improving tree maintenance and planting standards in the City's Municipal Code.

~~**Policy COS-3.2: City canopy cover.** Facilitate new tree plantings per the City's Urban Forest Management Plan, with a specific focus on disadvantaged communities.~~

Development facilitated by the plan would adhere to the requirements of the Santa Maria Municipal Code and the proposed policies of the 2045 General Plan. Therefore, impacts related to conflict with local policies and ordinances protecting biological resources, including a tree preservation policy or ordinance, would be less than significant.

Mitigation Measure

No mitigation is required because impacts would be less than significant.

Threshold 6:	Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan**?**

Impact BIO-5 IMPLEMENTATION OF THE 2045 GENERAL PLAN UPDATE WOULD NOT CONFLICT WITH THE PROVISION OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN. NO IMPACT WOULD OCCUR.

There are no habitat conservation plans, natural community conservation plans, or other approved local regional or state habitat conservation plans in the plan area. Therefore, development and improvements in the plan area would not conflict with such plans. No impact would occur.

Mitigation Measures

No mitigation is required because there would be no impact.

4.3.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, Environmental Setting, Subsection 3.3, Cumulative Development.

By its nature, a general plan considers cumulative impacts insofar as it considers cumulative development that could occur within the City limits and annexation areas. Cumulative development has the potential to result in adverse effects to special-status species. Cumulative development could directly impact candidate, sensitive, or special-status species injury or death as a result of individuals being crushed or buried by construction vehicles, additional vehicles brought to an area by development, equipment, or displaced soil; entrapment of individuals in excavation areas, disturbance of individuals by construction-related noise and vibration (resulting from grading or other construction activities); impacts to vegetation used for food and shelter, reduction of refugia habitats, and accidental destruction of active burrows and nests by construction vehicles or equipment. Cumulative development could also result in permanent loss of suitable habitat. Potential indirect impacts resulting from development facilitated by the plan include the

introduction or spread of invasive plant species, fugitive dust, standing water or food waste, and soil compaction that hinders burrowing. Additionally, cumulative development could indirectly impact candidate, sensitive, or special-status species, including critical habitat essential for the conservation of a threatened or endangered species, through habitat degradation or removal. As a result, cumulative impacts are potentially significant.

The plan would not facilitate substantial permanent development in riparian habitat and would implement policies designed to preserve and restore habitat for special-status species. These include Policy COS-1.1 and Policy COS-1.5 which emphasize the protection of wildlife habitat. Furthermore, Mitigation Measures BIO-1(a) through BIO-1(k) would ensure development facilitated by the plan would minimize potential impacts to special status plant and wildlife species and nesting birds. Therefore, the plan would not have a cumulatively considerable contribution to cumulative impacts on candidate, sensitive, or special-status species.

Cumulative development could indirectly impact natural water resources due to offsite polluted runoff or sedimentation. Cumulative development proposed in areas identified as jurisdictional waters and/or wetlands, streambed/banks, or riparian vegetation would be subject to the permit requirements of the USACE, RWQCB, and CDFW, pursuant to Section 404 and Section 401 of the CWA, Porter-Cologne Water Quality Control Act, and Section 1600 of the California Fish and Game Code. Applicable federal and State requirements would minimize potential indirect impacts to riparian habitat and wetlands to a less than significant level. However, direct impacts to streams, wetlands, and riparian vegetation resulting from degradation or removal of habitat would be potentially significant.

The plan would not facilitate substantial permanent development in wetland, stream, or riparian habitat and would implement policies designed to preserve and restore wetland and aquatic habitats. These include, but are not limited to, Policy COS-1.1 and Policy COS-4.1 which emphasize the protection of the Santa Maria River and other wildlife habitat. Furthermore, Mitigation Measures BIO-1(a) and BIO-1(d) would ensure development facilitated by the plan minimizes potential impacts to riparian habitat, sensitive natural communities, and wetlands. Therefore, the plan would not have a cumulatively considerable contribution to cumulative impacts on riparian habitat, sensitive natural communities, or wetlands.

Due to the existing level of development, the cumulative development area is not located within a CDFW-designated essential wildlife connectivity area. The plan includes Policy COS-1.1 and COS-1.2 which seek to protect and enhance remaining natural habitat and wildlife corridors within the City. Therefore, cumulative development would have less than significant impacts on wildlife corridors.

Cumulative development would be required to adhere to applicable local policies and ordinances protecting biological resources enforced by the agencies that have jurisdiction over a project site. There is no Natural Community Conservation Plan or Habitat Conservation Plan within the proposed plan area; therefore, no cumulative impacts related to conflicts local policies or ordinances protecting biological resources or a Natural Community Conservation Plan or Habitat Conservation Plan would occur.

4.4 Cultural Resources and Tribal Cultural Resources

This section assesses potential impacts to cultural and tribal cultural resources. This section includes a brief summary of cultural and tribal cultural resources background information and a review of known archaeological, built environmental, historical, and tribal cultural resources as well as potential impacts to these resources as a result of implementation of the 2045 General Plan Update. The background information and analysis in this section is partially based on the Environmental Background Report for the City of Santa Maria, prepared in December 2020 to support their General Plan Update.

4.4.1 Setting

The cultural history of Santa Maria and the surrounding Santa Maria River Valley can be divided into three major eras: Native-American, Spanish-Mexican and Anglo-American. Remnants from these unique eras exist in the region as a diverse range of tribal, archaeological and architectural resources. The Santa Maria River Valley served as part of the larger Chumash territory that extended from the coast and Channel Islands and inland to include Santa Barbara, most of Ventura, parts of San Luis Obispo, Kern, and Los Angeles Counties. The late 18th and early 19th centuries saw the influx of Spanish-Mexican culture, with the establishment of large Spanish Land Grants in the area along the coast, while the modern Anglo-American era began in the late 19th century with the break-up and sale of the Spanish Land Grants (Santa Maria 2020).

a. Prehistoric Setting

Native American Era

The Chumash were the primary Native American inhabitants of Santa Maria before the arrival of Europeans. The earliest inhabitants of Southern California were transient hunters visiting the region approximately 12,000 B.C.E. (Before the Common Era), who were the cultural ancestors of the Chumash. At the peak, the Chumash population was estimated to be in the tens of thousands, with territory of around 7,000 square miles that spanned from Malibu to Paso Robles, stretching inland to the western edge of the San Joaquin Valley (Santa Maria 2020).

Permanent Chumash villages included hemispherical dwellings arranged in close groups, with the chief having the largest for social obligations (Brown 2001). Each Chumash village had a formal cemetery marked by tall painted poles and often with a defined entrance area (Gamble et al. 2001). Archaeological studies have identified separate sections for elite versus commoner families within the cemetery grounds (King 1969).

The acorn was a dietary staple for the mainland Chumash, though its dominance varied by coastal or inland location. Chumash diet also included cattail roots, fruits and pads from cactus, and bulbs and tubers of plants such as amole (Miller 1988).

The Chumash people were known as skilled boat builders, allowing them to travel up and down the Pacific Coast and inhabit the Channel Islands. The wooden plank canoe was employed in the pursuit of marine mammals and fish as well as facilitating an active trade network between the mainland and the Channel Islands (Johnson 1987).

The Chumash villages became increasingly permanent over time, with chiefs and shaman priests generally at the highest positions of authority. Women could serve equally with men as chiefs and priests. One chief would often hold responsibility for multiple villages. The Chumash Native American population was decimated due to European disease in the 1700s and 1800s, spread primarily by Spaniards as the mission system was founded and as the region was increasingly colonized by Mexicans and Americans (Santa Maria 2020).

b. Historic-Era Setting

Spanish-Mexican Era

Spanish settlement of the Santa Maria Valley began with the establishment of Mission San Luis Obispo in 1772 and Mission La Purisima in Lompoc 1787. In 1821, Spain granted Mexico independence and soon after the Missions were secularized. Administrators were appointed to transfer such lands to private property owners and to proceed with secular development of the area. This is now known as the Rancho Era, which ended with the transfer of California from Mexico to the United States following the Mexican-American War (Santa Maria 2020).

Anglo-American Era

Americans from the United States began arriving in California in the 1840s. After gold was discovered elsewhere in California, settlers were drawn to the Santa Maria Valley by the possibility of free land, when mission lands were made available for private ownership. With the arrival of farmers and other settlers after California gained statehood, the Santa Maria River Valley became one of the most productive agricultural areas in the state. Four prominent settlers, Rudolph Cook, John Thornburg, Isaac Fesler, and Isaac Miller, each contributed 40 acres of land where their properties met at the present day intersection of Broadway and Main Street to form what was then called “Central City” in 1875. Ten years later, the city’s name was changed to “Santa Maria” (Santa Maria 2020).

Oil exploration began in the Santa Maria Valley in 1888, with large discoveries in the early 20th century. Oil discoveries rapidly attracted a growing population to the Santa Maria Valley, bringing about the need for local governance. In 1905, Santa Maria was incorporated as a general law city. Until 1954, the city remained four square miles in size. Since that time, annexations have increased the size to approximately 22 square miles (Santa Maria 2020).

Since 1957, the city’s economic and population growth has been influenced by growth of Vandenberg Air Force Base, 20 miles south of the city. In the 1970s, the Santa Maria Town Center mall was constructed (Santa Maria 2020). Since that time the City Council has worked to maintain Santa Maria’s status as a regional retail hub, continuously working to add retail outlets. Santa Maria remains the leader in retail sales growth for Santa Barbara County. Agriculture, however, remains the city’s chief economic influence. The Santa Maria Valley is home to several vineyards and wineries and primary crops include strawberries, celery, lettuce, peas, and squash. The Santa Maria Valley is also home to several cattle ranches.

Previously Identified Historical Cultural Resources

The history of Santa Maria is preserved in its Historic Overlay District, landmarks, and objects of historical merit. The historic landmarks and objects listed below were identified by the City’s Landmark Committee and determined to contain historical merit. Of these resources, the Minerva

Club is the only one listed on the National Register of Historic Places (NRHP) and California Register of Historical Places (CRHR), none of the other resources below are listed on either register.

- The Minerva Club
- The First United Methodist Church
- Saint Peter's Episcopal Church
- The Martin Luther Tunnell Home
- The Santa Maria Inn
- The Reuben Hart Home
- Santa Maria High School
- The Landmark Building
- City Hall
- The Coca Cola Bottling Company
- Heritage Walk
- The Haslam Building
- Buena Vista Park
- Flagpole at the George S. Hobbs' Civic Center
- Site of Santa Maria's First Waterworks
- Site of the Pacific Coast Railroad Depot
- Four Corners Intersection at Main Street and Broadway
- Veterans' Memorial Community Center
- First Masonic Temple Site
- John Long House
- Orange Street Kindergarten
- Cypress Street Kindergarten
- St. Mary's Catholic Church
- Bell at El Camino School
- Site of Leo's Drive-In
- Bas Relief of Columbus' Ship, Santa Maria
- Santa Maria Civic Theater
- Zanettti Home
- Site of Rusconi's Café
- Waler House
- Franklin House
- Independent Order of Oddfellows and Haslam Building
- Rubel House

4.4.2 Regulatory Setting

a. Federal Regulations

National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it meets any one of the following criteria:

- **Criterion A:** Are associated with events that have made a significant contribution to the broad patterns of our history
- **Criterion B:** Are associated with the lives of persons significant in our past
- **Criterion C:** Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- **Criterion D:** Have yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

- **Location:** The place where the historic property was constructed or the place where the historic event occurred
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- **Setting:** The physical environment of a historic property
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- **Association:** The direct link between an important historic event or person and a historic property

Historic American Buildings Survey

The Historic American Buildings Survey, established in 1933 as the nation's first federal preservation program, set the standard for documenting historic architecture through a collaboration between the National Park Service, Library of Congress, and the American Institute of Architects. Designed to

mitigate the loss of architectural heritage, the Historic American Buildings Survey created a publicly accessible archive capturing a wide range of American building traditions. Its records support preservation, rehabilitation, and design efforts while contributing to public education and professional training. The program's enduring impact lies in its comprehensive documentation methods, alignment with national preservation standards, and its role in cultivating future preservation professionals.

Archaeological Resources Protection Act

The Archaeological Resources Protection Act amended the Antiquities Act of 1906 (16 United States Code [USC] 431–433) and set a broad policy that archaeological resources are important to the nation and should be protected, and special permits required before the excavation or removal of archaeological resources from public or Indian lands. The purpose of the Archaeological Resources Protection Act was to secure, for the present and future benefit of the American people, the protection of archaeological resources and sites that are on public lands and Indian lands, and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data that were obtained before October 31, 1979.

American Indian Religious Freedom Act

The American Indian Religious Freedom Act established federal policy to protect and preserve the inherent rights of freedom for Native groups to believe, express, and exercise their traditional religions. These rights include but are not limited to access to sites, use and possession of sacred objects, and freedom to worship through ceremonials and traditional rites.

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act of 1990 sets provisions for the intentional removal and inadvertent discovery of human remains and other cultural items from federal and tribal lands. It clarifies the ownership of human remains and sets forth a process for repatriation of human remains and associated funerary objects and sacred religious objects to the Native American groups claiming to be lineal descendants or culturally affiliated with the remains or objects. It requires any federally funded institution housing Native American remains or artifacts to compile an inventory of all cultural items within the museum or with its agency and to provide a summary to any Native American tribe claiming affiliation.

b. State Regulations

California Environmental Quality Act

CEQA requires a lead agency (in this case, the City) to determine whether a project may have a significant effect on historical resources. Sections 21083.2 and 21084.1 of the Statutes of CEQA, Public Resources Code (PRC) Section 5024.1, and State CEQA Guidelines Section 15064.5 were used as the guidelines for this evaluation. PRC Section 5024.1 requires that any properties that can be expected to be directly or indirectly affected by a proposed project be evaluated for CRHR eligibility. The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term "historical resources" includes a resource listed in, or determined to be eligible for listing in, the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead

agency determines to be historically significant (State CEQA Guidelines Section 15064.5[a]). The criteria for listing properties in the CRHR were expressly developed in accordance with previously established criteria developed for listing in the NRHP.

According to PRC Section 5024.1(c)(1-4), a resource may be considered historically significant if it retains integrity and meets at least one of the following criteria. A property may be listed in the CRHR if the resource:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2) Is associated with the lives of persons important in our past.
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4) Has yielded, or may be likely to yield, information important in prehistory or history.

Under CEQA, if an archeological site is not a historical resource but meets the definition of a "unique archaeological resource" as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section. A unique archaeological resource is defined in PRC Section 21083.2(g) as:

An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a unique archaeological resource under CEQA PRC Section 21083.2 are viewed as not significant. Under CEQA, "A nonunique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects" (PRC Section 21083.2[h]).

Tribal cultural resources as defined in PRC Section 21074, should also be treated in accordance with the provisions of that section. A unique tribal cultural resource is defined in PRC Section 21074a) as:

1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    a) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
    b) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Native American Heritage Commission

PRC Section 5097.91 established the Native American Heritage Commission (NAHC), whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. PRC Section 5097.98 specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a County Coroner.

Assembly Bill 52

Assembly Bill (AB) 52, which took effect on July 1, 2015, amends PRC Section 5097.94 by adding eight new sections that relate to Native Americans and expands CEQA by establishing a formal consultation process for California Tribes that must be completed before a CEQA document can be certified. Any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to consult with a California Native American Tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. Consultation is beneficial because Tribes may have knowledge about the land and cultural resources that should be included in the environmental analysis for projects. The NAHC identifies Native American Tribes to be included in the process. PRC Section 21080.3.1 identifies timing and other protocols for the consultation process.

Section 21074 of AB 52 also defines tribal cultural resources as a new category of resources under CEQA. According to PRC Section 21074(a)(1), tribal cultural resources are either defined as sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American Tribe, or are listed in or eligible for the CRHR or a local historic register, or have been determined by the lead agency to be a tribal cultural resource. PRC Section 21084.2 establishes that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. PRC Section 21084.3(a) states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible.

Senate Bill 18

Senate Bill (SB) 18 establishes responsibilities for local governments to involve tribal organizations in early stages of land use planning for the purpose of protecting, or mitigating impacts to, cultural places. The provisions of SB 18 apply only to city and county governments and not to other public agencies. California Government Code Section 65352.3 (adopted pursuant to the requirements of SB 18) requires local governments to coordinate and consult with tribal organizations prior to the adoption or any amendment of a general plan or specific plan. Tribal organizations would be considered eligible to consult on a project if they were to have traditional lands in a local government's jurisdiction, and are identified, upon request, by the NAHC. Tribes have 90 days from the date on which they receive notification to request consultation unless a shorter timeframe has been agreed to by the tribe.

California Health and Safety Code Section 7050.5

The disposition of human remains is governed by Section 7050.5 of the California Health and Safety Code (HSC) and PRC Sections 5097.94 and 5097.98 and falls within the jurisdiction of the NAHC. According to California HSC Section 7050.5(b), if human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the

remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. California HSC Section 7051(a) prohibits all persons from removing or otherwise disturbing human remains that are inadvertently discovered before their significance may be determined. Section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act of 1990 sets provisions for the intentional removal and inadvertent discovery of human remains and other cultural items from federal and tribal lands. It clarifies the ownership of human remains and sets forth a process for repatriation of human remains and associated funerary objects and sacred religious objects to the Native American groups claiming to be lineal descendants or culturally affiliated with the remains or objects. It requires any federally funded institution housing Native American remains or artifacts to compile an inventory of all cultural items within the museum or with its agency and to provide a summary to any Native American tribe claiming affiliation.

California Penal Code Section 622.5

California Penal Code Section 622.5 provides misdemeanor penalties for damaging or destroying objects of historic or archaeological interest located on public or private lands, but specifically excludes the landowner.

California Public Resources Code Section 5097.5

PRC Section 5097.5 defines the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands as a misdemeanor.

c. Local Regulations

Santa Maria Municipal Code

Chapter 8-3 of the Santa Maria Municipal Code authorizes the Parks and Recreation Commission to designate places, sites, buildings, structures, works of art and other objects within the incorporated limits of the City as having historic, cultural, aesthetic or other special character or interest in accordance with the following standards.

1. The landmark designated shall have historical, cultural, aesthetic or special character or interest for the general public and not be limited only in interest to a special group of persons, and be at least 50 years of age.
2. The designation of such as a landmark under this chapter shall not be detrimental to the general welfare of the community.
3. The designation of such landmark shall not require the expenditure of an unreasonable amount of money to carry out the purposes of this chapter. In applying this provision it is the intent of this chapter that whenever a landmark proposed to be so designated is private property, expenditures for its upkeep, preservation, maintenance and protection shall be made by the owner thereof in all but the most exceptional cases. If upon careful review by the Recreation and Parks Commission it is proposed that public funds be expended for the preservation, restoration, maintenance or protection thereof, or any other purpose in connection with the designation, the recommendation made by the Recreation and Parks Commission to the City

Council shall set forth that fact, and shall set forth in full the reasons therefor, and shall include a statement setting forth as accurately as possible the estimated cost in public funds which would be so involved. The City Council in acting upon the proposed designation shall also determine whether the expenditure of public funds in connection therewith is justified. In the event that such designation would be ineffective for the preservation, restoration or protection of the proposed landmark, without such expenditure, and the City Council determines that the expenditure is not justified, the place, site, building, structure, work of art or other object which is the subject of the proposal shall not be designated an historical landmark.

4. The designation of such landmark shall not infringe upon the right of a private owner thereof, if there is such, to make any and all reasonable uses of such landmark which are not in conflict with the purposes of this chapter.

Resource Management Element

Archaeological resources—such as artifacts, structures, and refuse—provide crucial insight into the cultural practices, environmental adaptations, and societal changes of past human populations. According to the City's current Resource Management Element, the Santa Maria Valley is generally not recognized as a major archaeological or paleontological resource area due to the limited number of recorded sites, certain parts of the city exhibit varying degrees of sensitivity. Figure RME-5 of the City's current Resource Management Element shows areas west of A Street and south of Foster Road are considered to have high to moderate archaeological sensitivity, suggesting a greater potential for encountering cultural materials during ground-disturbing activities. In contrast, the portion east of A Street, between West Carmen Lane and Foster Road, is categorized as having low sensitivity, and the area north of West Carmen Lane has negligible sensitivity.

4.4.3 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

The assessment of potential impacts to historic, archaeological, and tribal cultural resources was informed by a review of readily available information from sources including, but not limited to, the City's list of Historical Landmarks and Objects of Historical Merit, the City's Resource Management Element, the State Office of Historic Preservation website and the National Parks Service. As a programmatic document, this EIR presents a citywide assessment of the 2045 General Plan Update. Because this Program EIR is a long-term document intended to guide actions up to 2045, this analysis relies on program-level evaluation.

On April 7, 2025 the City of Santa Maria prepared and mailed letters to six local Native American Tribes who have requested notification under AB 52 and SB 18. Under AB 52 tribes have 30 days and under SB 18 tribes have 90 days to respond and request consultation. The City has not received any request for consultation from the tribes who received the notification letter. No other tribes responded during the 30-day or 90-day period to request consultation, which elapsed on May 7th,2025 for AB 52 and on July 8th, 2025 for SB 18.

Significance Thresholds

The following thresholds of significance are based on Appendix G to the CEQA Guidelines. For the purposes of this EIR, implementation of the plan may have a significant adverse impact on cultural resources if it would do any of the following:

1. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
3. Disturb any human remains, including those interred outside of dedicated cemeteries

Implementation of the plan may have a significant adverse impact on tribal cultural resources if it would do any of the following:

1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
    b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The significance of a cultural resource and, subsequently, the significance of any impact are determined by consideration of whether that resource can increase our knowledge of the past. The determining factors are site content and degree of preservation. A finding of archaeological significance follows the criteria established in the CEQA Guidelines.

CEQA Guidelines Section 15064.5 (Determining the Significance of Impacts to Archaeological Resources) states:

- (3) […] Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC Section 5024.1, Title 14 CCR Section 4852).
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to PRC Section 5020.1(k)), or identified in an historical resources survey (meeting the criteria in PRC Section 5024.1(g)) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) and 5024.1.
- (b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Historical resources are "significantly" affected if there is demolition, destruction, relocation, or alteration of the resource or its surroundings. Generally, impacts to historical resources can be mitigated to below a level of significance by following the Secretary of the Interior's Guidelines for

the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Guidelines Section 15064.6(b)). In some circumstances, documentation of a historical resource by way of historic narrative photographs or architectural drawings will not mitigate the impact of demolition below the level of significance (Guidelines Section 15126.4(b)(2)). Preservation in place is the preferred form of mitigation for archaeological resources as it retains the relationship between artifact and context, and may avoid conflicts with groups associated with the site (Guidelines Section 15126.4 (b)(3)(A)). If an archaeological resource does not meet either the historical resource or the more specific "unique archaeological resource" definition, impacts do not need to be mitigated (Guidelines Section 15064.5(e)). Where the significance of a site is unknown, it is presumed to be significant for the purpose of the EIR investigation.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Impact CUL-1 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN HAS THE POTENTIAL TO ADVERSELY AFFECT PREVIOUSLY UNIDENTIFIED HISTORIC-PERIOD RESOURCES. IMPLEMENTATION OF APPLICABLE 2045 GENERAL PLAN POLICIES, STATE AND FEDERAL REGULATIONS, AND THE SANTA MARIA MUNICIPAL CODE WOULD MINIMIZE ADVERSE IMPACTS ON HISTORICAL RESOURCES. WITH MITIGATION, IMPACTS TO HISTORIC-PERIOD RESOURCES WOULD BE LESS THAN SIGNIFICANT.

Pursuant to Section 15064.5 of the CEQA Guidelines, all of the resources included in the NRHP, CRHR and the City's Historical Landmarks and Objects of Historical Merit list are considered historical resources. In addition to these known historical resources, there may be other unidentified historic resources which are eligible for inclusion in the NRHP, CRHR or the City's Historical Landmarks and Objects of Historical Merit list.

The 2045 General Plan Update would guide the general distribution, location, and extent of the various land uses in Santa Maria, but the plan does not propose or approve any specific development. As there is no development included in the plan, adoption of the plan would not directly alter any historical resources. The plan does include changes to land use designations with the intent of increasing density throughout certain areas of the city. These land use changes, and the increased development that could accompany them, have the potential to impact historical resources, including those already designated as historical as well as those which may be eligible in the future.

New residential, commercial, and industrial uses would be introduced through both new construction and the conversion of existing properties to different land use designations. The plan's emphasis on increased density and clustered development increases the likelihood of redevelopment, or additional development, on already-developed lots. Future development may involve renovations, demolitions, or new construction, which could affect historical resources that have not yet been formally evaluated but may be eligible for listing on the NRHP, CRHR, or local registers under CEQA. Over the 20-year planning horizon through 2045, additional buildings will surpass the 450-year age threshold, making them potential historic resources. As a result, redevelopment activities could lead to the physical demolition, destruction, relocation, or alteration of such resources.

Goals and policies included in the Conservation and Open Space Element of the plan, listed below, would reduce impacts to historical, and potentially historical, resources:

Goal COS-7: Historic and cultural resources. The city's cultural heritage is preserved and celebrated.

Policy COS-7.1: Historic, cultural, and tribal resources. Protect the city's historic, cultural, and tribal resources through the City's Historic Overlay Ordinance, Historic Landmark Ordinance, and proper tribal consultation practices.

Action COS-7.1.1: Review and explore opportunities for strengthening the Historic Overlay Ordinance to protect and document culturally significant sites, including tribal and historic resources.

Action COS-7.1.2: Enforce federal, State, and local regulations related to the preservation of historic and cultural resources.

Action COS-7.1.3: Avoid the relocation, rehabilitation, or alteration of historic resources to the greatest extent feasible, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Action COS-7.1.4: Support the adaptive reuse of designated and non-designated historical resources by enforcing the U.S. Secretary of the Interior's Standards and Guidelines for rehabilitation, reconstruction, and restoration, and providing technical assistance and sharing of best practices.

Policy COS-7.2: Historic, cultural, and tribal resource impact mitigation. Identify impacts of new development on historic, cultural, and tribal resources during the development and environmental review process and incorporate site-specific mitigation measures accordingly to minimize the identified impacts.

Policy COS-7.3: Tribal resource protection. Protect tribal resources by partnering with representatives of Native American tribes during planning and development activities.

Action COS-7.3.1: ~~Partner~~ Consult with local tribes and cultural organizations to identify and conserve cultural resources and points of interest.

Action COS-7.3.2: Continue to comply with State, regional, and local regulations pertaining to notification and engagement of Native American tribes, including AB 52 and SB 18.

Policy COS-7.4: Cultural resource access. Explore opportunities to incorporate cultural resources into parks and open spaces, enriching community access to Santa Maria's history.

Action COS-7.4.1: Develop wayfinding and educational signage for significant historical and cultural resources.

Action COS-7.4.2: Pursue grant funding to facilitate the preservation and restoration of historic sites significant to the City's cultural identity.

Future development would also be subject to the provisions of applicable federal and State cultural resource regulations, as well as Chapter 8-3 of the City's Municipal Code. As the plan's policies and actions may be subject to varied interpretation, Mitigation Measure CUL-1 would ensure effective implementation of Conservation and Open Space Element Actions COS-7.1.3 and COS-7.1.4. For any new development that could affect known or potential historical resources, a qualified historian must prepare a historical resource evaluation to assess possible impacts. With implementation of

this mitigation measure, development under the plan would have a less than significant impact on historical resources.

Mitigation Measures

CUL-1 Historical Built Environment

If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over 450 years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are 450 years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval.

If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.

Significance After Mitigation

Implementation of Mitigation Measure CUL-1 would reduce potential adverse impacts on historical resources by requiring the identification and evaluation of historic-age built environment features consistent with State Office of Historic Preservation guidance, and—when applicable—ensuring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This process would promote responsible management of significant resources through avoidance, rehabilitation, or relocation where feasible, and ensure effective implementation of Conservation and Open Space Element Actions COS-7.1.3 and COS-7.1.4. Therefore, with implementation of Mitigation Measure CUL-1, impacts to historical resources pursuant to §15064.5 would less than significant.

Threshold 2:	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Impact CUL-2 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE HAS THE POTENTIAL TO DISTURB OR DAMAGE ARCHAEOLOGICAL RESOURCES. IMPLEMENTATION OF APPLICABLE 2045 GENERAL PLAN POLICIES, STATE AND FEDERAL REGULATIONS, AND THE SANTA MARIA MUNICIPAL CODE WOULD MINIMIZE ADVERSE IMPACTS TO ARCHAEOLOGICAL RESOURCES. WITH MITIGATION, IMPACTS TO ARCHAEOLOGICAL RESOURCES WOULD BE LESS THAN SIGNIFICANT.

The 2045 General Plan Update would guide the general distribution, location, and extent of the various land uses in Santa Maria, but the plan does not propose or approve any specific development. As there is no development included in the plan, adoption of the plan would not directly impact any archaeological resources. The plan does include changes to land use designations with the intent of increasing density throughout certain areas of the city, as well as annexation of undeveloped land east of the City Limits. These land use changes, and the increased development that could accompany them, have the potential to impact known as well as previously unidentified archaeological resources.

Effects on archaeological resources can only be determined once a specific project has been proposed because the effects are highly dependent on individual project site conditions and the characteristics of proposed ground disturbing activities. However, ground disturbing activities associated with development facilitated by the 2045 General Plan Update have the potential to damage or destroy archaeological resources that may be present on or below the ground surface. Potential impacts to archaeological resources are most likely to occur on undeveloped lots, areas that have not been studied through a cultural resource investigation, or when excavation extends to depths lower than previous disturbance. Consequently, damage to or destruction of previously unknown subsurface archaeological resources could occur as a result of development facilitated by the plan.

Goals and policies included in the Conservation and Open Space Element of the plan, listed below, would reduce impacts to archaeological resources:

Goal COS-7: Historic and cultural resources. The city's cultural heritage is preserved and celebrated.

> **Policy COS-7.5: Archaeological resource protection.** Protect archaeological resources by requiring development to incorporate adequate mitigation to ensure the integrity of these resources.
>
> > **Action COS-7.5.1:** Continue to analyze project-specific impacts to archaeological resources through the development review and CEQA processes with the goal of avoiding and reducing impacts on archaeological resources.
> >
> > **Action COS-7.5.2:** Consult with representatives of Native American tribes to ensure the appropriate treatment of archaeological resources, including cultural artifacts and human remains, if found.

These goals, policies, and actions are intended to preserve and protect known as well as previously unidentified archaeological resources. Development facilitated by the plan would be subject to the provisions of applicable federal and State cultural resource regulations listed in Section 4.4.2, Regulatory Setting. These regulations require project-specific avoidance of archaeological resources, or if an archaeological resource cannot be avoided, implementation of mitigation in accordance with applicable federal and State law regarding data collection and preservation of archaeological

resources. However, there is potential for historic-aged and prehistoric archaeological resources to exist throughout the plan area which could be damaged or destroyed during ground-disturbing activities. Therefore, the 2045 General Plan's impact on archaeological resources is potentially significant and Mitigation Measures CUL-2(a) through CUL-2(c) are required.

Mitigation Measures

CUL-2(a) Archaeological Resources Assessment

If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that involve ground disturbance activities (that may include but are not limited to, pavement removal, potholing, grubbing, tree removal, and grading) shall be required to submit to the City an archaeological resources assessment prepared by a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and a SLF Search from the NAHC. The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the development site. A qualified archaeologist shall conduct a Phase I pedestrian survey for those projects which include development in archaeologically sensitive areas, as designated by the City, to locate any surface cultural materials.

If the Phase I archaeological survey identifies resources that may be affected, the applicant shall also conduct Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, the qualified professional shall identify appropriate site-specific mitigation measures in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant level by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit, to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist. The City shall review and approve the archaeological resources assessment prior to project approval.

CUL-2(b) Unanticipated Discoveries

For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall be required to retain a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities within 60 feet of a potentially significant cultural resource. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find. If determined to be necessary by the qualified archaeologist, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as excavating the cultural deposit to fully characterize its extent and collecting and curating artifacts, may be determined to be necessary by the qualified archaeologist to mitigate any significant impacts to cultural resources. If archaeological resources of Native American origin are identified during construction, a qualified archaeologist shall consult

with the City to begin Native American consultation procedures. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.

CUL-2(c) Workers Environmental Awareness Program

For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall ensure a City-approved archaeologist provides a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.

Significance After Mitigation

Implementation of Mitigation Measures CUL-2(a) through CUL-2(c) would reduce potential adverse impacts on archaeological resources by requiring identification and evaluation of any archaeological resources that may be present prior to construction and by providing steps for the evaluation and protection of unanticipated finds encountered during construction. This process would promote responsible management of archaeological resources through avoidance, rehabilitation, or relocation where feasible, and ensure effective implementation of Conservation and Open Space Element Policy COS-7.5 and Actions COS-7.5.1 and COS-7.5.2. Therefore, with implementation of Mitigation Measures CUL-2(a) through CUL-2(c), impacts to archaeological resources pursuant to Section 15064.5 would less than significant.

Threshold 3:	Would the project disturb any human remains, including those interred outside of formal cemeteries?

Impact CUL-3 GROUND DISTURBING ACTIVITIES ASSOCIATED WITH DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE COULD RESULT IN DISTURBANCE OF HUMAN REMAINS. COMPLIANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTION 7050.5 AND PUBLIC RESOURCES CODE SECTION 5097.8 WOULD ENSURE THIS POTENTIAL IMPACT WOULD BE LESS THAN SIGNIFICANT.

Human burials outside of formal cemeteries can occur in prehistoric archaeological contexts, and the Santa Maria Cemetery lies within the plan area. Excavations during construction activities facilitated by the plan could have the potential to disturb human remains in the plan area which could include Native American burial sites.

Pursuant to California HSC Section 7050.5, if human remains are found, the County Coroner must be notified immediately, and no further disturbance would occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the human remains are determined to be of Native American origin, the County Coroner would notify the NAHC, which would determine and notify a Most Likely Descendent (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner would reinter the remains in a location that would not be affected by future ground-disturbing activities. Development facilitated by the

plan would comply with the provisions set forth pursuant to California HSC Section 7050.5 and PRC Section 5097.98. Therefore, although it is possible ground-disturbing activities related to project construction could disturb human remains beneath the project site, adherence to California HSC Section 7050.5 would ensure impacts would be less than significant.

Mitigation Measures

No mitigation is required because impacts would be less than significant.

Threshold 4:	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact CUL-4 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE HAS THE POTENTIAL TO DISTURB OR DAMAGE TRIBAL CULTURAL RESOURCES. IMPLEMENTATION OF APPLICABLE 2045 GENERAL PLAN POLICIES, STATE AND FEDERAL REGULATIONS, AND THE SANTA MARIA MUNICIPAL CODE WOULD MINIMIZE ADVERSE IMPACTS TO TRIBAL CULTURAL RESOURCES. WITH MITIGATION, IMPACTS TO TRIBAL CULTURAL RESOURCES WOULD BE LESS THAN SIGNIFICANT.

As discussed in the Methodology section, the City of Santa Maria sent notification letters on April 7, 2025, to six local tribes under AB 52 and SB 18, but no requests for consultation were received during the respective 30- and 90-day response periods, which ended on May 7 and July 8, 2025.

Potential effects on tribal cultural resources can only be fully assessed once a specific project is proposed, as impacts are highly dependent on site-specific conditions and the nature and extent of ground-disturbing activities. Nevertheless, development facilitated by the plan may involve ground disturbance in areas that have not been subject to prior cultural resource studies, creating the potential to disturb or destroy previously unidentified tribal cultural resources. These impacts are more likely to occur on undeveloped parcels or in locations where excavation reaches below previously disturbed soils. As such, inadvertent impacts to tribal cultural resources could result from future development under the plan.

Future development facilitated under the plan that is subject to CEQA would be required to comply with the provisions of AB 52, including formal consultation with California Native American Tribes traditionally affiliated with the area, prior to project implementation. In compliance with AB 52, a determination of whether project-specific substantial adverse effects on tribal cultural resources would occur along with identification of appropriate, project-specific avoidance, minimization, or mitigation measures would be required. Due to the programmatic nature of the plan, it is not possible to fully determine impacts. Impacts on tribal cultural resources can only be accurately

evaluated when a specific project is proposed, given that potential effects vary based on individual site conditions and the scope of planned ground-disturbing work. Although no specific tribal cultural resources eligible for the NRHP, CRHP or local register were identified as being impacted by the plan, it is possible for tribal cultural resources to exist throughout the plan area. Any future project implementation would require project-specific tribal cultural resources identification and consultation, and the appropriate avoidance, minimization, or mitigation would be incorporated.

Policies included in the Conservation and Open Space Element of the plan, listed below, would reduce impacts to tribal cultural resources:

Policy COS-7.3: Tribal resource protection. Protect tribal resources by partnering with representatives of Native American tribes during planning and development activities.

Action COS-7.3.1: ~~Partner~~ Consult with local tribes and cultural organizations to identify and conserve cultural resources and points of interest.

Action COS-7.3.2: Continue to comply with State, regional, and local regulations pertaining to notification and engagement of Native American tribes, including AB 52 and SB 18.

Policy COS-7.1: Historic, cultural, and tribal resources. Protect the City's historic, cultural, and tribal resources through the City's Historic Overlay Ordinance, Historic Landmark Ordinance, and proper tribal consultation practices.

Action COS-7.1.2: Enforce federal, State, and local regulations related to the preservation of historic and cultural resources.

Policy COS-7.2: Historic, cultural, and tribal resource impact mitigation. Identify impacts of new development on historic, cultural, and tribal resources during the development and environmental review process and incorporate site-specific mitigation measures accordingly to minimize the identified impacts.

These policies and actions are intended to preserve and protect known and previously unidentified tribal resources. In addition to these local policies, development facilitated by the plan would be subject to the provisions of applicable federal and State tribal resource regulations, listed in Section 4.4.2, Regulatory Setting.

Development facilitated by plan would undergo project-specific tribal cultural resource consultation pursuant to the requirements of PRC Section 21084 and Policy COS-7.3, Tribal resource protection. There is always potential for unknown tribal cultural resources to exist throughout the plan area which could be damaged or destroyed during ground-disturbing activities. The following measures are included to mitigate potential impacts to less than significant, knowing that upon recognition, avoidance would be the preferred method when feasible. Therefore, the plan's impact on tribal cultural resources is potentially significant and Mitigation Measures CUL-4(a) and CUL-4(b) are required.

Mitigation Measures

CUL-4(a) Workers Environmental Awareness Program

For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness

training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP would emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and would discuss appropriate behaviors and responsive actions, consistent with local tribal values.

CUL-4(b) Tribal Cultural Monitoring

For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource.

Significance After Mitigation

Implementation of Mitigation Measures CUL-4(a) and CUL-4(b) would mitigate potential impacts to a less than significant level by requiring the identification and evaluation of any tribal cultural resources that may be present prior to construction and by providing steps for the evaluation and protection of unanticipated finds encountered during construction.

4.4.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*.

By its nature, a general plan considers cumulative impacts insofar as it considers cumulative development that could occur within the City Limits and annexation areas. Cumulative development throughout the City of Santa Maria and the Santa Barbara County region has the potential to result in significant impacts on historical resources, particularly through the incremental alteration or demolition of historic structures and features associated with long-term growth and redevelopment. While many of these resources are known, others have not yet been evaluated and may be eligible for listing on the NRHP, CRHR, or local historic registers. Given the scale and pace of cumulative development activities, cumulative development and redevelopment could cause the loss of built-environment historical resources, resulting in a significant cumulative impact.

The plan would facilitate additional growth within the city, including on sites with known or potential historical resources. Although compliance with proposed policies within the plan would reduce impacts to these resources to the maximum extent feasible, cumulative development and redevelopment could nonetheless cause the loss of built-environment historical resources. Alteration or demolition of historical resources remains a possibility throughout the plan area and immediate surroundings with potentially cumulative impacts. As such, cumulative impacts to historical resources are considered significant. The 2024 General Plan Update would implement Mitigation Measure CUL-1, which requires identification and evaluation of historic-age built environment features consistent with State Office of Historic Preservation guidance, and ensures conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. All new development in the City and annexation areas would be required to be consistent with the goals and policies included in the Conservation and Open Space Element, and to comply with applicable federal and State cultural resource regulations, as well as Chapter 8-3 of the City's Municipal Code. Compliance with the goals and policies included in the Conservation and Open Space Element as well as applicable federal and State cultural resource regulations, in addition to implementation of Mitigation Measure CUL-1 would ensure the plan's contribution to significant cumulative historical resource impacts would not be cumulatively considerable.

Cumulative development throughout the City of Santa Maria and the Santa Barbara County region would result in development in previously undisturbed areas, contributing to regional impacts on archaeological resources. While impacts to archaeological resources are frequently mitigated on a project-by-project basis, certain archaeological resources may have regional significance, and the cumulative loss of archaeological resources may be considerable. As such, cumulative impacts to archaeological resources are considered significant. The 2024 General Plan Update would implement Mitigation Measures CUL-2(a) through CUL-2(c), which require the identification and evaluation of any archaeological resources that may be present prior to construction and by providing steps for the evaluation and protection of unanticipated finds encountered during construction. All new development in the City and annexation areas would be required to be consistent with the goals and policies included in the Conservation and Open Space Element, and to comply with applicable federal and State cultural resource regulations. Compliance with the goals and policies included in the Conservation and Open Space Element as well as applicable federal and State cultural resource regulations, in addition to implementation of required mitigation measures would ensure the plan's contribution to significant cumulative archaeological resources impacts would not be cumulatively considerable.

The potential for disturbance of human remains is site-specific, such that the disturbance of remains at one site is generally not considered additive at another site. While cumulative development has the potential to uncover unidentified human remains, all cumulative development would be subject to the requirements set forth within California HSC Section 7050.5 and PRC Section 5097.98. These code sections set standard procedures for the discovery of human remains and further evaluation if the remains are determined to be of Native American origin. Consequently, cumulative impacts associated with potential disturbance of human remains would be less than significant.

Compliance with AB 52 and continued involvement with local tribes in regional planning efforts would support the identification of potential adverse impacts on known tribal cultural resources and facilitate the implementation of avoidance, minimization, or supplemental mitigation measures beyond those provided in Mitigation Measures CUL-4(a) and CUL-4(b). Therefore, cumulative impacts to tribal cultural resources would be less than significant.

4.5 Hydrology and Water Quality

This section evaluates the potential environmental effects related to hydrology and water quality associated with implementation of the plan. It discusses the regional and local watershed characteristics, including water quality, drainage and infiltration patterns, and flood hazards. The analysis includes a review of surface water, groundwater, water supply, water quality, flooding, and stormwater. Water supply is also discussed in Chapter 4.9, *Utilities and Service Systems*, as is wastewater conveyance and stormwater infrastructure. Issues regarding wetlands and waters of the U.S. are discussed in Chapter 4.3, *Biological Resources*. Erosion is further discussed in Chapter 4.9, *Effects Found Not to be Significant*.

4.5.1 Setting

The City of Santa Maria is located in the central coast area of California in northern Santa Barbara County. The weather in Santa Maria is characterized by a typical Mediterranean coastal climate, which is generally dry in the summer with mild, wet winters. Rainfall in the area is concentrated in the winter months with the wettest months being December, January, February, and March, which have average monthly rainfall totals of 2.12, 2.75, 2.99, and 2.64 inches, respectively (U.S. Climate Data 2025).

a. Surface Water

The California Department of Water Resources (DWR) divides surface watersheds in California into 10 hydrologic regions. Santa Maria lies within the Central Coast hydrologic region, a large coastal region in central California that consists of approximately 11,300 square miles and includes all of Santa Cruz, Monterey, San Luis Obispo, and Santa Barbara counties, most of San Benito County, and portions of San Mateo, Santa Clara, and Ventura counties (DWR 2013).

Santa Maria is located within the Santa Maria watershed. The watershed drains approximately 1,880 square miles and includes all tributaries of the Cuyama River, Sisquoc River, and the Santa Maria River (City of Santa Maria 2020). The Santa Maria River, which flows 24 miles from the confluence of the Sisquoc River and Cuyama River to the Pacific Ocean flows around the northern edge of the city from west to east.

b. Groundwater

The city overlies the Santa Maria River Valley Groundwater Basin. A majority of the Santa Maria River Valley Groundwater Basin is adjudicated and is managed by the Northern Cities Management Area, Nipomo Mesa Management Area, and the Santa Maria Valley Management Area. There are some non-adjudicated areas within the Basin, which are managed by groundwater sustainability agencies formed by the County of San Luis Obispo, the City of Arroyo, and the County of Santa Barabara (County of San Luis Obispo 2025). The Santa Maria River Valley Groundwater Basin covers approximately 288 square miles (City of Santa Maria 2020). The Santa Maria Valley Management Area includes approximately 175 square miles of the Santa Maria River Valley Groundwater Basin in northern Santa Barbara and southern San Luis Obispo Counties (City of Santa Maria 2020). The entire basin has a storage capacity of 2,300,000 acre feet (City of Santa Maria 2020). Lopez Reservoir and Twitchell Reservoir store stormwater for groundwater basin recharge. Groundwater is used for industrial, municipal, and agricultural uses within the city (City of Santa Maria 2020).

c. Water Quality

Surface Water Quality

Land use affects the quality of surface water in the city. There are large agricultural ~~operations~~ uses within the city ~~that~~ may contribute to surface water pollution. These ~~operations~~ uses are a ~~substantial~~ source of sediment which enters the city's storm drain system (City of Santa Maria 2020). Additionally, pesticides, herbicides, and fertilizer are pollutants associated with agricultural ~~operations~~ uses that affect surface water quality within the city. Pollutants within urbanized areas of the city, such as heavy metals hydrocarbons, detergents, fertilizers, and pesticides, and construction activities which can cause erosion are additional sources of surface water pollution which impact water quality within the city (City of Santa Maria 2020).

Pollutants of known concern in the Santa Maria Watershed include fecal coliform, nitrates, sediments, and ammonia in surface water; nitrates and total dissolved solids in groundwater; organochlorine pesticides in the Santa Maria River Estuary (located approximately 10 miles west of Santa Maria); and petroleum production by-product (diluent) in surface water of the Guadalupe Dunes which is located directly north and south of the Santa Maria River mouth and estuary and nearby areas (City of Santa Maria 2020). The Clean Water Act Section 303(d) requires States to keep registers of impaired waters that do not meet water quality standards. The Santa Maria River is included on the Section 303(d) list for nitrate pollutants from agriculture, domestic animals/livestock, natural sources, and urban runoff/storm sewers. In addition, Arsenic, Chloride, Chlorpyrifos, Cypermethrin, Cyhalothrin, DDD, DDE, DDT, Diazinon, Dieldrin, Endrin, Imidacloprid, Lead, Linurion, Manganese, Malathion, Nitrate, Oxyfluorfen, Prometryn, Pyrethroids, Selenium, Specific Conductivity, Temperature, Total Dissolved Solids, Toxicity, and Toxaphene are all listed pollutants for the Santa Maria River (California State Water Board 2024). The Santa Maria Watershed Toxicity and Pesticides total maximum daily load (TMDL)[1] is applicable to the following pollutants: Chlorpyrifos, Cypermethrin, DDD, DDE, DDT, Diazinon, Dieldrin, Endrin, Malathion, Nitrate, Toxicity, Pyrethroids, and Toxaphene. For all other pollutants TMDL are currently being drafted and are expected to be completed in 2035. The TMDL for Imidacloprid is expected to be completed in 2027 (California State Water Board 2024).

Groundwater Quality

Groundwater quality varies within the Santa Maria Valley. Total dissolved solids are known pollutants in groundwater within the Santa Maria Watershed. Additionally, petroleum production by-product (diluent) has been found in groundwater below the Guadalupe Dunes and nearby areas (City of Santa Maria 2020). The use and reuse of groundwater, coupled with the introduction of additives from municipal and agricultural use, and evaporation of much of the applied water, result in increasing mineralization of the groundwater (City of Santa Maria 2020). Surface waters serve as a major source of recharge for the Santa Maria River Valley Groundwater Basin.

d. Flood Hazards

Flood hazards can occur when the amount of rainfall exceeds the infiltration capacity of the surrounding landscape or the conveyance capacity of the stormwater drainage system. Flood risk is defined as an annual percent chance of flooding, or the probability that flooding would occur in any given year. Although a 100-year flood will, on average, occur once every 100 years, the probability

[1] A total maximum daily load (TMDL) is the maximum amount of a pollutant allowed to enter a waterbody to meet water quality standards (USEPA 2024).

of a 100-year flood is one percent for any particular year. Two 100-year floods could occur in the same year or even in the same month, but the likelihood that two 100-year flood events would occur consecutively is very small.

According to Flood Insurance Rate Maps prepared by FEMA, portions of Santa Maria lie within 1 percent annual chance (100-year) flood zones; these areas are located throughout the city, but are predominately concentrated along the city's northern border, along the Santa Maria River. Additionally, portions of Santa Maria lie within 0.2 percent annual chance (500-year) flood zones. These areas are concentrated near Main Street (S.R. 166) and Orcutt Creek (City of Santa Maria 2020). These areas are shown in Figure 4.5-1.

Santa Maria is approximately 11.4 miles east of the Pacific Ocean. According to the California Department of Conservation, no part of the city is within a tsunami hazard zone (DOC 2025). The city is approximately three miles from Guadalupe Lake. Due to the distance and intervening topography, the city is not at risk of being inundated due to a seiche.

4.5.2 Regulatory Setting

a. Federal Regulations

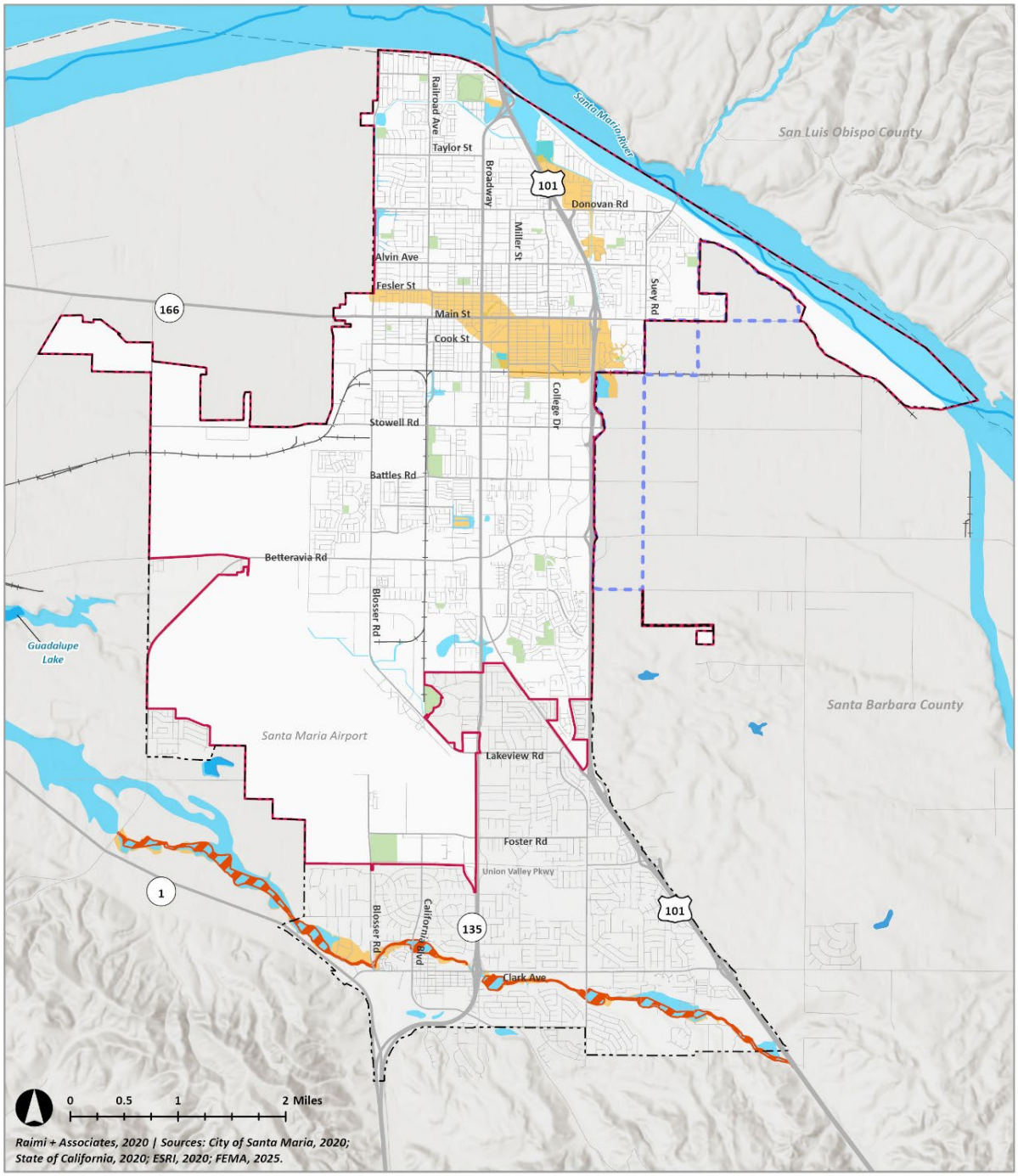
Clean Water Act

The federal Clean Water Act, enacted by Congress in 1972 and amended several times since, is the primary federal law regulating water quality in the United States and forms the basis for several State and local laws throughout the country. The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States. The Clean Water Act gave the United States Environmental Protection Agency (USEPA) the authority to implement federal pollution control programs, such as setting water quality standards for contaminants in surface water, establishing wastewater and effluent discharge limits for various industry contaminants in surface water, establishing wastewater and effluent discharge limits for various industry categories, and imposing requirements for controlling nonpoint-source pollution. At the federal level, the Clean Water Act is administered by the USEPA and United States Army Corps of Engineers (USACE). At the state and regional levels in California, the Clean Water Act is enforced by the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs).

Clean Water Act Section 303(d)

Section 303(d) of the Clean Water Act requires states to identify water bodies that do not meet water quality objectives and are not supporting their beneficial uses. Each state must submit an updated biennial list, called the 303(d) list, to the USEPA. In addition to identifying the water bodies that are not supporting beneficial uses, the list also identifies the pollutant or stressor causing impairment and establishes a priority for developing a control plan to address the impairment. If a water body is designated as "impaired," then a TMDL is developed and identified for the affected water body. A TMDL establishes the maximum daily amount of a pollutant allowed in an identified water body and is used as a planning tool in addressing water quality impairments and improving water quality.

Figure 4.5-1 Flood Hazards in Santa Maria



Santa Maria General Plan imagine

- Current Santa Maria City Limits
- Current Sphere of Influence
- Planned Annexation Area and Sphere of Influence
- County Boundaries
- Railroads
- Freeways and Highways
- Santa Maria River
- Parks

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway

Clean Water Act Section 401

Under Section 401 of the Clean Water Act, the RWQCBs have regulatory authority over actions in waters of the United States and/or the State of California through the issuance of water quality certifications, which are issued in conjunction with any federal permit (e.g., permits issued by the USACE under Section 404 of the Clean Water Act, described below). Section 401 of the Clean Water Act provides the SWRCB and the RWQCBs with the regulatory authority to waive, certify, or deny any proposed activity that could result in a discharge to surface waters of the State. To waive or certify an activity, these agencies must find that the proposed discharge would comply with State water quality standards, including those protecting beneficial uses and water quality. If these agencies deny the proposed activity, the federal permit cannot be issued. This water quality certification is generally required for projects involving the discharge of dredge or fill material to wetlands or other bodies.

Clean Water Act Section 402

Section 402 of the Clean Water Act establishes the National Pollution Discharge Elimination System (NPDES) regulations for stormwater and other pollutant discharges. Section 402 prohibits discharge of pollutants to waters of the United States unless they are regulated by an NPDES permit. Stormwater discharges are regulated under a variety of NPDES permits, including municipal, agricultural, industrial, construction, and low-threat discharge permits.

In 1987, Congress amended the Clean Water Act to require the implementation of a two-phased program to address stormwater discharges. Phase I of the NPDES program, promulgated by the USEPA in November 1990, requires NPDES permits for stormwater discharges from municipal separate storm sewer systems (MS4s)[2] serving populations of 100,000 or greater, construction sites disturbing greater than five acres of land, and 10 categories of industrial activities.

The USEPA recognized that smaller construction projects (disturbing less than five acres) and small MS4s (serving populations smaller than 100,000) were also contributing substantially to pollutant discharges nationwide. Therefore, in order to further improve stormwater quality, the USEPA promulgated the NPDES Phase II program in January 2000, which requires NPDES permits for stormwater discharges from regulated small MS4s and for construction sites disturbing between one and five acres of land.

In California, the NPDES program is administered by SWRCB through the nine RWQCBs. Further discussion of the NPDES program and permits in California relevant to the project are provided in discussion of state and local regulations, below.

Clean Water Act Section 404

Under Section 404 of the Clean Water Act, proposed discharges of dredged or fill material into waters of the United States require USACE authorization. Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands (with the exception of isolated wetlands).

[2] An MS4 is a conveyance or system of conveyances designed or used to collect or convey stormwater (e.g., storm drains, pipes, ditches) that are owned by a state, city, town, or other public entity.

National Flood Insurance Program

The National Flood Insurance Program is a program administered by the Federal Emergency Management Agency (FEMA) to provide subsidized flood insurance for property owners in communities. The National Flood Insurance Program established regulations that limit development in flood-prone areas. The boundaries of flood-prone areas are delineated on FEMA's Flood Insurance Rates Maps, which provide flood information and identify the flood hazard in the community. In certain high-risk areas, federally regulated or insured lenders require property owners to have flood insurance before issuing a mortgage.

b. State Regulations

Porter-Cologne Water Quality Control Act of 1970

The federal Clean Water Act places the primary responsibility for the control of water pollution and planning the development and use of water resources with the states, although it does establish certain guidelines for the states to follow in developing their programs. California's primary statute governing water quality and water pollution is the Porter-Cologne Water Quality Control Act of 1970 (Porter-Cologne Act). The Porter-Cologne Act grants the SWRCB and the nine RWQCBs broad powers to protect water quality and is the primary vehicle for the implementation of California's responsibility under the federal Clean Water Act. The Porter-Cologne Act grants the SWRCB and RWQCBs the authority and responsibility to adopt plans and policies, to regulate discharges to surface water and groundwater, to regulate waste disposal sites, and to require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substance, sewage, oil, or petroleum product. Each RWQCB must formulate and adopt a water quality control plan for its region. The regional plans are to conform to the policies set forth in the Porter-Cologne Act and established by the SWRCB in its State water policy. The Porter-Cologne Act also provides that a RWQCB may include in its region a regional plan with water discharge prohibitions applicable to particular conditions, areas, or types of waste. The City is within the jurisdictional boundaries of the Central Coast RWQCB (Region 3).

Phase II Municipal Storm Water Permit

The Municipal Storm Water Permitting Program regulates storm water discharges from Municipal Separate Storm Sewer Systems (MS4s). The NPDES MS4 permits in California are issued in two phases by the SWRCB and RWQCBs. Phase I MS4 permits are issued by the RWQCBs to medium (i.e., serving between 100,000 and 250,000 people) and large (i.e., serving more than 250,000 people) municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The Phase II MS4 Permit is issued by the SWRCB and is applicable to smaller municipalities (i.e., populations of less than 100,000 people) and nontraditional small MS4s (e.g., military bases, public campuses, and prison and hospital complexes). The Phase II MS4 Permit (*Waste Discharge Requirements [WDRs] for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems [MS4s] General Permit],* Order No. 2013-0001-DWQ, NPDES No. CAS000004) became effective on July 1, 2013 and covers Phase II permittees statewide, including the City of Santa Maria. The Phase I and Phase II MS4 Permits require the permittees to develop a storm water management program and individual dischargers to develop and implement Storm Water Management Plans (SWMP) to manage discharges to municipal storm drain systems.

Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act (SGMA) of 2014 is a comprehensive three-bill package that California Governor Jerry Brown signed into State law in September 2014. The SGMA provides a framework for sustainable management of groundwater supplies by local authorities, with a limited role for State intervention if necessary to protect the resource. The plan is intended to ensure a reliable groundwater supply for California for years to come. The SGMA requires governments and water agencies of high- and medium-priority basins to halt overdrafts of groundwater basins. The Santa Maria River Valley Basin is classified as a very low prioritization basin by the California department of Water Resources (DWR 2025). Because of this, and because the Basin is adjudicated as discussed previously, this basin is not subject to SGMA.

General Construction Activity Stormwater Permit

The *General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities*, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction General Permit), adopted by the SWRCB, regulates construction activity that includes clearing, grading, and excavation resulting in soil disturbance of at least one acre of total land area. The Construction General Permit authorizes the discharge of stormwater to surface waters from construction activities. The Construction General Permit requires that all developers of land where construction activities will occur over more than one acre do the following:

- Complete a Risk Assessment to determine pollution prevention requirements pursuant to the three risk levels established in the Construction General Permit;
- Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States;
- Develop and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) that will reduce pollution in stormwater discharges to the Best Available Technology/Economically Achievable/Best Conventional Pollutant Control Technology standards;
- Perform inspections and maintenance of all BMPs; and
- Conduct stormwater sampling, if required based on risk level.

To obtain coverage in accordance with the Construction General Permit, a project applicant must electronically file all permit registration documents with the SWRCB prior to the start of construction. Permit registration documents must include:

- Notice of Intent, including Risk Level determination;
- Site Drawings and Maps;
- SWPPP;
- Applicable plans, calculations, and other supporting documentation for compliance with existing permitted Phase I or Phase II municipal separate storm sewer system post-construction requirements or the post-construction standards of the Construction General Permit;
- Annual fee per the current 23 California Code of Regulations Chapter 9 fee schedule for NPDES stormwater permits; and
- All applicable additional Permit Registration Document information.

Typical BMPs included in in SWPPPs are designed to minimize erosion during construction, stabilize construction areas, control sediment, and control pollutants from construction materials.

Industrial General Permit

The Industrial General Permit is a regulatory framework issued by SWRCB under the NPDES program. The Industrial General Permit applies to various types of industrial facilities in California identified within the SWRCB's *List of Potentially Regulated Standard Industrial Classification Codes*. These facilities include manufacturing plants, commercial printing, air courier services, refuse systems, and others, which have the potential to discharge stormwater runoff into water bodies. To comply with the Industrial General Permit, the operators of these regulated industrial facilities must implement a SWPPP that outlines measures and BMPs the operator of an industrial facility must implement to prevent stormwater pollution. Operators of facilities regulated by the Industrial General Permit are also required to conduct stormwater monitoring of pollutants including, but not limited to, sediment, metals, oils, and total suspended solids. In addition, the Industrial General Permit requires industrial discharge to comply with TMDL implementation requirements for impaired water bodies.

California Toxics Rule

In May 2000, the USEPA promulgated the California Toxics Rule, which established numeric water quality criteria for toxic pollutants for waters in California. The California Toxics Rule provides water quality criteria for certain potentially toxic compounds for inland surface waters, enclosed bays, estuaries, and waters designated for human health or aquatic life uses. The California Toxics Rule is often used by the RWQCBs when establishing water quality objectives and TMDLs. Although the California Toxics Rule criteria do not apply directly to discharges of stormwater runoff, they are utilized as benchmarks for toxics in urban runoff and to evaluate the potential ecological impacts of stormwater runoff to receiving waters.

Antidegradation Policy

The State Antidegradation Policy (Resolution No. 68-16) was adopted by SWRCB in 1968 to protect surface water and groundwater from degradation. The Antidegradation Policy applies to the disposal of waste to high-quality surface water and groundwater. The Antidegradation Policy requires the water quality of these water bodies be maintained unless SWRCB finds the change will be consistent with maximum benefit to the people of the state, will not unreasonably affect present and anticipated beneficial uses of the waters, and will not result in water quality less than that prescribed in policies regulating water quality. The Antidegradation Policy also requires the best practicable treatment or control of discharges to high-quality waters to assure pollution or nuisance will not occur and the highest possible water quality will be maintained.

c. Local Regulations

Water Quality Control Plan

The Central Coast RWQCB has adopted the *Water Quality Control Plan for the Central Coast Basin* (the Basin Plan), which delineates water resource area boundaries based on hydrological features. For the purposes of achieving and maintaining water quality protection, specific beneficial uses have been identified for each of the surface waters and groundwater management zones described in the Basin Plan. Once beneficial uses are designated, appropriate water quality objectives are established, and

programs that maintain or enhance water quality are implemented to ensure the protection of beneficial uses.

The Basin Plan also established implementation programs to achieve water quality objectives to protect beneficial uses and require monitoring to evaluate the effectiveness of the programs. These objectives must comply with the State antidegradation policy (SWRCB Resolution No. 68-16), which is designed to maintain high-quality waters while allowing some flexibility if beneficial uses are not unreasonably affected.

Groundwater Sustainability Plan

SGMA requires that GSAs prepare Groundwater Sustainability Plans (GSPs) for high and medium priority basins. As discussed above, the Santa Maria River Valley Basin is a very low priority basin (DWR 2025). Because of this, and because the Basin is adjudicated as discussed previously, a groundwater sustainability plan has not been prepared for this basin.

Low Threat Discharge Permit

The Central Coast RWQCB has a general permit for discharges that pose a low threat to water quality (*Waste Discharge Requirements National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges with Limited Threat to Water Quality;* Order No. R3-2022-0035, NPDES No. CAG99304). The permit's provisions cover discharges that contain minimal amounts of pollutants and pose little or no threat to water quality and the environment, including discharges of highly treated groundwater generated during aquifer pumping tests, dual-phase extraction or other remedial pilot tests, excavation dewatering, and pumping to contain groundwater plumes.

Central Coast Regional Water Quality Control Board Post-Construction Stormwater Management Requirements

The Central Coast RWQCB adopted the *Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region* (Resolution R3-2013-0032) in July 2013, which outlines runoff reduction and treatment requirements. Specifically, Resolution R3-2013-0032 outlines post-construction requirements for development projects in the Central Coast Region. The post-construction requirements mandate that development projects use Low Impact Development (LID) to detain, retain, and treat runoff. LID incorporates and conserves on-site natural features, together with constructed hydrologic controls to more closely mimic pre-development hydrology and watershed processes.

Santa Maria Municipal Code

The Santa Maria Municipal Code includes Chapter 8-12A Stormwater Runoff Pollution Prevention which regulates stormwater discharge throughout the city. These requirements include the control of the volume, rate, and potential pollutant load of water runoff from new development and redevelopment projects. Additionally, this section requires any person engaged in activities or operations, or owning facilities or property which will, or may, result in pollutants entering storm water, to implement BMPs to reduce the discharge of pollutants through operational activities such as use of chemicals, pressure washing, and car washing. Chapter 8-12A also includes requirements for construction activities to implement BMPs to reduce the release of pollutants and erosion during and immediately following construction activities. In addition to regulating stormwater discharge, Chapter 8-12A of the Santa Maria Municipal Code incorporates the Central Coast RWQBB *Post*

Construction Stormwater Requirements for Development Projects in the Central Coast Region (Resolution R3-2013-0032). Chapter 9-68 Flood Damage Prevention includes regulations to reduce flood losses associated with development in floodplains.

4.5.3 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

The impact analysis is based on an assessment of baseline conditions compared to land use changes and development that would be facilitated by the 2045 General Plan Update. This analysis identifies potential impacts related to hydrology and water quality resulting from construction, operation, and maintenance activities of future development that could occur under the plan. Potential impacts to hydrology and water quality are evaluated based on the adherence to local, State, and federal standards and implementation of BMPs for control of surface runoff and reduction of pollutants in stormwater runoff.

Significance Thresholds

CEQA Guidelines Appendix G provides the following significance thresholds to determine if a project would have a potentially significant impact on hydrology and water quality. For the purposes of this EIR, implementation of the plan may have a significant adverse impact if it would:

1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality;
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
    i. Result in a substantial erosion or siltation on- or off-site;
    ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
    iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
    iv. impede or redirect flood flows;
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; and/or
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Impact HYD-1 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD RESULT IN CONSTRUCTION AND OPERATIONAL ACTIVITIES WHICH MAY CONTRIBUTE TO SOIL EROSION AND DEGRADED WATER QUALITY. DEVELOPMENT FACILITATED BY THE PLAN WOULD BE REQUIRED TO ADHERE TO EXISTING NPDES PERMITS AND MUNICIPAL CODE REQUIREMENTS WHICH WOULD MINIMIZE THE POTENTIAL FOR DEVELOPMENT TO DEGRADE WATER QUALITY. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Construction

Future development facilitated by the 2045 General Plan Update would result in construction activities which may contribute to soil erosion and degraded water quality. Construction activities that would disturb one or more acres of land are subject to the NPDES Construction General Permit, which requires the development of a SWPPP developed by a certified Qualified SWPPP Developer. The SWPPP would include project-specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Typical BMPs include, but are not limited to, installation of silt fences, erosion control blankets, anti-tracking pads at site exits to prevent off-site transport of soil materials, and good-housekeeping BMPs to prevent leaks and spills. Additionally, all projects would be required to comply with the following policies included in the Safety and Public Facilities and Services Elements:

> **Policy S-3.2 Agricultural runoff reduction.** Work with the County of Santa Barbara to reduce off-site and urban flooding caused by agricultural runoff.
>
> **Policy S-3.3 Low impact design.** Require new development and redevelopment projects to incorporate low -impact design measures for stormwater management, such as bioswales, permeable pavement, and onsite detention ponds.
>
> **Policy S-3.4 Stormwater drainage system.** Maintain and upgrade the City's stormwater drainage system to increase the system's capacity and reduce flooding.
>
> **Policy PFS-3.1 Conveyance of surface drainage**. Convey surface drainage safely through the use of retardation basins, storm drains, recharge basins, and other infrastructure.

These policies would regulate surface drainage on individual project sites and reduce runoff during construction of future development. Additionally, future development would be subject to the Santa Maria Municipal Code Chapter 8-12A which further regulates stormwater discharge. Compliance with these regulations and policies would minimize potential impacts to water quality during construction. Therefore, this impact would be less than significant.

Operation

Operation of future development facilitated by the plan would be required to comply with the provisions of California's Phase II MS4 Permit (for residential and commercial projects) and the Industrial General Permit (for industrial projects). Compliance with these permits would ensure that the amount of polluted stormwater runoff released from development facilitated by the plan would be minimized. This would reduce water quality impacts associated with future development.

As discussed in the Regulatory Setting section above, Chapter 8-12A of the Santa Maria Municipal Code requires the control of the volume, rate, and potential pollutant load of water runoff from new development and redevelopment projects. Additionally, this section requires any person engaged in activities or operations, or owning facilities or property which will, or may, result in pollutants entering storm water, to implement BMPs to reduce the discharge of pollutants through operational activities such as use of chemicals, pressure washing, and car washing. Implementation of these required BMPs would reduce the operational impact of development on surface or groundwater quality. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required because this impact would be less than significant.

Threshold 2:	Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Impact HYD-2 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD INCREASE THE AMOUNT OF IMPERVIOUS SURFACE AREA AND INCREASE GROUNDWATER DEMAND IN SANTA MARIA. COMPLIANCE WITH THE CENTRAL COAST RWQCB, MUNICIPAL CODE, AND 2045 GENERAL PLAN UPDATE POLICIES WOULD ENSURE THE PROPOSED PLAN WOULD NOT SUBSTANTIALLY DECREASE GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the plan would incrementally increase the amount of impervious surface area overlying the Santa Maria River Valley Basin within Santa Maria which could reduce the potential for groundwater recharge from surface water infiltration. As discussed in Impact HYD-1, compliance with the City's Municipal Code, as well as the Central Coast RWQCB post-construction requirements for stormwater management would reduce polluted stormwater runoff for new development and redevelopment projects within Santa Maria. The reduction of stormwater runoff can be achieved by increasing on site filtration through bio retention areas would also reduce the amount of impervious surface on the project site and therefore preserve groundwater recharge on site through pervious surfaces.

Development facilitated by the plan would be required to comply with proposed general plan policy S-3.3, listed above under Impact HYD-1, which would require low impact design, including permeable pavement, to be incorporated into new development. This would also further reduce the amount of impervious surface on site thereby preserving groundwater recharge through pervious surfaces.

Furthermore, as discussed in the setting section above, the Santa Maria River Valley Basin is adjudicated. This means that the Santa Maria Valley Management Area has water rights to a set amount of groundwater from the Basin. Development facilitated by the plan would not utilize water that exceeds this allocation and therefore would not substantially decrease groundwater supplies. Therefore, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required because this impact would be less than significant.

Threshold 3:	Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in a substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows.

Impact HYD-3 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD POTENTIALLY ALTER THE EXISTING DRAINAGE PATTERN ON INDIVIDUAL PROJECT SITES THROUGHOUT THE CITY. DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD BE REQUIRED TO ADHERE TO EXISTING NPDES PERMIT AND MUNICIPAL CODE REQUIREMENTS WHICH WOULD ENSURE DEVELOPMENT WOULD NOT SUBSTANTIALLY ALTER EXISTING DRAINAGE PATTERNS. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Construction

Construction facilitated by the plan would alter the existing drainage patterns of individual project sites which has the potential to cause erosion and flooding, exceed stormwater drainage capacity, provide additional sources of polluted runoff, or alter flood flows. As described in Impact HYD-1, projects subject to the NPDES Construction General Permit would be required to prepare a SWPPP which includes project-specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater.

There are small areas within Santa Maria that would be rezoned under the plan that are within a flood zone, as shown in Figure 4.5-1. Section 9-68.104 of the Santa Maria Municipal Code includes methods of reducing flood losses including the protection of land uses vulnerable to floods from flood damage during construction, controlling the alteration of natural floodplains, and controlling filling, dredging, and other development activities which could increase flood damage. Compliance with these regulations in addition to the existing stormwater runoff regulations described in HYD-1 would reduce the risk of construction activities significantly impeding or redirecting flood flows. Overall, impacts would be less than significant.

Operation

Runoff during operation of development facilitated by the plan would be regulated under the Phase II MS4 Permit and the Industrial General Permit. Projects that create or replace greater than or equal to 2,500 square feet of impervious surface must implement post-construction BMPs and submit a Stormwater Control Plan listing applicable BMPs to the City for review and approval. Pursuant to the Santa Maria Municipal Code, post construction requirements for all non-industrial projects must comply with the RWQCB Central Coast Region Resolution No. R3-2013-0032. Industrial projects must comply with the Industrial General Permit. Compliance with existing regulations would ensure development facilitated by the plan would not substantially alter the existing drainage pattern of a site or area such that substantial erosion or siltation on- or off-site, exceedance of the capacity of existing or planned stormwater drainage systems, or provision of additional sources of polluted runoff would occur.

As discussed above, there are small areas within Santa Maria that would be rezoned under the proposed project that are within a flood zone, as shown in Figure 4.5-1. Future subdivision projects facilitated by the plan would be required to adhere to Section 11-5.07 of the Santa Maria Municipal Code which requires proper drainage of the site including the development of drainage easements for flood control channels, conduits, or laterals inside or abutting the subdivision. Compliance with these regulations in addition to the existing stormwater runoff regulations described in Impact HYD-1 would reduce the risk of construction activities significantly impeding or redirecting flood flows. Overall, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required because this impact would be less than significant.

Threshold 4:	In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Impact HYD-4 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE MAY OCCUR IN FLOOD HAZARD AREAS. COMPLIANCE WITH APPLICABLE MUNICIPAL CODE REQUIREMENTS AND PROPOSED SAFETY ELEMENT POLICIES WOULD ENSURE DEVELOPMENT WITHIN AREAS SUBJECT TO INUNDATION WOULD BE SITED, DESIGNED, AND CONSTRUCTED AS TO NOT EXACERBATE RISKS FROM RELEASE OF POLLUTANTS FROM INUNDATION. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Santa Maria is approximately 11.4 miles east of the Pacific Ocean. According to the California Department of Conservation, no part of the city is within a tsunami hazard zone (DOC 2025). The city is approximately three miles from Guadalupe Lake. Due to the distance and intervening topography, the city is not at risk of being inundated due to a seiche. Additionally, the city is not within the dam inundation area for Lopez Reservoir or Twitchell Reservoir (California Division of Safety of Dams [DSOD] 2025). As shown in Figure 4.5-1 portions of Santa Maria are within a 100-year or 500-year floodplain. Future development facilitated by the plan in a flood hazard zone would not risk pollutant release due to inundation since the city is not within a dam inundation hazard area. The California Building Code provides guidelines for development within flood hazard areas, including requirements that new development be elevated above the base flood elevations. Section 9-68.104 of the Santa Maria Municipal Code includes methods of reducing flood losses including the protection of land uses vulnerable to floods from flood damage during construction, controlling the alteration of natural floodplains, and controlling filling, dredging, and other development activities which could increase flood damage.

In addition to existing Municipal Code requirements, future development would be required to be consistent with the following proposed general plan policies included in the Safety Element

Policy S-3.1 Santa Maria River Levee development buffer. Require new development and sites undergoing redevelopment to provide a non-development buffer of 60 feet, measured from the toe of the Santa Maria River Levee, to provide access to the Santa Maria River levee for maintenance and repairs.

Policy S-3.5 NFIP participation. Continue to participate in the National Flood Insurance Program (NFIP).

Policy S-3.6 Dam and levee inundation safety. Coordinate with the Santa Barbara County Flood Control District (SBCFCD) and other local and state agencies as required to remain current with dam and levee safety protocols.

Compliance with these policies would reduce flood damage to future development within the floodplain. With adherence to the Santa Maria Municipal Code requirements and General Plan Safety Element policies discussed above, development facilitated by the plan would not risk the release of pollutants due to inundation. Therefore, this impact would be less than significant.

Mitigation Measures

No mitigation measures are required because this impact would be less than significant.

Significance After Mitigation

Less Than Significant without Mitigation

Threshold 5:	Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Impact HYD-5 THERE IS NO SUSTAINABLE GROUNDWATER MANAGEMENT PLANS FOR THE SANTA MARIA VALLEY GROUNDWATER BASIN; HOWEVER, DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD BE SUBJECT TO THE BASIN PLAN. FUTURE DEVELOPMENT FACILITATED BY THE PLAN WOULD NOT CONFLICT WITH THE BASIN PLAN AS IT WOULD BE REQUIRED TO ADHERE TO FEDERAL, STATE, AND LOCAL REGULATIONS TO MINIMIZE WATER QUALITY IMPACTS IN COMPLIANCE WITH THE BASIN PLAN. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

The California Department of Water Resources has designated the Santa Maria River Valley Groundwater Basin as a very low priority basin (DWR 2025). As such there is no sustainable groundwater management plan prepared for this basin. Therefore, the plan would not conflict with a sustainable groundwater management plan.

Santa Maria is in the jurisdiction of the RWQCB Central Coast Region. The RWQCB Central Coast Region's Basin Plan functions as the master water quality control planning document for the region. The Basin Plan includes implementation programs to achieve water quality objectives (RWQCB 2019). As a result, construction of future development facilitated by the plan would be required to implement State and local regulatory requirements, including the provisions of the Construction General Permit, and the Santa Maria Municipal Code. Operations of future development facilitated by the plan would comply with the MS4 Permit, the Industrial General Permit, and the Santa Maria Municipal Code requirements for post-construction stormwater control. These regulatory requirements support the goal of the Basin Plan to minimize adverse impacts to water quality. Therefore, the plan would not conflict with or obstruct the implementation of a water quality control plan. This impact would be less than significant.

Mitigation Measures

No mitigation measures are required because this impact would be less than significant.

Significance After Mitigation

Less Than Significant without Mitigation

4.5.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*.

By its nature, a general plan considers cumulative impacts insofar as it considers cumulative development that could occur within the City Limits and annexation areas. The analysis in this section examines impacts of the plan on hydrology and water quality throughout the Santa Maria Watershed and the Santa Maria River Valley Groundwater Basin. Cumulative development would gradually increase development and population growth and would therefore increase the potential for impacts to hydrology and water quality, including increased stormwater runoff, erosion, pollutant discharge to waterbodies, increased risk of release of pollutants from inundation, increased demand for groundwater supplies, and decreased groundwater infiltration capacity. Impacts to hydrology and water quality that may be additive in nature, and thus cumulative. Potential cumulative impacts include violation of water quality standards, interference with groundwater recharge, increased erosion, increased non-point source pollution, and increased runoff. Cumulative development would increase erosion and sedimentation resulting from grading and construction, as well as changes in drainage patterns which could degrade surface and ground water quality. In addition, new development would increase the generation of urban pollutants that may adversely affect water quality in the long term.

All new development in the City and annexation areas would be required to comply with applicable water quality regulations. Compliance with these existing requirements would require implementation of BMPs to reduce impacts associated with stormwater and pollutant discharge during construction and operation of projects and reduce adverse changes to hydrology water quality. Therefore, cumulative impacts related to water quality and drainage patterns would be less than significant.

New development throughout the cumulative impact area would increase impervious surfaces and reduce groundwater recharge, but compliance with applicable policies related to impervious surfaces, such as the Central Coast RWQCB post-construction requirements for stormwater management, would reduce the amount of impervious surfaces and preserve groundwater recharge. Therefore, cumulative impacts related to groundwater recharge would be less than significant.

Cumulative development overlying the Santa Maria River Valley Basin would increase the amount of impervious surfaces and could combine with the effects of the development within Santa Maria to potentially reduce groundwater recharge to the basin. However, cumulative development relying on groundwater as a source of water supply would not combine with increased development within Santa Maria to decrease available water supplies in the Santa Maria River Valley Basin because the groundwater basin is adjudicated and the City has a set allotment of groundwater supplies. As a result, cumulative development could not legally utilize excess groundwater beyond the adjudicated allotment, and potential cumulative impacts to groundwater recharge and storage would be less than significant.

Compliance with applicable laws and regulations, such as the California Building Code and Section 9-68.104 of the Santa Maria Municipal Code would regulate development in flood prone areas and minimize the potential for release of pollutants from inundation. Therefore, cumulative impacts related to risk of release of pollutants would be less than significant.

The Santa Maria River Valley Groundwater Basin does not have a sustainable groundwater management plan. However, cumulative development would be subject to compliance with the Water Quality Control Plan for the Central Coast Basin. Cumulative development would be required to comply with the MS4 Permit, the Industrial General Permit, and the Santa Maria Municipal Code. These regulatory requirements support the goal of the Basin Plan to minimize adverse impacts to water quality. Therefore, cumulative impacts would be less than significant with compliance with these regulations.

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4.6 Noise

This section describes the existing conditions related to noise and vibration in the plan area, as well as the regulatory framework. This section also evaluates the possible impacts related to noise and vibration that could result from implementation of the 2045 General Plan Update. Information included in this section is based on the policies from the plan, the Noise Element of the City's currently adopted General Plan (Santa Maria 2002), Environmental Background Report (Santa Maria 2020) and the Santa Maria Municipal Code (Santa Maria 2024), as well as transportation volume data produced by GHD in June 2025.

4.6.1 Setting

a. Fundamentals of Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (Caltrans 2013). Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz and less sensitive to frequencies around and below 100 Hertz. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of roadway vehicle volume, would increase the noise level by 3 dBA; reducing the energy in half would result in a 3 dBA decrease (Crocker 2007). Table 4.6-1 shows some representative noise sources and their corresponding noise levels in dBA.

Table 4.6-1 Typical A-Weighted Noise Levels

Indoor Noise Source	Noise Level (dBA)	Outdoor Noise Sources
(Threshold of Hearing in Laboratory)	0	–
Library	30	Quiet Rural Nighttime
Refrigerator Humming	40	Quiet Suburban Nighttime
Quiet Office	50	Quiet Urban Daytime
Normal Conversation at 3 feet	60	Normal Conversation at 3 feet
Vacuum Cleaner at 10 feet	70	Gas Lawn Mower at 100 feet
Hair Dryer at 1 foot	80	Freight Train at 50 feet
Food Blender at 3 feet	90	Heavy-duty Truck at 50 feet
Inside Subway Train (New York)	100	Jet Takeoff at 2,000 feet
Smoke Detector Alarm at 3 feet	110	Unmuffled Motorcycle
Rock Band near stage	120	Chainsaw at 3 feet
–	130	Military Jet Takeoff at 50 feet
–	140	(Threshold of Pain)

Source: Data compiled by Rincon in 2022.

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. When combined, two sources do not "sound twice as loud" as one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice the sound energy), that a change of 5 dBA is readily perceptible, and that an increase (or decrease) of 10 dBA sounds twice (half) as loud (Caltrans 2013).

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The manner by which noise declines with distance depends on factors such as the type of sources (e.g., point or line), the path the sound travels, site conditions, and obstructions. Noise levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). The propagation of noise is also affected by the intervening ground, known as ground absorption. A hard site, such as a parking lot or smooth body of water, receives no additional ground attenuation and the changes in noise levels with distance (drop-off rate) result simply from the geometric spreading of the source. An additional ground attenuation value of 1.5 dBA per doubling of distance applies to a soft site (e.g., soft dirt, grass, or scattered bushes and trees) (Caltrans 2013).

Noise levels may also be reduced by intervening structures. The amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain features, such as hills and dense woods, and man-made features, such as buildings and walls, can alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5 dBA reduction in source noise levels at the receiver.

Noise Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, its frequency, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed.

One of the most frequently used noise metrics that considers both duration and intensity is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time. Typically, L_{eq} is equivalent to a 1-hour period, even when measured for shorter durations, as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. L_{max} is the highest root mean square (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period. Normal conversational levels at three feet are in the 60- to 65-dBA L_{eq} range and ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration 2018).

Noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (L_{dn} or DNL), which is a 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013). Noise levels described by DNL and CNEL usually differ by about 0.5 dBA and are, therefore, generally considered to be interchangeable.

Table 4.6-2 briefly defines measurement descriptors and other sound terminology used in this section.

Table 4.6-2 Sound Terminology

Term	Definition
Sound	A vibratory disturbance created by a vibrating object which, when transmitted by pressure waves through a medium such as air, can be detected by a receiving mechanism such as the human ear or a microphone.
Noise	Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
Ambient Noise	The composite of noise from all sources near and far in a given environment.
Decibel (dB)	A unitless measure of sound on a logarithmic scale, which represents the squared ratio of sound-pressure amplitude to a reference sound pressure. The reference pressure is 20 micropascals, representing the threshold of human hearing (0 dB).
A-Weighted Decibel (dBA)	An overall frequency-weighted sound level that approximates the frequency response of the human ear.
Equivalent Noise Level (L_{eq})	The average sound energy occurring over a specified time period. In effect, L_{eq} is the steady-state sound level that in a stated period would contain the same acoustical energy as the time-varying sound that actually occurs during the same period.
Ambient Noise	The composite of noise from all sources near and far in a given environment.
Maximum and Minimum Noise Levels (L_{max} and L_{min})	The maximum or minimum instantaneous sound level measured during a measurement period.
Day-Night Level (DNL or L_{dn})	The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels occurring between 10:00 p.m. and 7:00 a.m. (nighttime).
Community Noise Equivalent Level (CNEL)	The energy average of the A-weighted sound levels occurring during a 24-hour period, with 5 dB added to the A-weighted sound levels occurring between 7:00 p.m. and 10:00 p.m. and 10 dB added to the A-weighted sound levels occurring between 10:00 p.m. and 7:00 a.m.

Source: Data compiled by Rincon in 2022.

b. Overview of Groundborne Vibration

In environmental analysis, groundborne vibration of concern consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation comprises the vibration frequency, described in terms of hertz. The frequency of a vibrating object describes how rapidly it oscillates. Typically, groundborne vibration generated by human activities attenuates rapidly with distance from the source of the vibration.

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 hertz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Discontinuities in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is impacted by vibration, a ground-to-foundation coupling loss will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

Vibration amplitudes are usually expressed in peak particle velocity (PPV). The PPV is normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration and other construction activity because it is related to the stresses that are experienced by buildings (Caltrans 2020).

c. Sensitive Receptors

The current Santa Maria General Plan Noise Element identifies noise-sensitive land uses as residential areas (including single-family, duplex, multiple-family, and mobile home), motels/hotels, schools, libraries, hospitals, nursing homes, and places of worship (City of Santa Maria 2009), shown in Figure 4.6-1. Note, the figure is intended to support City decision-making and should not be read as representing precise, site-specific conditions or all existing noise sensitive land uses.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as schools, churches, and hospitals. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

d. Existing Noise Environment

Aviation

Airport noise associated with Santa Maria Airport operations is an additional noise source in the plan area. The Santa Maria Airport is located in the southern portion of the plan area, with flightpaths from the airport's runway being located in the plan area. Aircraft following these flightpaths would not generate substantial noise over the plan area. As shown in Figure 4.6-2, the airport 60-65 dBA CNEL noise contours adopted by the Santa Barbara County Airport Land Use Commission extend primarily over areas of the plan area that are primarily agriculture or open space.

The annual air show takes place over a few days in the fall exposes the area to higher-than-typical noise. In addition, military aircraft occasionally utilize the Santa Maria Airport for training. These temporary events do not have their own noise contours, as they are not considered part of the regular use of the Santa Maria Airport.

Roadways

The City's primary source of noise is traffic-related from on-road vehicles and trucks. Vehicular noise has three main component sources: engine/ transmission noise, exhaust noise, and tire noise. US-101, SR-135 (Orcutt Expressway/Broadway), SR-166 (Main Street) and Betteravia Road are some of

the main roadways of concern related to noise because they carry high traffic volumes. Since the US-101 travels through Santa Maria in the central portions of the City, it produces traffic noise that affects much of the area within the City. The Federal Highway Administration (FHWA) model RD-77-108 predicts noise levels through a series of adjustments to a reference sound level. These adjustments account for distances from the roadway, roadway vehicle volumes, vehicle speeds, car/truck mix, number of lanes, and road width. Table 4.6-3 provides existing roadway vehicle noise along roadways in the plan area. Figure 4.6-3 shows the existing 60, 65, and 70 dBA CNEL noise contours from roadways and highways in the plan area.

Table 4.6-3 provides existing roadway vehicle noise levels a distance of 50 feet from roadway segments in the plan area. Roadway vehicle noise impacts are analyzed based on average daily trip (ADT) roadway volume for existing conditions provided by GHD (GHD 2025), as well as data regarding speeds and number of lanes. Traffic noise modeling data are contained in Appendix C.

Table 4.6-3 Existing Traffic Noise Levels Along Roadway Segments

Roadway	Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
US 101	N. of Clark Ave	45,500	81.8
US 101	S. of Clark Ave	35,800	80.8
US 101	N. of Santa Maria Wy Junction	57,000	82.9
US 101	S. of Santa Maria Wy Junction	59,000	82.8
US 101	N. of Betteravia Rd	68,000	83.7
US 101	S. of Betteravia Rd	57,000	82.9
US 101	N. of Stowell Rd	74,000	84.1
US 101	S. of Stowell Rd	68,000	83.7
US 101	N. of SR 166 (Main St)	70,000	83.8
US 101	S. of SR 166 (Main St)	74,000	84.1
US 101	N. of SR 135 (Broadway)	82,090	85.2
US 101	S. of SR 135 (Broadway)	67,000	84.3
Orcutt Expressway (SR 135)	N. of Clark Ave	29,500	74.4
Orcutt Expressway (SR 135)	S. of Clark Ave	20,100	72.7
Orcutt Expressway (SR 135)	N. of Foster Rd	37,000	75.4
Orcutt Expressway (SR 135)	S. of Foster Rd	24,600	73.6
Orcutt Expressway (SR 135)	N. of Lakeview Rd	32,000	74.7
Orcutt Expressway (SR 135)	N. of Miller St	43,000	76.0
Orcutt Expressway (SR 135)	S. of Miller St	37,500	75.4
Orcutt Expressway (SR 135)	N. of Santa Maria Way	41,000	75.8
Orcutt Expressway (SR 135)	S. of Santa Maria Way	44,500	76.2
Broadway (SR 135)	N. of Betteravia Rd	47,000	75.3
Broadway (SR 135)	S. of Betteravia Rd	47,500	76.0
Broadway (SR 135)	N. of Stowell Rd	40,500	72.6
Broadway (SR 135)	S. of Stowell Rd	44,500	72.8
Broadway (SR 135)	N. of Main St	28,500	71.4
Broadway (SR 135)	S. of Main St	26,500	70.6
Broadway (SR 135)	N. of Donovan Rd	27,000	71.1
Broadway (SR 135)	S. of Donovan Rd	27,500	71.2

Roadway	Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
Broadway (SR 135)	W. of US 101	23,900	73.8
Main St (SR 166)	W. of Blosser Rd	14,200	70.7
Main St (SR 166)	E. of Blosser Rd	15,900	71.2
Main St (SR 166)	E. of Suey Rd	6,400	66.4
Main St (SR 166)	W. of Suey Rd	8,700	67.7
Main St (SR 166)	US 101 SB-Off Ramp	29,500	72.8
Main St (SR 166)	E. of Broadway (SR 135)	26,500	73.7
Main St (SR 166)	W. of Broadway (SR 135)	18,800	71.5
A St	S. of Betteravia Dr	3,450	58.7
A St	S. of Sonya Ln	3,650	64.2
Alvin Ave	W. of Railroad Ave	8,510	65.6
Alvin Ave	W. of College Dr	7,700	65.1
Alvin Ave	E. of Bradley Rd	6,670	64.5
Alvin Ave	W. of Suey Rd	3,440	61.6
Battles Rd	E. of Blosser Rd	10,740	67.1
Battles Rd	W. of Blosser Rd	9,320	63.6
Battles Rd	W. of Bradley Rd	7,670	68.0
Battles Rd	E. of Broadway (SR 135)	13,220	65.1
Battles Rd	W. of Broadway (SR 135)	11,650	64.6
Bay Ave	b/w Donovan Rd and Harding Ave	3,490	59.2
Betteravia Dr	E. of A St	14,630	71.5
Betteravia Dr	E. of Skyway Dr	15,390	71.7
Betteravia Dr	E. of Bradley Dr	38,460	75.9
Betteravia Dr	W. of College Dr	34,170	75.4
Betteravia Dr	W. of Depot St	20,620	72.9
Betteravia Dr	E. of Broadway (SR 135)	30,350	75.1
Blosser Rd	S. of Foster Rd	2,220	59.6
Blosser Rd	S. of Stowell Rd	24,120	72.5
Blosser Rd	b/w Boone St and Cook St	23,530	71.3
Blosser Rd	S. of Main St (SR 166)	24,960	70.0
Blosser Rd	S. of Alvin Ave	14,140	69.0
Blosser Rd	S. of Donovan Rd	15,200	69.4
Blosser Rd	N. of Taylor St	5,120	65.7
Blosser Rd	S. of Taylor St	7,970	67.7
Blosser Rd	N. of Canal St	2,700	62.9
Bradley Rd	S. of Cottage Ln	1,000	56.8
Bradley Rd	S. of Bello Rd	4,960	63.7
Bradley Rd	S. of Betteravia Dr	22,740	70.3
Bradley Rd	N. of Battles Rd	16,420	71.3
Bradley Rd	S. of Battles Rd	10,760	69.5
Bradley Rd	N. of Stowell Rd	14,860	67.0
Bradley Rd	b/w SR 101 SB-On Ramp and Cypress St (one-way)	3,750	62.4

Roadway	Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
Bradley Rd	E. of College Dr	3,950	59.7
Bull Canyon Rd	N. of Panther Dr	260	50.8
California Blvd	S. of Foster Rd	1,460	58.3
Camino Colegio	E. of Miller St	1,280	54.8
Camino Colegio	W. of Miller St	1,400	55.2
Canal St	E. of Blosser Rd	1,140	54.6
Carlotti Dr	b/w Noble Wy and Paden St	5,490	64.0
Carlotti Dr	b/w Stanford Dr and Murray Dr	3,700	62.3
Carmen Ln	W. of Thornburg St	5,440	60.9
Carmen Ln	W. of Broadway (SR 135)	7,580	62.4
Centennial St	b/w Mt Whitney Wy and Panther Dr	1,480	55.5
Cesar E Chavez Dr	S. of Hidden Pines Wy	3,390	59.1
College Dr	E. of Santa Maria Wy	9,730	62.2
College Dr	N. of McCoy Ln (Roundabout)	11,240	66.9
College Dr	S. of McCoy Ln (Roundabout)	8,230	65.6
College Dr	S. of Sunrise Dr	10,960	62.7
College Dr	N. of Betteravia Dr	9,300	67.3
College Dr	S. of Betteravia Dr	10,840	66.8
College Dr	N. of Battles Rd	10,760	62.6
College Dr	N. of Stowell Rd	12,310	66.1
College Dr	N. of Boone St/Jones St	9,610	64.9
College Dr	S. of Boone St/Jones St	9,930	65.0
College Dr	N. of Main (SR 166)	8,620	64.5
College Dr	N. of Alvin Ave	5,820	62.8
College Dr	S. of Donovan Rd	8,020	64.2
Concepcion Ave	N. of Jones St	970	53.6
Cook St	W. of Depot St	6,190	64.6
Cook St	W. of Broadway (SR 135)	8,870	64.9
Cook St	E. of Broadway (SR 135)	8,990	64.9
Cook St	b/w Miller St and School St	3,150	60.2
Cook St	b/w East Ave and College Dr	2,190	58.7
Crossroad Ln	W. of Bradley Rd	4,800	63.4
Depot St	N. of Carmen Ln	4,500	63.3
Depot St	N. of Battles Rd	10,450	69.3
Depot St	N. of Stowell Rd	9,560	65.2
Depot St	N. of Main (SR 166)	8,940	64.8
Depot St	S. of Cook St	8,280	64.4
Donovan Rd	W. of Railroad Ave	11,580	66.9
Donovan Rd	W. of Broadway (SR 135)	17,390	69.5
Donovan Rd	E. of Broadway (SR 135)	16,580	69.7
Donovan Rd	W. of College Dr	19,010	70.3
Donovan Rd	E. of College Dr	23,900	71.3

Roadway	Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
Donovan Rd	W. of Carlotti Dr	23,040	71.1
Donovan Rd	W. of Suey Rd	7,530	64.5
Enos Dr	E. of College Dr	2,850	58.3
Fairway Dr	E. of A St	2,700	62.2
Fairway Dr	E. of Skyway Dr	3,490	63.5
Farrell Dr	N. of Jones St	2,740	58.1
Fesler St	E. of Broadway (SR 135)	5,640	64.3
Fesler St	W. of Broadway (SR 135)	6,880	65.1
Fesler St	b/w Benwiley Ave and Railroad Ave	3,800	61.1
Foster Rd	W. of Orcutt Expressway (SR 135)	4,190	62.9
Foxenwood Ln	S. of Foster Rd	810	52.9
Grant St	b/w Broadway (SR 135) and River Ranch Dr	5,230	61.0
Hidden Pines Wy	W. of Preisker Ln	7,950	65.5
Industrial Pkwy	E. of Skyway Dr	1,870	60.4
La Brea Ave	W. of Blosser Rd	1,910	59.4
Lynne Dr	b/w Lee Dr and Donovan Rd	5,670	61.3
Jones St	E. of Farrell Dr	7,990	66.9
Jones St	W. of Bradley Rd	4,400	64.3
McClelland St	S. of Cook St	3,330	59.0
McCoy Ln	E. of A St	2,880	58.4
McCoy Ln	E. of Skyway Dr	11,850	69.9
McCoy Ln	E. of Broadway (SR 135)	12,760	67.8
McCoy Ln	W. of Broadway (SR 135)	14,960	70.9
McCoy Ln	E. of College Dr (roundabout)	5,330	64.0
McCoy Ln	W. of College Dr (roundabout)	6,380	64.8
Miller St	N. of Battles Rd	14,540	68.7
Miller St	N. of Stowell Rd	13,420	64.1
Miller St	S. of Main (SR 166)	14,770	67.5
Miller St	S. of Alvin Ave	8,520	65.0
Miller St	b/w Lee Dr and Donovan Rd	4,160	59.0
Miller St	S. of Donovan Rd	5,840	63.5
Miller St	E. of Santa Maria Wy	11,120	67.5
Miller St	S. of Betteravia Dr	13,990	68.5
Morrison Ave	W. of Broadway (SR 135)	5,140	62.4
Morrison Ave	W. of Depot St	5,500	62.7
Palisade Dr	S. of Main (SR 166)	7,440	62.5
Panther Dr	S. of Suey Crossing Rd	4,810	59.2
Preisker Ln	N. of Broadway (SR 135)	10,880	66.4
Professional Pkwy	N. of McCoy Ln	2,760	58.2
Railroad Ave	N. of Fesler Ave	8,750	65.6
Railroad Ave	b/w Donovan Rd and Harding Ave	9,980	66.1
Railroad Ave	N. of Taylor St	6,160	61.2

Roadway	Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
Railroad Ave	S. of Taylor St	7,780	65.1
Santa Maria Wy	S. of Miller Wy	10,470	67.0
Santa Maria Wy	S. of Dauphin St	10,420	69.4
Shepard Dr	N. of Battles Rd	1,900	56.6
Sierra Madre Ave	W. of Bradley Rd	1,350	57.9
Skyway Dr	S. of Industrial Pkwy	15,740	71.2
Skyway Dr	W. of Orcutt Expressway (SR 135)	17,350	71.6
Skyway Dr	N. of Fairway Dr	16,540	71.4
Skyway Dr	S. of Fairway Dr	15,260	68.6
Skyway Dr	N. of Betteravia Dr	20,010	72.2
Skyway Dr	S. of Betteravia Dr	19,530	72.1
Sonya Ln	E. of A St	360	49.3
Southside Pkwy	E. of Centerpoint Pkwy	1,400	55.2
Southside Pkwy	W. of Bradley Rd (Roundabout)	4,940	60.7
Stowell Rd	W. of Bradley Rd	20,220	69.4
Stowell Rd	W. of Depot St	14,020	69.5
Stowell Rd	W. of Blosser Rd	9,510	69.3
Stowell Rd	W. of Hanson Wy	8,020	70.2
Suey Rd	N. of Jones St	5,300	65.0
Suey Rd	N. of Main (SR 166)	7,590	66.5
Suey Rd	N. of Alvin Ave	4,850	64.7
Sunrise Dr	W. of College Dr	2,440	57.6
Sunrise Dr	E. of Santa Maria Wy	2,910	58.4
Taylor St	W. of Railroad Ave	5,740	63.0
Taylor St	W. of Broadway (SR 135)	10,930	65.8
Thornburg St	N. of Betteravia Dr	6,150	62.7
Thornburg St	N. of Carmen Ln	3,710	61.8
Thornburg St	S. of Battles Rd	3,590	61.7
Union Valley Parkway	W. of Orcutt Expressway (SR 135)	5,990	66.0
Union Valley Parkway	E. of Blosser Rd	1,630	60.7
Western Ave	N. of Stowell Rd	8,330	62.5
Western Ave	N. of Main (SR 166)	4,290	59.6
Western Ave	S. of Main (SR 166)	4,390	59.7
Westgate Rd	S. of Battles Rd	3,590	62.2
Westgate Rd	N. of Carmen Ln	1,640	58.8

ADT = average daily traffic; dBA = decibel using A-weighted sound pressure level; CNEL = Community Noise Equivalent Level

Source: Data provided by GHD in 2025.

Figure 4.6-1 Noise-Sensitive Land Uses/Receptors in Santa Maria

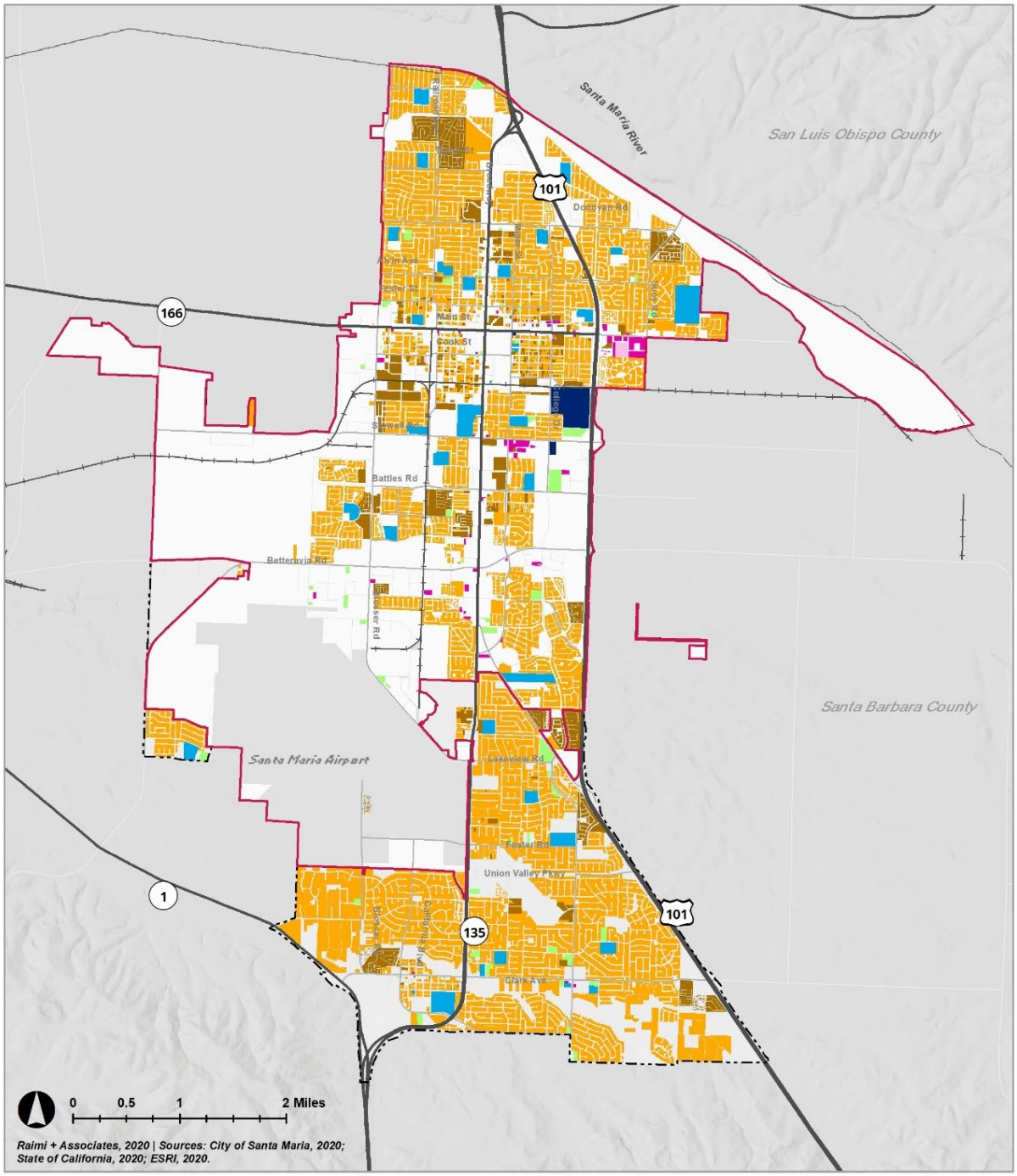


Figure 4.6-2 Santa Maria Airport Noise Contours

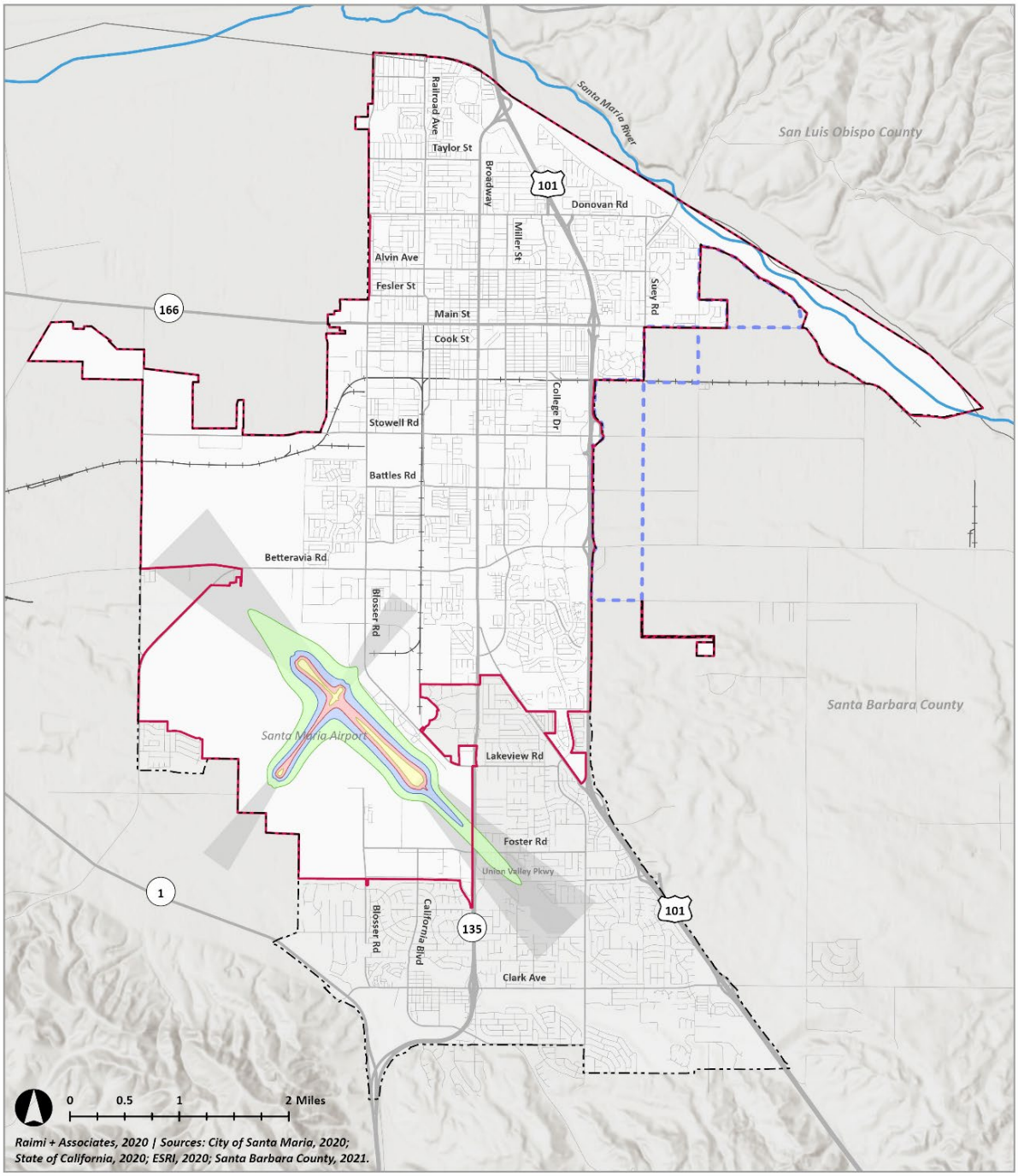
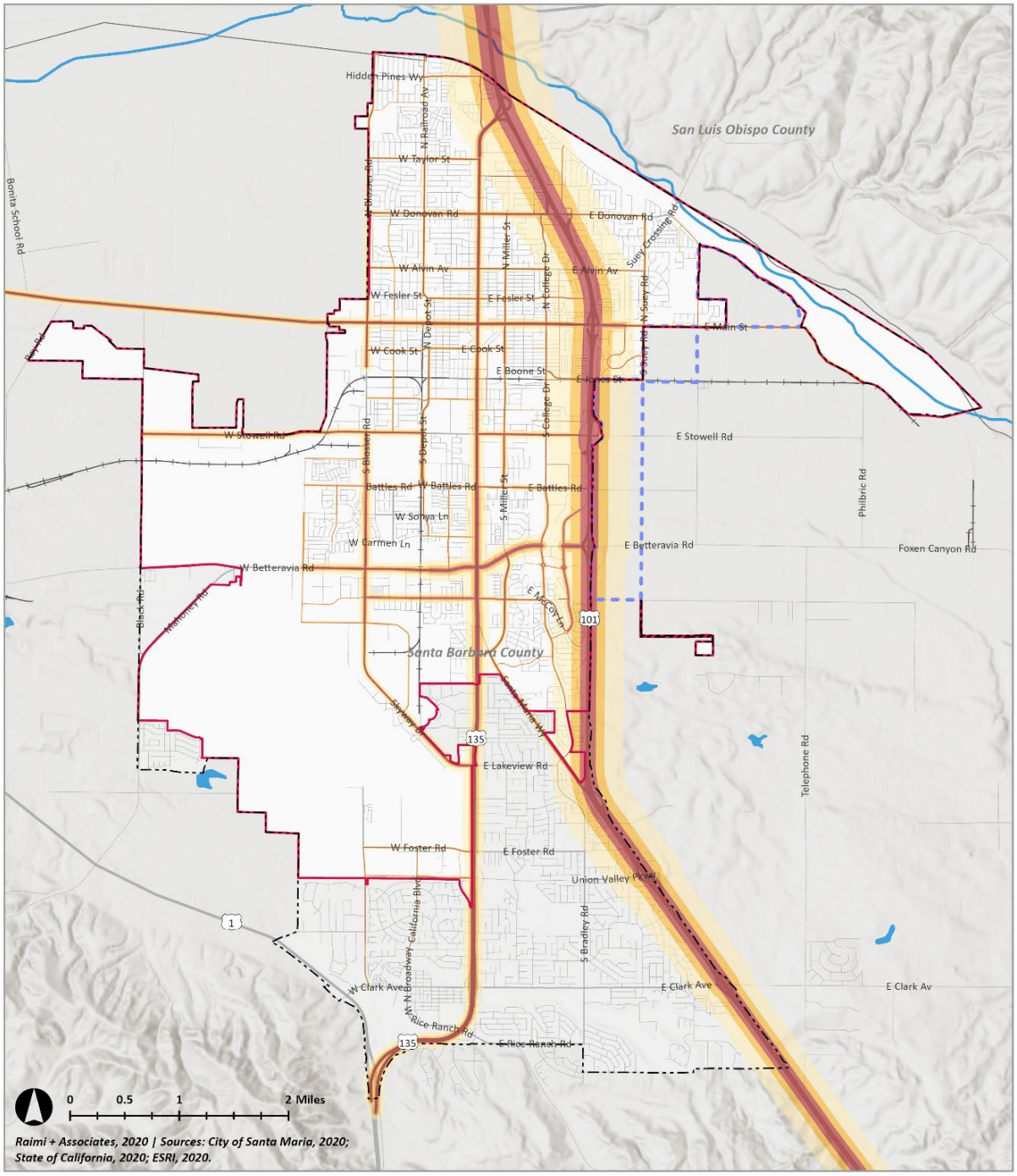


Figure 4.6-3 Existing Traffic Noise Contours



Santa Maria General Plan imagine

- Current Santa Maria City Limits
- Current Sphere of Influence
- Planned Annexation Area and Sphere of Influence
- County Boundaries
- Railroads
- Freeways and Highways
- Santa Maria River

Existing Noise Contours (CNEL)

- 60 dBA
- 65 dBA
- 70 dBA

4.6.2 Regulatory Setting

a. Federal Regulations

Federal noise standards established by the U.S. Department of Housing and Urban Development (HUD) are applicable to residential projects that receive funding from HUD. These standards are presented in 24 Code of Federal Regulations (CFR) Part 51. New construction proposed in high noise areas (exceeding 65 dBA L_{dn}) must incorporate noise attenuation features to maintain acceptable interior noise levels. A goal of 45 dBA L_{dn} is set forth for interior noise levels and attenuation requirements are geared toward achieving that goal. It is assumed that with standard construction, any building will provide sufficient attenuation to achieve an interior level of 45 dBA L_{dn} or less if the exterior level is 65 dBA L_{dn} or less. Approvals in a "normally unacceptable noise zone" (exceeding 65 dBA, but not exceeding 75 dBA) require a minimum of 5 dBA of additional noise attenuation for buildings having noise sensitive uses (e.g., residences) if the day-night average is greater than 65 dBA, but does not exceed 70 dBA, or a minimum of 10 dBA of additional noise attenuation if the day-night average is greater than 70 dBA, but does not exceed 75 dBA.

There are additional federal regulations that influence the audible landscape, especially for projects where federal funding is involved. For example, the FHWA requires abatement of highway traffic noise for highway projects through rules in the Code of Federal Regulations (23 CFR Part 772), the FTA, and Federal Railroad Administration (FRA). Each agency recommends thorough noise and vibration assessments through comprehensive guidelines for any highway, mass transit, or high-speed railroad projects that would pass by residential areas.

b. State Regulations

California Government Code Section 65302 encourages each local government entity to implement a noise element as part of its general plan. In addition, the Office of Planning and Research (OPR) has developed guidelines for preparing noise elements, which include recommendations for evaluating the compatibility of various land uses as a function of community noise exposure.

California Building Code

California Code of Regulations Title 24, Building Standards Administrative Code, Part 2, Chapter 12, and the California Building Code codify the State noise insulation standards. These noise standards apply to new construction in California to control interior noise levels as they are affected by exterior noise sources and interior noise sources from separate areas. The regulations specify that interior noise levels shall not exceed 45 dBA CNEL/L_{dn} in any habitable room, as well as specifying sound transmission class requirements for walls, floors, and ceilings around sleeping units.

California Green Building Code

California Green Building Standards Code 2022 (CALGreen) Section 5.507.4, Acoustical Control, regulates construction of non-residential uses within the 65 dBA CNEL/L_{dn} contour of an airport, freeway, expressway, railroad, industrial noise source, or other fixed source. According to Section 5.507.4.1-2 “buildings exposed to a noise level of 65 dBA L_{eq}(1-hr) during any hour of operation shall employ sound-resistant assemblies as determined by a prescriptive method or performance method.”

Projects may demonstrate compliance through the prescriptive method if wall and roof-ceiling assemblies exposed to the noise source meet a composite sound transmission class rating of at least 50 or a composite outdoor/indoor transmission class rating of no less than 40, with exterior windows of a minimum sound transmission class of 40 or outdoor/indoor transmission class of 30. Projects may demonstrate compliance through the performance method if wall and roof-ceiling assemblies exposed to the noise source are constructed to provide an interior noise environment that does not exceed 50 dBA L_{eq}(1-hr) in occupied areas during hours of operations.

c. Local Regulations

Santa Maria General Plan Noise Element

The current Noise Element of the Santa Maria General Plan has established the following exterior noise standards, shown in Table 4.6-4

Table 4.6-4 City of Santa Maria Interior and Exterior Noise Standards

		Standard (dBA CNEL)	
Land Use Category	**Uses**	**Interior**	**Exterior**
Residential	Single Family, Duplex, Multiple Family, Mobile Home	45	60
Noise-Sensitive Land Uses	Motel, Hospital, School, Nursing Home, Church, Library, and Other	45	60
Commercial	Retail, Restaurant, Professional Offices	55	65
Industrial	Manufacturing, Utilities, Warehousing, Agriculture	65	70
Open Space	Passive Outdoor Recreation	–	65

Source: City of Santa Maria General Plan Noise Element, Table N-4

Santa Maria Municipal Code

Chapter 5-5 of the Santa Maria Municipal Code establishes certain policies to control unnecessary, excessive, and annoying noise in the city in the interest of public health and welfare. Municipal Code Section 5-5.04(a) states that a violation of the Noise Ordinance exists when the noise level exceeds the ambient noise level or the ambient base noise level, whichever is higher, as follows:

- By any amount for 30 minutes for any given hour, measured cumulatively;
- By five dBA for 15 minutes for any given hour;
- By 10 dBA for five minutes for any given hour;
- By 20 dBA at any time.

Table 4.6-5 shows the ambient base noise levels for residential, commercial, and industrial zones.

Table 4.6-5 Range of Intensities – Ambient Base Noise Level (dBA L_{eq})

Zones	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Residential	55	45
Commercial	65	60
Industrial	75	70

dBA = A-weighted decibel; L_{eq} = equivalent sound level

Source: Municipal Code Section 5-5.05, 2024.

Municipal Code Section 5-5.06(e) states that construction noise generated outside the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday or outside the hours of 8:00 a.m. and 6:00 p.m. on Saturdays and Sundays (unless otherwise allowed by permit issued by the Noise Control Officer) is considered nuisance noise.

Municipal Code Section 5-5.09 requires the acquisition of a construction noise permit from the Noise Control Officer for exterior construction work conducted within a residential zone or within 500 feet of a residential zone only if such activities exceed the noise standards set forth in Municipal Code Sections 5-5.03 and 5-5.05. The permit would cover short-term or occasional, non-routine operations.

Municipal Code Section 12-7.14(a) allows outdoor living areas in R-2 and R-3 multifamily zones to exceed typical noise standards up to "Normally Unacceptable" levels (75 dB or more), provided residents receive a notice warning that the area regularly experiences elevated urban noise from sources such as traffic, trains, aircraft, industry, and general activity.

Municipal Code Section 12-49.09(c) prohibits vibration above the perception threshold of an individual at or beyond the property boundary of the source for more than three minutes in any one hour of the day between the hours of 7:00 a.m. and 10:00 p.m. and for more than 30 seconds in any one hour between the hours of 10:00 p.m. and 7:00 a.m.

4.6.3 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

Construction Noise

Construction noise that could result from future development facilitated by the plan is estimated based on reference noise levels published by the FTA.

Groundborne Vibration

Future development facilitated by the plan would not include substantial vibration sources associated with operation such as railroads and subways. Construction activities have the greatest potential to generate groundborne vibration affecting nearby noise-sensitive receptors. Groundborne vibration levels that could occur due to future development facilitated by the plan are estimated based on reference vibration levels published by the FTA.

Operational Stationary Noise

Stationary noise sources (i.e., on-site operational noise) for future development facilitated by the plan were analyzed in context of typical mechanical equipment on commercial, industrial, residential, and mixed-use development such as heating, ventilation, and air conditioning (HVAC) units.

Traffic Noise

Roadway vehicle noise levels for the plan were estimated using the FHWA roadway vehicle noise prediction model RD-77-108 methodology. Roadway vehicle noise impacts are analyzed based on ADT roadway volume for existing conditions and the amount of growth expected from future

development facilitated by the plan, as well as data regarding speeds and number of lanes. The FHWA model predicts noise levels through a series of adjustments to a reference sound level. These adjustments account for distances from the roadway, roadway vehicle volumes, vehicle speeds, car/truck mix, number of lanes, and road width.

This analysis utilizes the ADT volumes and trip distribution data produced by GHD for the plan area.

Significance Thresholds

The City of Santa Maria utilizes the following 2025 *CEQA Guidelines* Appendix G significance criteria questions related to Noise.

1. A substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
2. The generation of excessive groundborne vibration or groundborne noise levels;
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the exposure of people residing or working in the project area to excessive noise levels.

Construction Noise

Although the Municipal Code has established hours of construction in Section 5-5.06(e) and requirements for the acquisition of construction noise permits in Section 5-5.09, the City of Santa Maria has not adopted a quantitative threshold for evaluating environmental impacts of construction noise. Therefore, this analysis relies on criteria established by FTA for assessing construction noise impacts based on the potential for adverse community reaction in its *Transit and Noise Vibration Impact Assessment Manual* (FTA 2018). For noise-sensitive receptors such as residential and school uses, the daytime noise threshold is 80 dBA L_{eq} for an 8-hour period.

Groundborne Vibration

The City has not adopted a significance threshold to assess groundborne vibration impacts during construction and operation. Therefore, FTA criteria are used to evaluate potential groundborne vibration impacts related to potential building damage from construction (FTA 2018). Construction vibration impacts from development would be significant if vibration levels exceed the FTA criteria shown in Table 4.6-6

Table 4.6-6 Vibration-Related Building Damage Thresholds

Building Category	PPV (in/sec)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

PPV = peak particle velocity

in/sec = inches per second

L_v = root mean square velocity in decibels (VdB) re 1 micro-inch/second

Source: FTA 2018

Operational Stationary Noise

The City has adopted noise standards in the Municipal Code that regulate operational stationary noise sources in the City. Operational noise would result in a significant impact if it exceeds the ambient base noise levels established for residential/noise-sensitive uses as shown in Table 4.6-5.

Traffic Noise

Although the City of Santa Maria does not have specific noise level criteria for assessing traffic noise impacts, a project is typically assumed to have a significant impact on the environment related to traffic noise if it would substantially increase the ambient noise levels for adjoining areas. The following thresholds of significance are similar to those recommended by the Federal Aviation Administration (FAA) (FICON 2020), which use criteria based on transportation noise increases and are commonly applied to roadway traffic noise analyses under CEQA. A significant impact would occur if traffic noise increases the existing noise environment by the following:

- Greater than 1.5 dBA CNEL increase for ambient noise environments of 65 dBA CNEL and higher
- Greater than 3 dBA CNEL increase for ambient noise environments of 60-64 dBA CNEL
- Greater than 5 dBA CNEL increase for ambient noise environments of less than 60 dBA CNEL

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project result in a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Impact NOI-1 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD RESULT IN CONSTRUCTION NOISE THAT MAY IMPACT NEARBY NOISE-SENSITIVE LAND USES. THE PLAN WOULD INTRODUCE NEW NOISE SOURCES AND CONTRIBUTE TO AN INCREASE IN LONG-TERM OPERATIONAL NOISE LEVELS WITHIN THE CITY LIMIT AS WELL AS THE ANNEXATION AREA. IMPLEMENTATION OF REQUIRED NOISE-REDUCTION MITIGATION, AS WELL AS POLICIES AND ACTIONS IN THE PLAN, WOULD MINIMIZE DISTURBANCE TO NOISE-SENSITIVE LAND USES. HOWEVER, THERE ARE NO FEASIBLE MITIGATION MEASURES THAT WOULD AVOID OR FULLY MITIGATE FOR THE INCREASE IN CONSTRUCTION AND TRAFFIC NOISE IN THE PLAN AREA. AS A RESULT, THIS WOULD BE A SIGNIFICANT AND UNAVOIDABLE IMPACT.

Construction

Noise from future development facilitated by the 2045 General Plan Update would temporarily increase noise levels at nearby noise-sensitive receptors. Construction activities would generate noise from phases such as demolition, site preparation, grading, building construction, and paving activities. Each phase of construction has a specific equipment mix and associated noise characteristics, depending on the equipment used during that phase. Construction noise would typically be higher during the more equipment-intensive phases of initial construction (i.e., demolition, site preparation, and grading work) and would be lower during the later construction phases (i.e., building construction and paving). Since project-level details are not currently available for future projects that would be carried out under the plan, it is not possible to determine exact noise levels, locations, or time periods for construction of such projects, or construction noise at adjacent properties. However, Table 4.6-7 illustrates typical noise levels associated with construction equipment at a distance of 50 feet and 100 feet from construction noise sources.

Table 4.6-7 Typical Noise Levels for Construction Equipment

Equipment	Estimated Noise Levels at Nearest Sensitive Receptors (dBA L_{eq})	
	50 feet	100 feet
Air Compressor	80	74
Backhoe	80	74
Concrete Mixer	85	79
Dozer	85	79
Grader	85	79
Jack Hammer	88	82
Loader	80	74
Paver	85	79
Pile-drive (Impact)	101	95
Pile-driver (Sonic)	95	89
Roller	85	79
Saw	76	70
Scarified	83	77
Scraper	85	79
Truck	84	78

Source: Federal Transit Administration (FTA). 2018. *Transit Noise and Vibration Impact Assessment*. November.

Noise would typically drop off at a rate of about 6 dBA per doubling of distance. Therefore, noise levels would be about 6 dBA lower than shown in Table 4.6-7 at 200 feet from the noise source and 12 dBA lower at a distance of 400 feet from the noise source. The construction noise levels shown in Table 4.6-7 may exceed the daytime noise threshold for noise-sensitive receptors of 80 dBA L_{eq} for an 8-hour period, depending on the equipment used and the distance in which the equipment is operating compared to noise-sensitive receptors.

The 2045 General Plan Update includes the following policy and actions intended to reduce the exposure of noise-sensitive receptors to temporary and construction noise:

> **Policy N-3.1: Construction noise mitigation.** Limit construction noise in residential areas to reduce noise impacts, especially in the early morning, late evening, weekends, and during holidays.
>
> > **Action N-3.11:** Develop criteria to clearly define conditions of approval for nighttime construction activities that will balance project requirements and minimize community disturbance and update the Noise Ordinance accordingly to establish approval criteria and thresholds for determining the need for additional noise attenuation strategies.
> >
> > **Action N-3.12:** Revise the Noise Ordinance to require appropriate noise attenuation strategies for any approved nighttime construction to minimize disturbance to the greatest extent feasible.
> >
> > **Action N-3.13:** Update the Noise Ordinance to require the use of mufflers on construction equipment and maintain physical separation of machinery maintenance areas from nearby residential areas.

Implementation of Policy N-3.1 and Actions N-3.11, N-3.12, and N-3.13, would reduce construction noise impacts associated with future development facilitated by the plan. However, as details of future construction activities are unknown at this time, construction noise could still exceed the daytime significance threshold or require activity during the more sensitive nighttime hours (e.g., concrete pours or pumps that need to run overnight for water resources projects). Consequently, construction noise impacts may exceed the daytime noise threshold for noise-sensitive receptors of 80 dBA Leq for an 8-hour period in many cases. Therefore, this impact would be potentially significant and Mitigation Measure NOI-1 would be required. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant construction noise impacts for subsequent projects analyzed at the project level.

Operation

STATIONARY OPERATIONAL NOISE

Stationary operational sources of noise from future development facilitated by the plan are expected to include air conditioning units, loading dock activities, outdoor restaurant dining and music activities, and parking lot vehicle movements. Special noise generators such as music (live or otherwise), sound amplification devices, and tenant-specific noise sources would require a site-specific noise analysis prior to building permit approval.

The 2045 General Plan Update includes the following policy and actions intended to minimize potential adverse noise-related impacts from stationary sources.

> **Policy N-1.4: Stationary Noise Sources.** Ensure outdoor machinery, appliances, and other noise-generating devices are located away from noise-sensitive uses and mitigated to reduce exposure to intrusive noise.
>
> > **Action N-1.4.1:** Update the Municipal Code to require mixed-use and commercial development applicants to locate noise-generating components such as loading areas, mechanical equipment, and other similar facilities as far from residential units as possible.
> >
> > **Action N-1.4.2:** Update the Municipal Code to establish a threshold for requiring additional noise buffering of machinery to reduce intrusive noise from new development. Such buffering may include, but is not limited to, acoustic paneling, sound-absorbing materials, and enclosures.

Implementation of these policies and actions would ensure that noise from new development is analyzed and avoided or mitigated to acceptable levels prior to approval of projects with the potential to generate noise from stationary sources, such as operational use of residential-scale air conditioning units, loading dock activities, outdoor restaurant dining and music activities, parking lot vehicle movements, and commercial and industrial equipment. Additionally, this would apply to special noise generators such as music (live or otherwise), sound amplification devices, and tenant-specific noise sources. Therefore, the plan's stationary operational noise impact would be less than significant.

MOBILE OPERATIONAL NOISE

Future development facilitated by the plan would allow additional development to occur within the city limit as well as in the annexation area, which would generate new vehicle trips that may increase the exposure of land uses along roadways to traffic noise. Figure 4.6-4 shows the 60, 65, and 70 dBA CNEL noise contours from roadways and highways for future (year 2050) roadway

vehicle scenarios. The complete distances (shown in feet) to the 60, 65, and 70 dBA CNEL noise contours from the center of each roadway segment are included in Appendix C. Table 4.6-8 shows the estimated increase in roadway vehicle noise on study roadway segments compared to existing conditions at 50 feet from the centerline of the nearest travel lane.

As shown in Table 4.6-8, significant traffic noise increases are anticipated along multiple roadway segments within the city limits as discussed in Section 4.6.3(a), Methodology and Significance Thresholds. Furthermore, roadway segments located within the annexation area, shown in Figure 4.6-4, were not analyzed as they are not currently within Santa Maria city limits. At the time an individual project is proposed within the annexation area, it would be required to undergo individual environmental review to determine potential noise impacts of the individual project. Along all other roadway study segments, traffic noise increases would be less than significant.

The 2045 General Plan Update includes the following policies and actions that would reduce roadway vehicle noise:

Policy N-2.1: Major thoroughfare noise mitigation. Require future development and redevelopment to implement feasible noise mitigation measures along major thoroughfares like Main Street, Broadway, and U.S. Highway 101.

Action N-2.1.1: Coordinate with the California Department of Transportation to effectively attenuate State freeway and roadway noise through the use of 'quiet' paving materials, placement of noise barriers, berms, and landscaped open space within State right-of-way ~~for existing residences~~ and incorporating design features in new development to reduce future noise level increases.

Action N-2.1.2: Work with the California Department of Transportation to ensure adequate noise studies are prepared and noise mitigation measures are considered in State transportation projects

Action N-2.1.3: Regularly update the noise contour map to reflect changes in ambient noise levels from transportation sources as airport and roadway conditions and patterns within the city evolve.

Action N-2.1.4: Update the City's Municipal Code to require new residential and mixed-use development within the 60 dBA CNEL noise contours or higher of transportation corridors to submit an acoustical analysis and incorporate noise reduction strategies, such as vegetation buffers and physical sound barriers, as necessary to meet the requirements of the Noise Ordinance.

Policy N-2.2: Industrial and agricultural traffic noise reduction measures. Evaluate and identify measures and strategies to reduce traffic noise from industrial and agricultural truck traffic, and coordinate with local businesses to implement the measures and strategies as needed.

Action N-2.2.1: Coordinate with businesses to identify possible limitations on local truck traffic, including loading and unloading, specific routes, times, and speed limits appropriate for each zoning district, while ensuring compatibility with essential business operations.

Action N-2.2.2: Work with local businesses, Public Works, and law enforcement to minimize traffic noise by encouraging the use of preferred routes and delivery times.

Figure 4.6-4 Future 2050 Roadway Vehicle Noise Contours

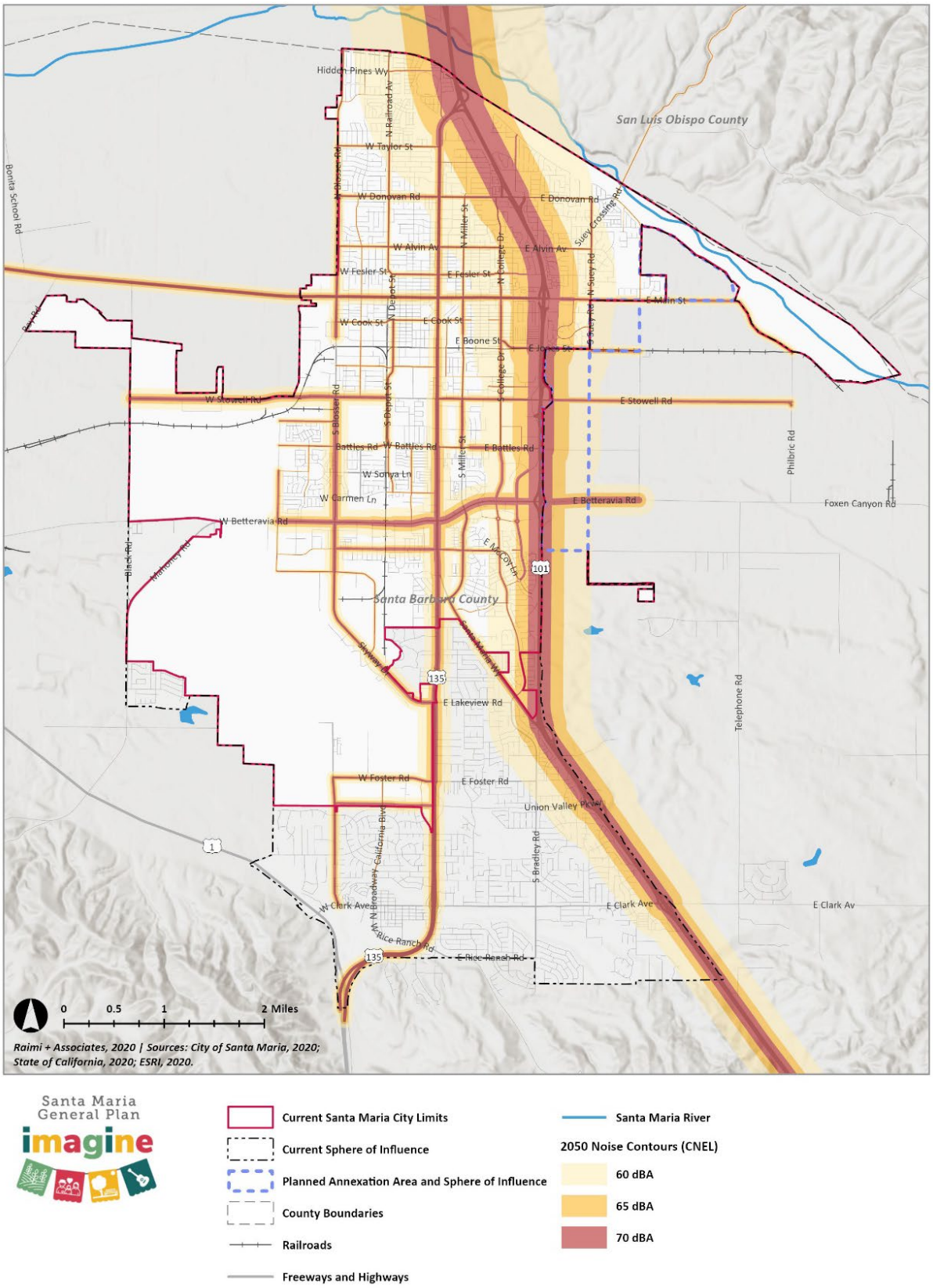


Table 4.6-8 Existing and Future Traffic Volumes and Noise Levels

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
Orcutt Expressway (SR 135) - N. of Clark Ave	29,500	37,580	74.4	75.4	1.1	1.5	N
Orcutt Expressway (SR 135) - S. of Clark Ave	20,100	25,120	72.7	73.7	1.0	1.5	N
Orcutt Expressway (SR 135) - N. of Foster Rd	37,000	79,580	75.4	78.7	3.3	1.5	**Y**
Orcutt Expressway (SR 135) - S. of Foster Rd	24,600	42,050	73.6	75.9	2.3	1.5	**Y**
Orcutt Expressway (SR 135) - N. of Lakeview Rd	32,000	56,990	74.7	77.2	2.5	1.5	**Y**
Orcutt Expressway (SR 135) - N. of Miller St	43,000	53,890	76.0	77.0	1.0	1.5	N
Orcutt Expressway (SR 135) - S. of Miller St	37,500	61,470	75.4	77.6	2.1	1.5	**Y**
Orcutt Expressway (SR 135) - N. of Santa Maria Way	41,000	69,330	75.8	78.1	2.3	1.5	**Y**
Orcutt Expressway (SR 135) - S. of Santa Maria Way	44,500	55,530	76.2	77.1	1.0	1.5	N
Broadway (SR 135) - N. of Betteravia Rd	47,000	74,580	75.3	77.3	2.0	1.5	**Y**
Broadway (SR 135) - S. of Betteravia Rd	47,500	91,630	76.0	78.8	2.9	1.5	**Y**
Broadway (SR 135) - N. of Stowell Rd	40,500	66,600	72.6	74.8	2.2	1.5	**Y**
Broadway (SR 135) - S. of Stowell Rd	44,500	88,700	72.8	75.8	3.0	1.5	**Y**
Broadway (SR 135) - N. of Main St	28,500	53,420	71.4	74.1	2.7	1.5	**Y**
Broadway (SR 135) - S. of Main St	26,500	50,360	70.6	73.4	2.8	1.5	**Y**
Broadway (SR 135) - N. of Donovan Rd	27,000	61,560	71.1	74.7	3.6	1.5	**Y**
Broadway (SR 135) - S. of Donovan Rd	27,500	49,310	71.2	73.7	2.5	1.5	**Y**
Broadway (SR 135) - W. of US 101	23,900	72,350	73.8	78.6	4.8	1.5	**Y**
Main St (SR 166) - W. of Blosser Rd	14,200	29,220	70.7	73.9	3.1	1.5	**Y**
Main St (SR 166) - E. of Blosser Rd	15,900	27,260	71.2	73.6	2.3	1.5	**Y**
Main St (SR 166) - E. of Suey Rd	6,400	19,050	66.4	71.1	4.7	1.5	**Y**
Main St (SR 166) - W. of Suey Rd	8,700	21,310	67.7	71.6	3.9	1.5	**Y**
Main St (SR 166) - US 101 SB-Off Ramp	29,500	48,790	72.8	75.0	2.2	1.5	**Y**

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
Main St (SR 166) - E. of Broadway (SR 135)	26,500	36,700	73.7	75.1	1.4	1.5	N
Main St (SR 166) - W. of Broadway (SR 135)	18,800	27,740	71.5	73.2	1.7	1.5	**Y**
A St - S. of Betteravia Dr	3,450	7,820	58.7	62.2	3.6	5.0	N
A St - S. of Sonya Ln	3,650	17,330	64.2	71.0	6.8	1.5	**Y**
Alvin Ave - W. of Railroad Ave	8,510	14,010	65.6	67.7	2.2	1.5	**Y**
Alvin Ave - W. of College Dr	7,700	21,860	65.1	69.7	4.5	1.5	**Y**
Alvin Ave - E. of Bradley Rd	6,670	20,130	64.5	69.3	4.8	1.5	**Y**
Alvin Ave - W. of Suey Rd	3,440	13,250	61.6	67.5	5.9	3.0	**Y**
Battles Rd - E. of Blosser Rd	10,740	17,860	67.1	69.3	2.2	1.5	**Y**
Battles Rd - W. of Blosser Rd	9,320	18,760	63.6	66.6	3.0	3.0	N
Battles Rd - W. of Bradley Rd	7,670	31,450	68.0	74.2	6.1	1.5	**Y**
Battles Rd - E. of Broadway (SR 135)	13,220	21,080	65.1	67.1	2.0	1.5	**Y**
Battles Rd - W. of Broadway (SR 135)	11,650	16,740	64.6	66.1	1.6	1.5	**Y**
Bay Ave - b/w Donovan Rd and Harding Ave	3,490	3,490	59.2	59.2	0.0	5.0	N
Betteravia Dr - E. of A St	14,630	45,090	71.5	76.3	4.9	1.5	**Y**
Betteravia Dr - E. of Skyway Dr	15,390	48,570	71.7	76.7	5.0	1.5	**Y**
Betteravia Dr - E. of Bradley Dr	38,460	67,060	75.9	78.3	2.4	1.5	**Y**
Betteravia Dr - W. of College Dr	34,170	83,220	75.4	79.2	3.9	1.5	**Y**
Betteravia Dr - W. of Depot St	20,620	60,520	72.9	77.6	4.7	1.5	**Y**
Betteravia Dr - E. of Broadway (SR 135)	30,350	66,480	75.1	78.5	3.4	1.5	**Y**
Blosser Rd - S. of Foster Rd	2,220	44,050	59.6	72.6	13.0	5.0	**Y**
Blosser Rd - S. of Stowell Rd	24,120	66,950	72.5	76.9	4.4	1.5	**Y**
Blosser Rd - b/w Boone St and Cook St	23,530	49,050	71.3	74.4	3.2	1.5	**Y**
Blosser Rd - S. of Main St (SR 166)	24,960	48,700	70.0	72.9	2.9	1.5	**Y**
Blosser Rd - S. of Alvin Ave	14,140	34,740	69.0	73.0	3.9	1.5	**Y**

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
Blosser Rd - S. of Donovan Rd	15,200	32,070	69.4	72.6	3.2	1.5	**Y**
Blosser Rd - N. of Taylor St	5,120	7,530	65.7	67.4	1.7	1.5	**Y**
Blosser Rd - S. of Taylor St	7,970	18,500	67.7	71.4	3.7	1.5	**Y**
Blosser Rd - N. of Canal St	2,700	3,170	62.9	63.6	0.7	3.0	N
Bradley Rd - S. of Cottage Ln	1,000	5,620	56.8	64.3	7.5	5.0	Y
Bradley Rd - S. of Bello Rd	4,960	6,640	63.7	65.0	1.3	3.0	N
Bradley Rd - S. of Betteravia Dr	22,740	34,340	70.3	72.1	1.8	1.5	**Y**
Bradley Rd - N. of Battles Rd	16,420	52,270	71.3	76.4	5.0	1.5	**Y**
Bradley Rd - S. of Battles Rd	10,760	26,750	69.5	73.5	4.0	1.5	**Y**
Bradley Rd - N. of Stowell Rd	14,860	25,010	67.0	69.2	2.3	1.5	**Y**
Bradley Rd - b/w SR 101 SB-On Ramp and Cypress St (one-way)	3,750	7,390	62.4	65.3	2.9	3.0	N
Bradley Rd - E. of College Dr	3,950	3,950	59.7	59.7	0.0	5.0	N
Bull Canyon Rd - N. of Panther Dr	260	3,360	50.8	61.9	11.1	5.0	**Y**
California Blvd - S. of Foster Rd	1,460	3,160	58.3	61.6	3.4	5.0	N
Camino Colegio - E. of Miller St	1,280	2,140	54.8	57.1	2.2	5.0	N
Camino Colegio - W. of Miller St	1,400	2,280	55.2	57.4	2.1	5.0	N
Canal St - E. of Blosser Rd	1,140	1,980	54.6	57.0	2.4	5.0	N
Carlotti Dr - b/w Noble Wy and Paden St	5,490	20,360	64.0	69.7	5.7	1.5	**Y**
Carlotti Dr - b/w Stanford Dr and Murray Dr	3,700	20,070	62.3	69.7	7.3	3.0	**Y**
Carmen Ln - W. of Thornburg St	5,440	5,110	60.9	60.7	-0.3	3.0	N
Carmen Ln - W. of Broadway (SR 135)	7,580	11,350	62.4	64.1	1.8	3.0	N
Centennial St - b/w Mt Whitney Wy and Panther Dr	1,480	1,480	55.5	55.5	0.0	5.0	N
Cesar E Chavez Dr - S. of Hidden Pines Wy	3,390	3,320	59.1	59.0	-0.1	5.0	N
College Dr - E. of Santa Maria Wy	9,730	26,090	62.2	66.5	4.3	3.0	**Y**

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
College Dr - N. of McCoy Ln (Roundabout)	11,240	16,150	66.9	68.5	1.6	1.5	**Y**
College Dr - S. of McCoy Ln (Roundabout)	8,230	21,020	65.6	69.7	4.1	1.5	**Y**
College Dr - S. of Sunrise Dr	10,960	24,390	62.7	66.2	3.5	3.0	**Y**
College Dr - N. of Betteravia Dr	9,300	36,140	67.3	73.2	5.9	1.5	**Y**
College Dr - S. of Betteravia Dr	10,840	16,250	66.8	68.5	1.8	1.5	**Y**
College Dr - N. of Battles Rd	10,760	35,740	62.6	67.8	5.2	3.0	**Y**
College Dr - N. of Stowell Rd	12,310	42,110	66.1	71.4	5.3	1.5	**Y**
College Dr - N. of Boone St/Jones St	9,610	46,900	64.9	71.8	6.9	1.5	**Y**
College Dr - S. of Boone St/Jones St	9,930	46,630	65.0	71.7	6.7	1.5	**Y**
College Dr - N. of Main (SR 166)	8,620	28,520	64.5	69.7	5.2	1.5	**Y**
College Dr - N. of Alvin Ave	5,820	21,110	62.8	68.4	5.6	3.0	**Y**
College Dr - S. of Donovan Rd	8,020	22,510	64.2	68.7	4.5	1.5	**Y**
Concepcion Ave - N. of Jones St	970	920	53.6	53.4	-0.2	5.0	N
Cook St - W. of Depot St	6,190	9,030	64.6	66.2	1.6	1.5	**Y**
Cook St - W. of Broadway (SR 135)	8,870	14,740	64.9	67.1	2.2	1.5	**Y**
Cook St - E. of Broadway (SR 135)	8,990	12,650	64.9	66.4	1.5	1.5	N
Cook St - b/w Miller St and School St	3,150	6,990	60.2	63.7	3.5	3.0	**Y**
Cook St - b/w East Ave and College Dr	2,190	5,360	58.7	62.6	3.9	5.0	N
Crossroad Ln - W. of Bradley Rd	4,800	8,470	63.4	65.9	2.5	3.0	N
Depot St - N. of Carmen Ln	4,500	9,040	63.3	66.3	3.0	3.0	N
Depot St - N. of Battles Rd	10,450	14,850	69.3	70.8	1.5	1.5	N
Depot St - N. of Stowell Rd	9,560	30,420	65.2	70.2	5.0	1.5	**Y**
Depot St - N. of Main (SR 166)	8,940	12,420	64.8	66.2	1.4	1.5	N
Depot St - S. of Cook St	8,280	32,050	64.4	70.3	5.9	1.5	**Y**
Donovan Rd - W. of Railroad Ave	11,580	20,010	66.9	69.3	2.4	1.5	**Y**

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
Donovan Rd - W. of Broadway (SR 135)	17,390	32,900	69.5	72.2	2.8	1.5	**Y**
Donovan Rd - E. of Broadway (SR 135)	16,580	18,940	69.7	70.3	0.6	1.5	N
Donovan Rd - W. of College Dr	19,010	25,650	70.3	71.6	1.3	1.5	N
Donovan Rd - E. of College Dr	23,900	38,800	71.3	73.4	2.1	1.5	**Y**
Donovan Rd - W. of Carlotti Dr	23,040	39,300	71.1	73.4	2.3	1.5	**Y**
Donovan Rd - W. of Suey Rd	7,530	11,150	64.5	66.2	1.7	1.5	**Y**
Enos Dr - E. of College Dr	2,850	3,440	58.3	59.1	0.8	5.0	N
Fairway Dr - E. of A St	2,700	6,180	62.2	65.8	3.6	3.0	**Y**
Fairway Dr - E. of Skyway Dr	3,490	5,930	63.5	65.8	2.3	3.0	N
Farrell Dr - N. of Jones St	2,740	3,500	58.1	59.2	1.1	5.0	N
Fesler St - E. of Broadway (SR 135)	5,640	16,860	64.3	69.0	4.8	1.5	**Y**
Fesler St - W. of Broadway (SR 135)	6,880	17,130	65.1	69.1	4.0	1.5	**Y**
Fesler St - b/w Benwiley Ave and Railroad Ave	3,800	6,210	61.1	63.2	2.1	3.0	N
Foster Rd - W. of Orcutt Expressway (SR 135)	4,190	33,160	62.9	71.8	9.0	3.0	**Y**
Foxenwood Ln - S. of Foster Rd	810	1,120	52.9	54.3	1.4	5.0	**Y**
Grant St - b/w Broadway (SR 135) and River Ranch Dr	5,230	5,680	61.0	61.3	0.4	3.0	N
Hidden Pines Wy - W. of Preisker Ln	7,950	8,720	65.5	65.9	0.4	1.5	N
Industrial Pkwy - E. of Skyway Dr	1,870	5,010	60.4	64.7	4.3	3.0	**Y**
La Brea Ave - W. of Blosser Rd	1,910	15,730	59.4	68.6	9.2	5.0	**Y**
Lynne Dr - b/w Lee Dr and Donovan Rd	5,670	6,630	61.3	62.0	0.7	3.0	N
Jones St - E. of Farrell Dr	7,990	25,780	66.9	72.0	5.1	1.5	**Y**
Jones St - W. of Bradley Rd	4,400	22,960	64.3	71.5	7.2	1.5	**Y**
McClelland St - S. of Cook St	3,330	6,350	59.0	61.8	2.8	5.0	N
McCoy Ln - E. of A St	2,880	3,450	58.4	59.1	0.8	5.0	N
McCoy Ln - E. of Skyway Dr	11,850	20,720	69.9	72.4	2.4	1.5	**Y**

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
McCoy Ln - E. of Broadway (SR 135)	12,760	20,870	67.8	70.0	2.1	1.5	**Y**
McCoy Ln - W. of Broadway (SR 135)	14,960	30,060	70.9	74.0	3.0	1.5	**Y**
McCoy Ln - E. of College Dr (roundabout)	5,330	5,370	64.0	64.1	0.0	1.5	N
McCoy Ln - W. of College Dr (roundabout)	6,380	17,370	64.8	69.2	4.3	1.5	**Y**
Miller St - N. of Battles Rd	14,540	37,810	68.7	72.8	4.2	1.5	**Y**
Miller St - N. of Stowell Rd	13,420	24,030	64.1	66.6	2.5	1.5	**Y**
Miller St - S. of Main (SR 166)	14,770	29,430	67.5	70.5	3.0	1.5	**Y**
Miller St - S. of Alvin Ave	8,520	13,520	65.0	67.0	2.0	1.5	**Y**
Miller St - b/w Lee Dr and Donovan Rd	4,160	8,020	59.0	61.9	2.9	5.0	N
Miller St - S. of Donovan Rd	5,840	10,500	63.5	66.0	2.5	3.0	N
Miller St - E. of Santa Maria Wy	11,120	26,050	67.5	71.2	3.7	1.5	**Y**
Miller St - S. of Betteravia Dr	13,990	34,750	68.5	72.5	4.0	1.5	**Y**
Morrison Ave - W. of Broadway (SR 135)	5,140	7,440	62.4	64.0	1.6	3.0	N
Morrison Ave - W. of Depot St	5,500	7,330	62.7	63.9	1.2	3.0	N
Palisade Dr - S. of Main (SR 166)	7,440	8,080	62.5	62.8	0.4	3.0	N
Panther Dr - S. of Suey Crossing Rd	4,810	6,070	59.2	60.2	1.0	5.0	N
Preisker Ln - N. of Broadway (SR 135)	10,880	12,010	66.4	66.8	0.4	1.5	N
Professional Pkwy - N. of McCoy Ln	2,760	3,480	58.2	59.2	1.0	5.0	N
Railroad Ave - N. of Fesler Ave	8,750	13,740	65.6	67.5	2.0	1.5	**Y**
Railroad Ave - b/w Donovan Rd and Harding Ave	9,980	13,340	66.1	67.4	1.3	1.5	N
Railroad Ave - N. of Taylor St	6,160	12,730	61.2	64.3	3.2	3.0	**Y**
Railroad Ave - S. of Taylor St	7,780	16,170	65.1	68.2	3.2	1.5	**Y**
Santa Maria Wy - S. of Miller Wy	10,470	29,220	67.0	71.4	4.5	1.5	**Y**
Santa Maria Wy - S. of Dauphin St	10,420	32,950	69.4	74.4	5.0	1.5	**Y**
Shepard Dr - N. of Battles Rd	1,900	5,520	56.6	61.2	4.6	5.0	N

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
Sierra Madre Ave - W. of Bradley Rd	1,350	6,240	57.9	64.6	6.6	5.0	**Y**
Skyway Dr - S. of Industrial Pkwy	15,740	38,270	71.2	75.0	3.9	1.5	**Y**
Skyway Dr - W. of Orcutt Expressway (SR 135)	17,350	39,260	71.6	75.1	3.5	1.5	**Y**
Skyway Dr - N. of Fairway Dr	16,540	40,390	71.4	75.3	3.9	1.5	**Y**
Skyway Dr - S. of Fairway Dr	15,260	39,010	68.6	72.7	4.1	1.5	**Y**
Skyway Dr - N. of Betteravia Dr	20,010	43,520	72.2	75.6	3.4	1.5	**Y**
Skyway Dr - S. of Betteravia Dr	19,530	36,890	72.1	74.9	2.8	1.5	**Y**
Sonya Ln - E. of A St	360	1,880	49.3	56.5	7.2	5.0	**Y**
Southside Pkwy - E. of Centerpoint Pkwy	1,400	1,700	55.2	56.1	0.8	5.0	N
Southside Pkwy - W. of Bradley Rd (Roundabout)	4,940	4,950	60.7	60.7	0.0	3.0	N
Stowell Rd - W. of Bradley Rd	20,220	38,840	69.4	72.2	2.8	1.5	**Y**
Stowell Rd - W. of Depot St	14,020	39,870	69.5	74.0	4.5	1.5	**Y**
Stowell Rd - W. of Blosser Rd	9,510	38,640	69.3	75.4	6.1	1.5	**Y**
Stowell Rd - W. of Hanson Wy	8,020	28,430	70.2	75.7	5.5	1.5	**Y**
Suey Rd - N. of Jones St	5,300	11,210	65.0	68.2	3.3	1.5	**Y**
Suey Rd - N. of Main (SR 166)	7,590	14,410	66.5	69.3	2.8	1.5	**Y**
Suey Rd - N. of Alvin Ave	4,850	12,460	64.7	68.8	4.1	1.5	**Y**
Sunrise Dr - W. of College Dr	2,440	2,570	57.6	57.9	0.2	5.0	N
Sunrise Dr - E. of Santa Maria Wy	2,910	3,080	58.4	58.7	0.2	5.0	N
Taylor St - W. of Railroad Ave	5,740	12,870	63.0	66.5	3.5	3.0	**Y**
Taylor St - W. of Broadway (SR 135)	10,930	15,210	65.8	67.2	1.4	1.5	N
Thornburg St - N. of Betteravia Dr	6,150	6,300	62.7	62.8	0.1	3.0	N
Thornburg St - N. of Carmen Ln	3,710	7,330	61.8	64.8	3.0	3.0	N
Thornburg St - S. of Battles Rd	3,590	8,730	61.7	65.6	3.9	3.0	**Y**
Union Valley Parkway - W. of Orcutt Expressway (SR 135)	5,990	35,530	66.0	73.7	7.7	1.5	**Y**

Roadway Segment	Existing ADT	2050 GP - With Project ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2050 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significance Threshold dBA	Significant? Y/N
Union Valley Parkway - E. of Blosser Rd	1,630	25,460	60.7	72.6	11.9	3.0	**Y**
Western Ave - N. of Stowell Rd	8,330	10,550	62.5	63.5	1.0	3.0	N
Western Ave - N. of Main (SR 166)	4,290	6,340	59.6	61.3	1.7	5.0	N
Western Ave - S. of Main (SR 166)	4,390	5,560	59.7	60.7	1.0	5.0	N
Westgate Rd - S. of Battles Rd	3,590	3,600	62.2	62.2	0.0	3.0	N
Westgate Rd - N. of Carmen Ln	1,640	1,640	58.8	58.8	0.0	5.0	N

ADT = average daily trips

Bold = significant increase

Source: GHD 2025.

Policy N-~~1.1~~2.4: Roadway vehicle noise reduction measures. Require projects that may result in a substantial increase in roadway traffic noise on area roadways to implement measures designed to reduce noise and minimize the impact on noise-sensitive land uses.

Action N-~~1.1~~2.4.1: Where cumulative roadway traffic noise would exceed the applicable traffic noise increase standards, require applicants for new development projects to retain a qualified acoustical consultant to prepare a Traffic Noise Reduction Study that specifies, at a minimum, the specific locations, extent, height of sound walls, and other design details ~~such as "quiet pavement" to reduce traffic noise impacts at impacted roadways~~. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.

Action N-~~1.1~~2.4.2: For locations where a Traffic Noise Reduction Study identifies a need for sound barriers, require developers to contribute their fair share toward constructing new sound barriers (e.g., walls or solid fences) along ~~impacted~~ roadways where there are no driveways that would break continuity and along the residential portions or other sensitive receiver locations of such roadways. The study shall identify the appropriate sound barrier to reduce the noise impacts on the proposed development. ~~Sounds barriers should be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of four pounds per square foot and a minimum height of six feet, as measured from the base elevation.~~

~~**Action N-1.1.3**: For locations where a Traffic Noise Reduction Study identifies a need for roadway improvements to reduce roadway traffic noise where sound barriers are determined not to be feasible, require developers to contribute their fair share toward installation of "quiet pavement" roadway improvements, such as rubberized asphalt or open-grade asphalt concrete overlays.~~

Implementation of these policies and actions would reduce operational vehicle trips and associated operational traffic noise to the extent feasible. However, the plan does not include policies or actions that could ensure traffic noise would be below the thresholds of significance. As a result, the potential increase in traffic noise would be a potentially significant impact.

Mitigation Measures

NOI-1 Conditions of Approval to Reduce Construction Noise

The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible measures as standard conditions of approval. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.

- **Mufflers.** During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.

- **Stationary Equipment.** All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.
- **Equipment Staging Areas.** Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.
- **Smart Back-up Alarms.** Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.
- **Electrically-Powered Tools and Facilities.** Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.
- **Noise Disturbance Coordinator**. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.
- **Temporary Noise Barriers.** Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA L_eq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.

Significance After Mitigation

Implementation of Mitigation Measure NOI-1, as well as implementation of policies and actions in the 2045 General Plan Update, would reduce potential impacts from noise during construction and operation by reducing noise source impacts, creating sound barriers where required/necessary, and promoting the reduction in traffic noise by projects included in the plan. These policies would help reduce the amount of traffic noise increases to the extent feasible. However, as details from individual development facilitated by the plan are unknown at this time, there is no feasible mitigation that would avoid or fully mitigate for the increase in construction and traffic noise in the plan area. As a result, potential construction noise impacts and operational traffic noise impacts would remain significant and unavoidable.

Operational stationary noise impacts would be less than significant without mitigation.

Threshold 2: Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Impact NOI-2 CONSTRUCTION ACTIVITY FROM BUILDOUT OF THE 2045 GENERAL PLAN UPDATE WOULD GENERATE GROUNDBORNE VIBRATION, POTENTIALLY AFFECTING NEARBY LAND USES. IMPLEMENTATION OF REQUIRED MITIGATION, AS WELL AS POLICIES AND ACTIONS IN THE PLAN, WOULD ENSURE VIBRATION LEVELS WOULD NOT EXCEED APPLICABLE THRESHOLDS FOR BUILDING DAMAGE. THEREFORE, THIS IMPACT WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

Construction

Future development facilitated by the 2045 General Plan Update would involve construction activity that could intermittently generate groundborne vibration affecting nearby properties. Table 4.6-9 lists groundborne vibration levels from various types of construction equipment at various distances.

Table 4.6-9 Vibration Source Levels for Construction Equipment

Equipment		Approximate Vibration Level (in/sec PPV)			
		25 feet from Source	50 feet from Source	100 feet from Source	200 feet from Source
Caisson Drilling		0.089	0.031	0.011	0.004
Jackhammer		0.035	0.012	0.004	0.002
Large Bulldozer		0.089	0.031	0.011	0.004
Loaded Truck		0.076	0.027	0.010	0.003
Pile Driver (impact)	Upper range	1.519	0.537	0.190	0.067
	Typical	0.644	0.228	0.081	0.028
Pile Driver (sonic)	Upper range	0.734	0.260	0.092	0.032
	Typical	0.170	0.060	0.021	0.008
Small Bulldozer		0.003	0.001	<0.001	<0.001
Vibratory Roller		0.21	0.074	0.026	0.009

Source: Federal Transit Administration (FTA). 2018. *Transit Noise and Vibration Impact Assessment*. November.

As shown in Table 4.6-9, buildings and structures could experience the strongest vibration during the use of pile-drivers and vibratory rollers. Vibration levels from pile-drivers could approach 1.519 in/sec PPV at a distance of 25 feet from the source and 0.190 in/sec at 100 feet, and vibration levels from vibratory rollers could approach 0.21 in/sec PPV at a distance of 25 feet and 0.026 at 100 feet. The threshold for historic structures is 0.12 in/sec PPV; the threshold is higher for residential buildings at 0.2 in/sec PPV. Vibration levels from typical equipment, such as bulldozers and jackhammers, would not exceed the applicable thresholds for historic structures and residential buildings at a distance of 25 feet or greater. However, vibration levels from pile driving equipment and vibratory rollers may exceed the FTA thresholds.

Because project-level details are not currently available for future individual development facilitated by the plan, it is not possible to determine which projects may use pile driving or vibratory rollers and their exact vibration levels, locations, or time periods for construction of such projects. As a result, construction vibration levels may exceed the FTA's vibration levels for preventing architectural building damage.

The 2045 General Plan Update includes the following goal and policies intended to minimize groundborne vibration associated with construction activity:

Goal N-4: Vibration. The impacts of excessive ground-borne vibration from temporary and ongoing operations are limited.

> **Policy N-4.1.1:** Update the Municipal Code to require new vibration-sensitive uses within 200 feet of a potential vibration-causing source, including the Santa Maria Valley Railroad, to prepare a ground-borne vibration and noise assessment consistent with Federal Transit Administration-recommended methodology and criteria.
>
> ~~**Policy N-4.1.2: Ground-borne vibration mitigation.** Update the Municipal Code to establish building architectural and structural thresholds to prevent building damage from vibration.~~

Implementation of Policy N-4.1.1 and N-4.1.2 would reduce construction groundborne vibration impacts associated with future development facilitated by the plan. However, as project-level details of future construction activities are unknown at this time, it is not possible to determine which projects may use pile driving or vibratory rollers and their exact vibration levels, locations, or time periods for construction of such projects. Construction vibration levels may exceed the FTA's vibration levels for preventing architectural building damage. Therefore, groundborne vibration levels associated with construction activity may exceed the FTA's standards for building damage, resulting in a potentially significant impact requiring Mitigation Measure NOI-2.

Operation

New residential, commercial, industrial, and retail development facilitated by the plan would not involve substantial operational vibration sources such as railroads and subways. In addition, implementation of the plan would not directly increase rail activity in the plan area. Therefore, the plan's operational groundborne vibration impacts would be less than significant.

Mitigation Measures

NOI-2 Conditions of Approval to Reduce Construction Vibration

The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible buffers for construction equipment as standard conditions of approval. Construction plans submitted to the City shall include construction vibration analysis and identify the following buffer distances during demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.

To reduce potential construction vibration impacts, the City of Santa Maria shall require the following:

- Prior to the issuance of a building permit for a project requiring pile driving during construction, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to the following construction activities: 1) within 135 feet of fragile structures such as historical resources; 2) within 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of

engineered concrete and masonry (no plaster); 3) use of a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or 4) use of a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure. The noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City's architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure the FTA's vibration thresholds are not exceeded.

Significance After Mitigation

Implementation of General Plan Policy N-4.1.1, and N-4.1.2 would reduce construction groundborne vibration impacts from development facilitated by the plan. Mitigation Measure NOI-2 provides more detail on how Goal N-4 and Policies N-4.1.1 and N-4.1.2 would be implemented to reduce construction groundborne vibration impacts in the project area by providing buffer screening distances for potential impacts and requiring a vibration analysis when vibration-intensive equipment are within those distances, which may include use of alternative equipment and/or vibration monitoring, as necessary. Together, implementation of this goal, policies, and Mitigation Measure NOI-2 would reduce this impact to a level of less than significant.

Threshold 3:	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Impact NOI-3 BUILDOUT OF THE 2045 GENERAL PLAN UPDATE COULD EXPOSE PEOPLE RESIDING OR WORKING IN THE PLAN AREA TO EXCESSIVE NOISE LEVELS FROM AIRPORT NOISE. IMPLEMENTATION OF POLICIES AND ACTIONS IN THE PLAN WOULD ENSURE THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

The nearest aircraft facility is the Santa Maria Airport, located in the southern portion of the city, shown in Figure 4.6-2. According to the most recent Santa Maria Airport Land Use Compatibility Plan (SMALUCP 2023) for Santa Barbara County, portions of the plan area are located within the airport noise contours for Santa Maria Airport. As noted in Section 4.6.1(d), the annual air show and military aircraft training use of the airport can expose the area to higher-than-typical noise. These events only occur during a small fraction of the year, and are therefore considered temporary. The plan does not anticipate changes to the frequency or other operational components of these temporary activities, and as such they are not considered potential airport noise impacts associated with the plan.

The 2045 General Plan Update includes the following policy and actions intended to minimize airport noise impacts:

Policy N-2.3: Airport noise mitigation. Require aviation easements and noise mitigation measures in new residential developments near the airport in the 60+ dB CNEL contour.

Action N-2.3.1: Encourage future Santa Maria Airport facility development or expansion to incorporate noise reduction measures to minimize stationary source noise impacts on surrounding areas where necessary.

Action N-2.3.2: Review and, as needed, revise land use designations to ensure consistency with the ALUCP noise contour maps.

Implementation of this policy and associated actions would ensure that noise from new developments facilitated by the plan are analyzed and mitigated to acceptable levels prior to approval of these projects. Therefore, the plan would not expose people residing or working in the project area to excessive noise levels, and this impact would be less than significant.

Mitigation Measures

No mitigation is required because this impact would be less than significant.

4.6.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*.

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Future development within the cumulative impact analysis area would increase noise and vibration levels and may result in a significant impact.

As discussed in Impact NOI-1, construction noise generated by future development facilitated by the plan, in combination with construction activities for other cumulative projects that may be constructed simultaneously could, without mitigation, substantially increase noise levels in the vicinity of future projects. Goals, policies and mitigation measures have been identified to help reduce noise from construction equipment from new development facilitated by the plan. Therefore, unless construction of cumulative projects, including new development facilitated by the plan, occur in close proximity to each other and simultaneously, noise from individual construction projects has a small chance of combining to create significant cumulative impacts. Although this scenario is unlikely, and policies, actions, and mitigation measures would be implemented to the extent feasible, the potential remains for a cumulatively considerable increase in construction noise from future development facilitated by the plan. The plan could result in a substantial contribution to this cumulatively significant impact. Therefore, the cumulative impact related to construction noise would be significant and unavoidable.

Future development facilitated by the plan would introduce new stationary noise sources to the ambient noise environment in and around the plan area, including new mechanical ventilation equipment. These sources may combine with noise from other nearby cumulative projects to result in higher noise levels. However, operational noise from these sources is localized and rapidly attenuates within an urbanized setting due to the effects of intervening structures and topography that block the line of sight, and due to other noise sources closer to receptors that obscure project-related noise. Implementation of the Santa Maria Municipal Code noise standards would ensure that noise from new stationary sources as part of cumulative development would be within

acceptable levels. Therefore, the cumulative impact related to operational stationary noise would be less than significant.

Traffic noise increases from development facilitated by the plan would contribute to noise level increases that exceed impact criteria and would be cumulatively considerable. Implementation of policies and actions in the 2045 General Plan Update would reduce the contribution of the plan to roadway traffic noise impacts. However, there is no feasible mitigation that would ensure that all future development facilitated by the plan could feasibly reduce traffic noise to avoid impacts. Therefore, in combination with traffic noise for other cumulative projects, the cumulative impact related to operational traffic noise would be significant and unavoidable.

Although there could be other cumulative projects simultaneously under construction near a development facilitated by the plan, the potential for construction groundborne vibration and noise impacts exists within a limited area (e.g., within approximately 25 feet for a vibratory roller). Since no two construction cumulative projects, including new development facilitated by the plan, would both be within 25 feet of a given sensitive structure, cumulative groundborne vibration and noise impacts would be less than significant.

Future development facilitated by the plan would expose people residing or working in the plan area to airport noise. Airport noise is localized to locations affected by airport operations and overflights (refer to Figure 4.6-2), and does not combine with noise from other nearby cumulative projects to result in higher airport noise levels. Implementation of Policy N-2.3 and Actions N-2.3.1 and N-2.3.2 would ensure that noise from new developments facilitated by the plan are analyzed and mitigated to acceptable levels prior to approval of these projects. Therefore, the cumulative impact related to operational stationary noise would be less than significant.

4.7 Transportation and Traffic

This section evaluates the 2045 General Plan Update's potential impact on the local and regional transportation system in Santa Maria, including potential impacts to vehicle miles traveled (VMT). The regulatory setting in this section is based on the City's General Plan Environmental Existing Conditions Report (City of Santa Maria 2020) and the current 2011 General Plan Circulation Element. The analysis in this section is based, in part, on the updated Circulation Element that is a component of the 2045 General Plan Update, on the basis that the updated Circulation Element will update setting information in the 2011 General Plan Circulation Element. The analysis in this section is also based, in part, on the City of Santa Maria travel demand model, evaluated by GHD in June 2025.

4.7.1 Setting

The City of Santa Maria is served by an extensive network of freeways, arterials, collectors, and local roads. The network provides a high level of north-south/east-west connectivity with adjacent counties (i.e., San Luis Obispo, Ventura, and Kern Counties) by way of United States Highway 101 (U.S. 101), State Route 135 (SR 135) and State Route 166 (SR 166) that traverse the city. SR 135 and SR 166 both junction State Route 1 (SR 1) to the west of the city.

a. Roadway Network and Functional Classifications

Santa Maria is served by a system of streets and paths that enable connections in the city and to the regional transportation system. They are classified by their function with different characteristics and accommodations for modes of travel and access to adjacent land uses. The system supports multiple modes of travel and contains network elements that support vehicular, bicycle, pedestrian, and transit travel. In addition, roadways in Santa Maria provide routes for truck hailing and industrial uses hauling. The roadway classifications serve as the City's policy guidance for the development of multi-modal streets and balance all network elements. Descriptions of roadway classifications and their characteristics in Santa Maria are described below. The location of existing roadways and their classifications are shown in Figure 4.7-1.

b. State Highways

U.S. 101 and State highways, city streets and county roads carry a large amount of traffic throughout Santa Barbara County. Given that the State highway network forms the primary backbone of the Santa Barbara County network, the State highway system within Santa Barbara County is described in further detail below.

State Route 1

SR 1 serves as a major north-south corridor traversing along most of the Pacific coastline of California. The route begins in Dana Point (I-5 Junction) and ends in Leggett (Junction 101). SR 1 is the longest route in California at approximately 655 miles.

Within Santa Barbara County, SR 1 is functionally a Principal/Minor Arterial facility. The route begins at the Cañada De Las Cruces at Junction U.S. 101 traversing north through the City of Guadalupe into San Luis Obispo County. SR 1 traverses to the west of the city of Santa Maria. The route encompasses approximately 51 miles.

SR 1 contains a combination of two to four lane conventional highway and two to four lane expressway sections. A two lane highway/expressway is one lane in each direction and a four lane highway/expressway is two lanes in each direction. This route serves as the major access arterial for surrounding communities i.e., Santa Maria, Guadalupe, Orcutt and Lompoc.

U.S. Highway 101

U.S. 101 serves as a major north-south coastal route extending from Los Angeles, California north through Oregon State ending in Tumwater, Washington. U.S. 101 is approximately 1,540 miles.

Within Santa Barbara County, U.S. 101 begins along the southern coast of Santa Barbara at the Santa Barbara/Ventura County line traversing north to the City of Santa Maria at the Santa Maria Way Interchange to SR 166 East Interchange. The route encompasses approximately 91 miles.

U.S. 101 contains a combination of four-six lane freeway/expressway lane sections. This route serves as the major access freeway/expressway for surrounding communities i.e., Carpinteria, Santa Barbara, Goleta, Solvang, Buellton, Orcutt, and Santa Maria.

State Route 135 (Broadway)

SR 135 serves as a western north-south bypass corridor of U.S. 101 in northern Santa Barbara County. The route begins in Los Alamos (Junction US 101) passing north through Santa Barbara County to the SR 1 junction. At the SR 1 junction SR 135 heads east through the Orcutt community and further north to the City of Santa Maria, where it is known as Broadway. Broadway continues north through the city to the U.S. 101 interchange.

Broadway is functionally a Minor Collector/Principal Arterial facility. Approximately the first 9.6 miles is a 2-lane conventional highway, the next 7.1 miles is a 4-lane freeway/expressway and the remainder of its length is a four and six-lane conventional highway. This route serves as the major access arterial for surrounding communities i.e., Santa Maria, Orcutt and Los Alamos, and encompasses approximately 21 miles.

State Route 166

SR 166 serves as an east-west corridor connecting the Central Coast to the southern San Joaquin Valley. The west end route begins at SR 1 in Guadalupe, traversing approximately 11 miles east and ending at the U.S. 101 interchange within the city. The portion of SR 166 within the City boundaries is referred to as Main Street and is designated as a two to four-lane Primary Arterial.

East of the U.S. 101, SR 166 begins just north of Santa Maria at Junction 101 (San Luis Obispo County) traversing eastward along the San Luis Obispo/Santa Barbara County line into Kern County ending at SR 99 Junction near Mettler. This portion of the route is approximately 100 miles. SR 166 contains a combination of two-lane Principal and Minor Arterial to four-six lane Principal Arterial Conventional Highway.

Betteravia Road

Betteravia Road from U.S. 101 to Broadway (SR 135) is on the National Highway System. Even though this segment of Betteravia Road is still under the city's jurisdiction, the National Highway System designation helps to prioritize available federal funding for this segment of Betteravia Road.

c. Arterials, Collectors, and Local Roadways

The City of Santa Maria's circulation system is composed of a wide range of transportation facilities that serve two basic functions, mobility and land access. Arterials serve major activity centers, as well as neighboring areas, and the highest traffic volume corridors to provide a network of continuous routes and facilitate both local and inter-regional travel. Collectors provide local access to the overall roadway network, channeling traffic from local roadways into the arterial network. Local roads provide direct access to neighboring land and primarily facilitate local travel.

Table 4.7-1 identifies the roadway classification facility types in the current Circulation Element.

Table 4.7-1 Current Circulation Element Roadway Classification

Facility Type	Emphasis (Mobility versus Land Access)
Freeway	Reserved for limited access, uncontrolled, grade separated facilities, this classification includes US 101. The Freeway provides a high degree of mobility with no direct land access.
Primary Arterial	Provide mobility with intermittent access to Secondary Arterials with minimal direct land access.
Secondary Arterial	Provide mobility via access to Collector Roads and some Local Streets and accommodate access to major traffic generating land uses.
Collector Road	Connect Local Streets with Secondary Arterials and, occasionally, Primary Arterials, and also provide access to major land uses.
Local Streets	Provide access to adjacent land uses as well as access to Collector Roads.
Minor Streets	Provide access to adjacent land uses as well as to Local Streets and, occasionally, Collector Roads. Minor Streets occur only within and serve only residentially-zoned properties.
Roundabouts	Circular intersections that feature, among other important geometric components, a central island, a circulatory roadway, and splitter islands on each approach. Key to the proper implementation of these facilities is the understanding that roundabouts rely upon two basic and important principles: 1) Speed reduction through the facility, achieved through geometric design, which assures optimal operational benefits and safety enhancement; and, 2) The yield-at-entry rule, which requires traffic entering the intersection to yield to traffic that is traveling in the circulatory roadway when conflicts occur between them.

Source: Santa Maria General Plan Circulation Element, 2011

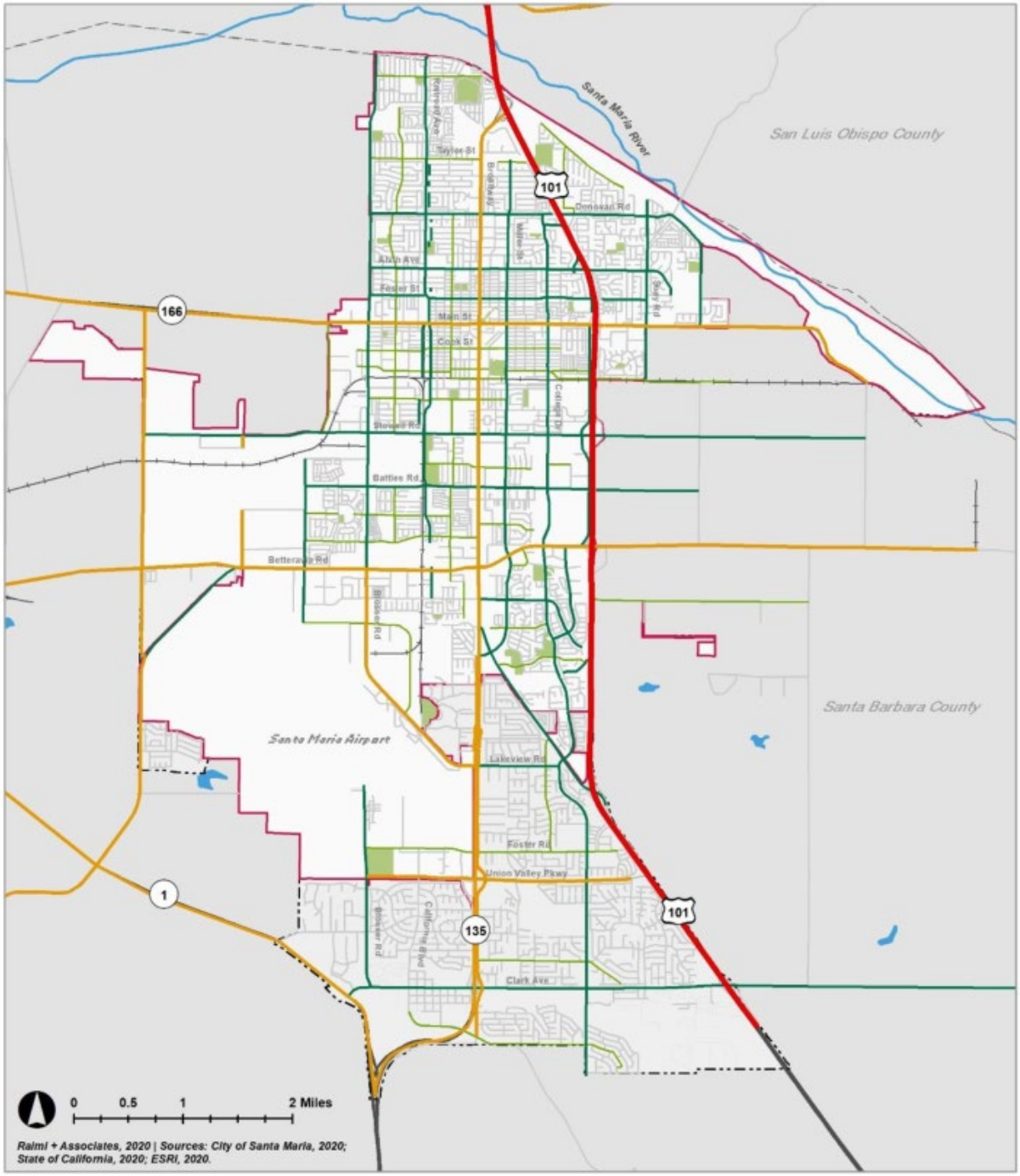
A map of major roadways by functional classification from the current Circulation Element is provided in Figure 4.7-1.

d. Pedestrian and Bicycle Network

Active Transportation Plan

The 2020 Santa Maria Active Transportation Plan was adopted by the City Council in January 2021. The Active Transportation Plan is a planning effort led by the City of Santa Maria to facilitate the design and implementation of a connected bicycle and pedestrian network to provide safe, affordable, and accessible transportation alternatives to the community.

Figure 4.7-1 Current Circulation Element Roadway Functional Classification



Existing and Planned Bikeways

In the current Circulation Element, existing and planned bicycle facilities are categorized based on the four classifications recognized by Caltrans, along with three subclassifications. These include:

- Class I Shared Use Paths. Class I shared use paths are completely separated rights-of-way designated for the exclusive use of bicycles and pedestrians, with crossflows by motorists minimized. Caltrans standards require a minimum width of eight feet for a one-way Class I bike path.
- Class II Bicycle Lanes. Class II bicycle lanes provide a striped or buffered right-of-way designated for the exclusive or semi-exclusive use of bicycles with through-travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists. Caltrans standards generally require a minimum width of four feet for a Class II bicycle lane.
- Class III Bicycle Routes. Class III bicycle routes are signed routes for bicyclists on low-speed, low-volume streets where lanes are shared with drivers. Caltrans standards for Class III bicycle routes are incorporated into roadway width requirements.
- Class IV Separated Bikeways. Class IV separated bikeways are on-street bicycle facilities with a physical barrier between the bicycle space and motor vehicle lanes, including bollards, curbs, or parking. Caltrans standards require a minimum width of five feet for a one-way Class IV separated bikeway.

Bicycle-Transit Connections

The transit services of Santa Maria Regional Transit, The Breeze Bus, Clean Air Express, Guadalupe Flyer, and RTA-Route 10 all have buses that are equipped with bike racks capable of accommodating bicycles. This service enables riders to access destinations that are difficult to reach solely by bicycle, while it also expands the potential service area range of bus stops. Bicycle parking is not provided at most stops along these transit services, with the exception of the Santa Maria Transit Center. There are no reported bike lockers available for public use along the stops or at the Santa Maria Transit Center, but there are six reported bike lockers located at the Santa Maria Public Library.

Pedestrian Network

The Santa Maria Active Transportation Plan states that most trips begin and end as walking trips even when a car, bicycle, bus, or train is involved. Like the City of Santa Maria's existing bikeway network, the city's pedestrian conditions vary widely. Some locations have a comprehensive sidewalk network with crossings and signage, while infrastructure is limited in other locations.

e. Transit

This section describes the existing transit services in Santa Maria and regional services provided in Santa Barbara County and southern San Luis Obispo County. In addition, the City is currently updating its Short Range Transit Plan. This document focuses on service recommendations in four categories: performance improvement, service enhancement, policy, and innovation/technology.

The five transit service providers currently available to the residents of Santa Maria include:

- **Santa Maria Regional Transit (SMRT)**. The City of Santa Maria operates SMRT's local fixed route, regional bus service, and on-demand Microtransit and ADA paratransit bus services. SMRT ridership demographics reflect a broad cross-section of the service area, including seniors, persons with disabilities, K-12 students, college students, working professionals, tourists and

riders who choose to use transit instead of driving. Transit ridership is rapidly growing and is expected to continue to grow over the years to come. The routes currently provide public transportation to local employment centers including schools, health care facilities, and major attractors (shopping centers, educational government facilities, medical and other uses). These trips are matched with services that extend to neighborhoods within the city (City of Santa Maria 2025).

- **The Breeze Bus.** The Breeze Bus is a commuter service between Santa Maria, Vandenberg Air Force Base, Lompoc, Los Alamos, Buellton, and Solvang that operates Monday through Friday. This objective of this transit service is to accommodate working commuters with three trips daily.
- **The Guadalupe Flyer.** The Guadalupe Flyer is a single route, connecting destinations around Guadalupe with the Town Center Mall and Transit Center in Santa Maria, traveling approximately 12 miles from Guadalupe on SR 166.
- **Clean Air Express.** The Clean Air Express commuter bus service is a weekday commuter bus program serving residents of Lompoc, Santa Maria, Buellton, Solvang, and adjacent unincorporated areas commuting to their jobs in Goleta and Santa Barbara. The Clean Air Express is managed by SBCAG.
- **SMOOTH.** SMOOTH maintains and operates various contracts with local groups in Santa Barbara County to provide transportation assistance with emphasis for passengers requiring medical, physical, and social assistance. SMOOTH provides Senior Dial-A-Ride services in Santa Maria.
- **San Luis Obispo Regional Transit Authority**. San Luis Obispo Regional Transit Authority (SLORTA) offers local and regional bus service to the South County portion of San Luis Obispo County and northern Santa Barbara County, including Santa Maria. Specifically, SLORTA links the Five Cities area (Arroyo Grande, Grover Beach, Oceano, Pismo Beach and Shell Beach), as well as Nipomo and Avila Beach.

4.7.2 Regulatory Setting

a. Federal Regulations

United States Department of Transportation

The United States Department of Transportation provides a number of grant programs, primarily for the construction and upgrading of major highways and transit facilities. Many of these grants are administered by the State and regional governments. Use of federal grant funding also invokes the National Environmental Protection Act in some cases.

b. State Regulations

Caltrans Authority over the State Highway System

Caltrans is responsible for the planning, design, construction and maintenance of all interstate freeways and state routes. It builds, maintains, and operates the State Highway System in California with a goal to facilitate the safe and efficient use of the state transportation system for all users. Standards established in Caltrans' 2020 Transportation Impact Study Guide focus on the VMT metric. The 2020 Transportation Impact Study Guide acts as a replacement for the 2002 Guide for the Preparation of Traffic Impact Studies but is only intended to be used with local land use projects and plans, not to be used for transportation projects on the State Highway System.

AB 32 and SB 375

With the passage of the Global Warming Solutions Act of 2006 (AB 32), the State committed itself to reducing statewide GHG emissions to 1990 levels by 2020. To meet the emission reduction goals of AB 32, the California's Sustainable Communities and Climate Protection Act, or SB 375, was enacted to direct the State's metropolitan planning organizations (MPOs) to develop a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its emission reduction targets. The MPO for the Santa Barbara County region, including Santa Maria, is the Santa Barbara County Association of Governments (SBCAG).

As a companion document to the Regional Transportation Plan (RTP), the SCS must include action items and financing decisions to achieve the GHG reduction target established by CARB. If the SCS does not meet the regional target, the MPO must produce an Alternative Planning Strategy that details an alternative plan to meet the target. SB 375 requires a greater level of land use planning coordination between local agencies (i.e., City of Santa Maria, Santa Barbara County) and MPOs (i.e., SBCAG) to meet the GHG targets established for Santa Barbara County.

SB 743

SB 743, signed into law in 2013, directed OPR to develop revisions to the *CEQA Guidelines* by July 1, 2014 to establish new criteria for determining the significance of transportation impacts and define alternative metrics instead of traffic level of service. SB 743 requires the new criteria to "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." It also states that alternative measures of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated." SB 743 changes the way that public agencies evaluate the transportation impacts of projects under CEQA by recognizing that roadway congestion, while an inconvenience to drivers, is not itself an environmental impact (Public Resource Code [PRC] Section 21099, subdivision [b][2]).

c. Local Regulations

Santa Barbara County Association of Governments Connected 2050 Regional Transportation Plan and Sustainable Communities Strategy

SBCAG is required by State and federal law to prepare, update, and adopt a RTP every four years. The most recent update to the RTP was completed by SBCAG in 2021 (Connected 2050 RTP/SCS) and sets forth the long-range transportation planning goal describing how the region will meet its transportation needs for the 30-year period from 2020 to 2050. The Connected 2050 RTP/SCS provides a collective vision for the region's future that balances transportation and housing needs with social, economic, and environmental goals. The Connected 2050 RTP/SCS helps guide future planning efforts and policy decisions that affect transportation, including its relationship with housing and land use, with the goal to reduce regional greenhouse gas emissions. The Connected 2050 RTP/SCS is based, in part, on SBCAG's Regional Growth Forecast which projects population and employment data to 2050. SBCAG designates Regional Housing Needs Allocation to jurisdictions based on the Regional Growth Forecast.

The Connected 2050 RTP/SCS includes five goal areas – Environment, Mobility & System Reliability, Equity, Health & Safety, and Prosperous Economy – with respective policies to meet each goal areas, which are expected to result in significant benefits to the region, not only with respect to transportation and mobility, but also economic activity, safety, and social equity (SBCAG 2025).

Santa Maria Active Transportation Plan

The Santa Maria Active Transportation Plan was adopted by the City Council in January 2021. The Active Transportation Plan updates the 2009 Bikeway Master Plan and serves as a guidance document intended to support the provision of a connected bicycle and pedestrian network to provide safe, affordable, and accessible transportation choices in Santa Maria. Consistent with the 2017 Regional Transportation Planning Guidelines, this Active Transportation Plan emphasizes the need for both active transportation infrastructure planning and non-infrastructure program strategies to help meet the City's goals for transportation mobility and accessibility. Active transportation improvements contribute to parallel state and federal goals related to air quality compliance and climate change initiatives, including compliance with the California Complete Streets Act (AB 1358) and the Americans with Disabilities Act, as well as environmental justice and social equity initiatives to provide healthier mobility choices to disadvantaged communities.

Santa Maria Airport Land Use Compatibility Plan

Adopted in January of 2023, the Airport Land Use Compatibility Plan for the Santa Maria Airport is provided by SBCAG's Airport Land Use Commission. The Airport Land Use Commission reviews land use plans and development proposals within Airport Influence Areas. Specifically, the Plan seeks to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. These plans also provide land use compatibility policies and criteria applicable to local jurisdictions in their preparation or amendments of General Plans.

Santa Maria Regional (formerly Area) Transit Short Range Transit Plan Update

In 2018, the City of Santa Maria hired a consultant to update to its Short Range Transit Plan. This plan is the guiding document for the City's public transit program. Before this update, the most recent full update was completed in 2008, with a subsequent update in 2015 that focused on Santa Maria Regional Transit's (SMRT's) evening service and fare policy. In 2021 the City prepared an Addendum to the Short Range Transit Plan incorporating post-COVID route and schedule revisions. The current Short Range Transit Plan includes a series of service recommendations in four categories: performance improvement, service enhancement, policy, and innovation/technology.

Santa Maria Downtown Multimodal Streetscape Plan

The Downtown Multimodal Streetscape Plan was adopted in January 2019 to guide the transformation of Santa Maria's Downtown streets into vibrant, multimodal corridors. Funded through a Caltrans Sustainable Communities Grant, the plan builds on the City's Downtown Specific Plan and Caltrans' Main Street, California program to promote Complete Streets principles. The plan provides conceptual design guidance for Broadway and Main Street, aiming to improve safety, walkability, and livability while accommodating all users—pedestrians, bicyclists, transit riders, and vehicles. Key goals include reducing lane widths, adding bike facilities, widening sidewalks, and enhancing intersections with traffic calming and landscaping. The plan emphasizes community engagement and reflects input from extensive public outreach, prioritizing beautification, connectivity, and economic revitalization. While the plan does not constitute final design approval, it establishes a framework for future engineering and implementation phases in partnership with Caltrans and identifies potential funding strategies for phased improvements.

4.7.3 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

VMT measures the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. VMT is calculated by adding up all the miles driven by all the cars and trucks on all the roadways in a region.

The analysis in this section is based, in part, on the City of Santa Maria travel demand model, which maintains a local traffic model for future traffic conditions for all major roadways in the city and along the Santa Maria Valley. The model consists of a base-year scenario (existing/baseline conditions) using the most recent data available, and a 2045 future year scenario (future conditions). The City of Santa Maria travel demand model is a trip-based model and identifies the following estimates:

- Residential VMT per household was estimated based on the VMT attributable to home-based trip productions, to and from residences in Santa Maria and the annexation area.
- VMT per employee was estimated based on the VMT associated with home-based work trips, to and from places of employment in Santa Maria and the annexation area.

Significance Thresholds

CEQA Guidelines Appendix G provides the following significance thresholds to determine if a project would have a potentially significant impact on transportation. For the purposes of this EIR, implementation of the 2045 General Plan Update may have a significant adverse impact if it would:

1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
2. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b);
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment); or
4. Result in inadequate emergency access.

The methodology for assessing impacts under thresholds 1, 3 and 4 is qualitative in nature and considers the existing regulations in place that would minimize potential impacts related to transit, roadway, bicycle and pedestrian facilities; geometric design features; and emergency access.

The analysis of whether the project would conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) describes specific considerations for analyzing transportation impacts pursuant to SB 375. CEQA Guidelines Section 15064.3(b) states that VMT is “generally” the most appropriate measure of transportation impacts. No particular methodology or metric is mandated by Section 15064.3(b). Instead, the choice of methodology and metric is left to the discretion of the lead agency, bearing in mind the criteria the legislature had in mind for determining the significance of transportation impacts in SB 743. These were expressed in PRC Section 21099(b)(1), which states: “[t]hose criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.”

The assessment of VMT impacts for this EIR was determined by utilizing the City of Santa Maria travel demand model to forecast the typical daily weekday rates of VMT per household attributable

to the residential population of Santa Maria, and VMT per employee attributable to jobs in Santa Maria.

SB 375 requires CARB to develop and set regional targets for greenhouse gas emission reductions from passenger vehicles. These targets are based on detailed calculations of the reduction in greenhouse gas emissions needed from various sectors of the economy in order to achieve the State's overall greenhouse gas reduction goals. In accordance with CEQA Guidelines Section 15064.7(c), Thresholds of Significance, the City of Santa Maria has elected to adopt the VMT reduction target set by CARB for the SBCAG region as the threshold of significance for VMT impact determination. Using this threshold, VMT impacts would be considered potentially significant if the forecasted rate of residential VMT per household or VMT per employee for the project were to exceed 83 percent of the existing rate of VMT in each category (i.e., at least a 17% reduction in per-unit VMT would be required for an impact to be considered less than significant).

Table 4.7-2 summarizes the existing weekday daily rates of VMT and corresponding significance thresholds. The existing daily rate of residential VMT per household is estimated to be 52.2 miles and the existing daily rate of VMT per employee is estimated to be 11.1 miles per employee. VMT impacts resulting from the plan would therefore be considered significant if the forecasted year 2045 rate of residential VMT per capita under the proposed General Plan were to exceed 43.3 miles, or if the forecasted year 2045 rate of VMT per employee were to exceed 9.2 miles.

Table 4.7-2 VMT Impact Thresholds

Scenario	Residential VMT per Household	VMT per Employee
Existing Condition	52.2	11.1
Significant Impact Threshold (83 percent of Existing rate)	**43.3**	**9.2**

Source: Santa Maria Travel Demand Model, GHD, June 2025

b. Project Impacts and Mitigation Measures

Threshold:	Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Impact TRA-1 THE 2045 GENERAL PLAN UPDATE WOULD NOT CONFLICT WITH THE CONNECTED 2050 RTP/SCS, THE SANT MARIA ACTIVE TRANSPORTATION PLAN, OR ANY OTHER APPLICABLE PROGRAM, PLAN, ORDINANCE, OR POLICY RELEVANT TO THE TRANSPORTATION SYSTEM. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

The 2045 General Plan Update would result in additional residential and commercial density, which would increase multimodal trips (vehicle, bicycle, pedestrian, and transit) onto the circulation network. This increase in multiple modes of travel would be in conformance with the goals and policies contained in the following plans affecting the City's circulation network:

- SBCAG Connected 2050 RTP/SCS
- Local Roadway Safety Plan
- Active Transportation Plan

A brief discussion of the 2045 General Plan's consistency with SBCAG's Connected 2050 RTP/SCS, the City's Local Roadway Safety Plan, and the City's Active Transportation Plan is provided below.

Connected 2050 RTP/SCS

The 2045 General Plan Update includes policies in the Circulation Element that facilitate development to promote regional transportation goals included in the Connected 2050 RTP/SCS to balance transportation and housing needs with social, economic, and environmental goals. These policies include:

Policy CIR-1.1: Complete Street planning and design. Ensure that complete streets infrastructure improves transportation choices for pedestrians, bicyclists, motorists, and public transportation riders ~~and that users~~ of all ages and abilities. ~~are considered and included in the planning, design, approval, construction, and operation of new streets, and the alteration and maintenance phases of existing streets.~~

Policy CIR-1.2: Complete Streets construction. Construct City streets and ~~require new~~ private streets to be constructed and maintained to the extent feasible in accordance with the Street Network, Bikeway Network, and Pedestrian Priority Improvement Network diagrams, the Active Transportation Plan, and standards established by the City Engineer that should be consistent with accepted standards such as the National Association of City Transportation Officials (NACTO) street design guidelines.

Policy CIR-1.3: Complete Streets in new development. Condition approvals of new development with street improvements and access provisions, to the extent feasible, that would be necessary to maintain multimodal operating standards and require complete street amenities consistent with the General Plan and accepted standards for new public and private streets.

Action CIR-1.3.1: Update the Santa Maria Municipal Code to establish active transportation infrastructure standards for new development, such as minimum requirements for bicycle storage/lockers and requiring integration with existing nearby bicycle, pedestrian, and transit infrastructure.

Policy CIR-2.2: Transportation planning. Update and implement transportation plans to be consistent with the General Plan.

Action CIR-2.2.1: Continue to participate in circulation and transportation planning with Santa Barbara County, Santa Barbara County Association of Governments (SBCAG), and the State of California.

Action CIR-2.2.2: Seek inclusion in federal, state, and regional transportation improvement plans that support local capital improvements. These include the Federal Transportation Improvement Plan (TIP), the State Transportation Improvement Plan (STIP), the Santa Barbara County Regional Transportation Improvement Program (RTIP), and the County Regional Transportation Program (RTP).

Policy CIR-6.1: Public transit service and financial stability. Maintain and enhance convenient, safe, and reliable transit services..

Action CIR-6.1.1: Maintain the current level of bus services and expand such services as required when demand levels increase, covering new developments and underserved areas. This may include implementing flexible transit service (also known as microtransit) for off-peak hours, or providing night and weekend services where feasible.

Action CIR-6.1.3: Ensure transit services are affordable and accessible for people of every age, ability, or income. Serve disadvantaged communities, transit-dependent individuals, and major employment centers, ensuring that all stops and stations are ADA compliant.

Action CIR-6.1.5: Collaborate with regional transit agencies on coordinated scheduling to ensure seamless transfers, facilitating inter-city travel and access to regional employment centers and attractions.

Action CIR-6.1.6: Identify and secure stable funding sources for transit operations, maintenance, and capital projects. Explore federal, state, regional, and local funding opportunities, including potential value capture mechanisms from Transit-Oriented Development.

Policy CIR-6.4: Transit-supportive land use and urban design. Promote Transit Oriented Development (TOD) by encouraging and incentivizing mixed-use, compact developments around existing and planned transit stops and corridors.

Action CIR-6.4.1: Adopt accessible citywide street design standards that support transit operations and active transportation. Plan new developments with direct pedestrian and bike connections to transit stops and ensure building frontages are accessible to transit users.

Action CIR-6.4.2: Integrate transit planning and City planning efforts, including land use, housing, economic development, and environmental plans for a holistic approach to development. Require new development and redevelopment sites to provide transit stops consistent with Santa Maria Regional Transit Standards and documents.

Action CIR-6.4.3: Action CIR-6.4.3: Adopt comprehensive transit design guidelines that provide clear direction for planners and developers on designing new developments and redevelopments that integrate transit. These guidelines should:

- Prioritize pedestrian and bicycle connections to transit stops, for safe, direct, and comfortable routes.
- Promote building orientation and entrances that face the street and transit stops, rather than being set back behind parking.
- Incentivize mixed-use development that places residential, commercial, and civic uses within easy walking distance of transit.
- Incorporate streetscape elements that enhance the pedestrian experience and encourage transit use, such as wide sidewalks, street trees, inviting public spaces, and appropriate lighting.
- Provide guidance on integrating transit stops directly into development sites for maximum convenience and visibility.
- Encourage human-scaled architecture and design that contributes to a vibrant and active public realm around transit facilities.

Policy CIR-7.1: Reduce VMT. Reduce VMT in accordance with the reduction target set by the California Air Resources Board (CARB) for the Santa Barbara County Association of Governments (SBCAG) region ~~below regional averages on~~ a "per resident" and "per employee" basis. ~~and disperse peak hour traffic to better utilize the existing and planned transportation infrastructure.~~

Action CIR-7.1.1: Maintain VMT thresholds consistent with State guidelines for use in evaluating potential traffic impacts from projects subject to CEQA.

Policy CIR-7.2: Prioritize land use development patterns that reduce VMT. In existing and future planned areas of the city, prioritize infill and mixed-use development and encourage new development in close proximity to existing employment, housing, schools, commercial centers, and other services and amenities.

With implementation of the policies included in the Circulation Element, the plan would encourage alternative travel, equitable access, and a reduction in vehicle trips, consistent with the regional transportation goals of the Connected 2050 RTP/SCS.

Santa Maria Active Transportation Plan

The Active Transportation Plan serves as a guidance document intended to support the provision of a connected bicycle and pedestrian network to provide safe, affordable, and accessible transportation choices in Santa Maria. The following 2045 General Plan Circulation Element policies would support active transportation projects identified in the Active Transportation Plan:

Policy CIR-1.4: Bicycle and pedestrian facilities. Consistent with the Bikeway Network and Pedestrian Priority Improvement Network diagrams, develop bicycle and pedestrian facilities to meet the transportation and recreational needs of the residents throughout the city, and where possible, provide separate bikeway access to major destinations (e.g., schools, parks, and commercial and employment centers) to ensure safety.

Action CIR-1.4.1: Implement the bicycle and pedestrian projects identified in the Pedestrian Priority Improvement Network diagram and the Santa Maria Active Transportation Plan.

Action CIR-1.4.2: Pursue all applicable revenue sources for the implementation of bicycle and pedestrian facilities.

Policy CIR-1.5: Bicycle and pedestrian facilities in new development. Require pedestrian- and bicycle-friendly facilities consistent with the Bikeway Network and Pedestrian Priority Improvement Network diagrams and the Active Transportation Plan when reviewing and approving private development applications, General Plan or zoning changes, and specific plans.

Policy CIR-1.6: Multimodal street standards. Maintain and update street standards that serve not just automobile operations, but also multimodal movement and adjacent land uses, including pedestrians, motorists, bicyclists, and transit riders of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, and promotes connectivity between uses and areas.

Policy CIR-5.1: Vision Zero. Advance efforts to eliminate traffic fatalities and serious injuries attributable to collisions on City streets by developing and implementing a "Vision Zero" strategy to reduce traffic fatalities and serious injuries to zero while increasing safe, healthy, and equitable mobility for all.

Action CIR-5.1.1: Monitor collision data and implement countermeasures to address identified collision patterns.

Action CIR-5.1.2: Implement safety improvements, including improvements consistent with those recommended by the Santa Maria Local Roadway Safety Plan (LRSP).

Policy CIR-5.2: Safe Routes to School. Promote pedestrian safety and connectivity between homes and schools by implementing infrastructure improvements (e.g., sidewalks, crosswalks, traffic calming measures, and bike lanes) to ensure safe, accessible pathways for students.

Policy CIR-6.3: Integrated multimodal infrastructure. Develop a multimodal transit system that works for walking, biking, and shared mobility.

The 2045 General Plan Update would ensure adequate bicycle and pedestrian facilities are provided to promote safe multimodal circulation, and plan policies would be further supported by active transportation projects in the Active Transportation Plan. Therefore, the 2045 General Plan Update would not conflict with the Active Transportation Plan.

Mitigation Measures

No mitigation is required because this impact would be less than significant.

Threshold:	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Impact TRA-2 THE FUTURE (2045) CITYWIDE RATES OF VMT WITH THE 2045 GENERAL PLAN UPDATE WOULD NOT MEET THE 17% VMT REDUCTION TARGET REQUIRED TO BE CONSISTENT WITH CEQA GUIDELINES 15064.3(B). THERE ARE NO FEASIBLE GENERAL PLAN POLICIES OR MITIGATION MEASURES THAT COULD REDUCE CITYWIDE RATES OF VMT BELOW THE VMT REDUCTION TARGET. AS A RESULT, THIS WOULD BE A SIGNIFICANT AND UNAVOIDABLE IMPACT.

As described in Section 4.7.3(a), Methodology and Significance Thresholds, VMT impacts from the 2045 General Plan Update were analyzed using the City of Santa Maria travel demand model. VMT impacts would be considered significant if the forecasted rate of residential VMT per household of the project exceeded 43.3 miles or the VMT rate per employee for the project exceeded 9.2 miles. As shown in Table 4.7-3, the model-forecasted rates of residential VMT per household and VMT per employee for Future (Year 2045) conditions both exceed the significance threshold. Therefore, transportation impacts associated with VMT would be significant.

Table 4.7-3 Per Household and Per Employee Vehicle Miles Traveled

Scenario	VMT per Household	VMT per Employee
Existing/Baseline Conditions	52.2	11.1
Future (2045) Conditions	47.6	9.8
Significance Threshold	43.3	9.2
Impact Finding	Significant	Significant

Source: Santa Maria Travel Demand Model, GHD, June 2025

Although the overall average per-unit VMT in the horizon year does not meet the 17% VMT reduction target, it should be noted that the overall average per-unit VMT figure includes a mix of existing and future residential and non-residential developments. Table 4.7-4 shows the per-unit VMT of future development only as a separate calculation (i.e., what could be approved and built going forward under the 2045 General Plan Update.

Table 4.7-4 Vehicle Miles Traveled, Reduction from Existing

Scenario	VMT per Household	VMT per Employee
Existing/Baseline Conditions	52.2	11.1
Future (2045) Conditions	47.6	9.8
Reduction from Existing	-8.8%	-11.7%
Future Development Only	39.5	7.4
Reduction from Existing	-24.2%	-32.8%

Source: Santa Maria Travel Demand Model, GHD, June 2025

As shown in Table 4.7-4, evaluating future development alone (excluding existing development from the calculation) would meet CARB's VMT reduction target.

The 2045 General Plan Update includes policies in the Circulation Element that would shorten trips and increase the use of multi-modal transportation and thereby reduce per-unit VMT. These include:

> **Policy CIR-7.1: Reduce VMT**. Reduce VMT in accordance with the reduction target set by the California Air Resources Board (CARB) for the Santa Barbara County Association of Governments (SBCAG) region ~~below regional averages on~~ a "per resident" and "per employee" basis. ~~and disperse peak hour traffic to better utilize the existing and planned transportation infrastructure.~~
>
> > **Action CIR-7.1.1:** Maintain VMT thresholds consistent with State guidelines for use in evaluating potential traffic impacts from projects subject to CEQA.
>
> **Policy CIR-7.2: Prioritize land use development patterns that reduce VMT.** Prioritize infill and mixed-use development and encourage new development near existing employment, housing, schools, commercial centers, and other services and amenities.
>
> **Policy LU-4.3: Mixed-use development.** Support vertical and horizontal mixed-use development, integrating residential uses along Broadway and Main Street to promote a pedestrian-focused environment in the core of the city and reduce vehicle trips.

Potential future VMT impacts from individual developments in Santa Maria would be evaluated based on local VMT thresholds established by the City. While the potential impacts of individual developments in Santa Maria are speculative, and in spite of the fact that future development alone (excluding existing development from the calculation) would meet CARB's VMT reduction target, the combined Future (2045) conditions forecast for the 2045 General Plan Update does not meet the 17% VMT reduction target, and would be inconsistent with CEQA Guidelines Section 15064.3(b), which is a potentially significant impact.

Mitigation Measures

The 2045 General Plan Update includes policies which would reduce VMT to the extent feasible. However, given the legacy development pattern embodied in existing development in the city, there is no set of General Plan policies or mitigation measures that could feasibly reduce per-unit VMT below the threshold.

Significance After Mitigation

Because there is no set of General Plan policies or mitigation measures that could feasibly reduce per-unit VMT below the threshold beyond what has already been included, this impact would remain significant and unavoidable.

Threshold 3:	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?
Threshold 4:	Would the project result in inadequate emergency access?

Impact TRA-3 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD COMPLY WITH STATE, SANTA MARIA FIRE DEPARTMENT, AND CITY REQUIREMENTS RELATED TO TRANSPORTATION DESIGN SAFETY AND EMERGENCY ACCESS. WITH ADHERENCE TO THESE REQUIREMENTS, THE 2045 GENERAL PLAN UPDATE WOULD NOT SUBSTANTIALLY INCREASE HAZARDS DUE TO A GEOMETRIC DESIGN FEATURE OR RESULT IN INADEQUATE EMERGENCY ACCESS, AND THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

The Santa Maria Municipal Code includes a set of standard construction details, which include, but are not limited to, general specifications, drainage details, curb, driveway, sidewalk and access ramp details, typical street section, water system details and sanitary sewer system details. As individual developments are proposed, project applicants would be required to follow appropriate design guidelines in implementing roadway improvements that are necessary to alleviate transportation hazards. Therefore, implementation of the 2045 General Plan Update would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Construction activities associated with new development facilitated by the plan could temporarily impair emergency access points used for emergency access vehicles. However, any construction on State highway systems (i.e., U.S. 101, SR 135, and SR 166) would be required to create a temporary traffic control plan that adheres to the standards set forth in the most recent version of the California Manual of Uniform Traffic Control Devices (Caltrans 2014, revised 2025). Construction within a public easement or right-of-way would be required to obtain an encroachment permit from the City's Public Works Department. Accordingly, construction activities would not result in substantial impairment of emergency access in Santa Maria.

Operation of development facilitated by the 2045 General Plan Update could result in alterations to existing transportation infrastructure, including, but not limited to, sidewalks and driveways. Future development would be required to adhere to applicable state and City of Santa Maria Fire Department design standards for emergency vehicle access, such as California Code of Regulations Title 19, Article 3, Section 3.05 which requires access roads from every building to a public street to be all-weather hard-surfaced right-of-way not less than 20 feet in width.

In addition to existing State and local requirements, the 2045 General Plan Update proposes policies that would ensure transportation safety and maintain adequate emergency access. These policies include the following:

> **Policy CIR-1.3: Complete Streets in new development**. Condition approvals of new development with street improvements and access provisions, to the extent feasible, that would be necessary to maintain multimodal operating standards and require complete street amenities consistent with the General Plan and accepted standards for new public and private streets.

Action CIR-1.3.1: Update the Santa Maria Municipal Code to establish active transportation infrastructure standards for new development, such as minimum requirements for bicycle storage/lockers and requiring integration with existing nearby bicycle, pedestrian, and transit infrastructure.

Policy CIR-1.4: Bicycle and pedestrian facilities. Consistent with the Bikeway Network and Pedestrian Priority improvement Network diagrams, develop bicycle and pedestrian facili to meet the transportation and recreational needs of the residents throughout the city, and where possible, provide separate bikeway access to major destinations (e.g., schools, parks, and commercial and employment centers) to ensure safety.

Action CIR-1.4.1: Implement the bicycle and pedestrian projects identified in the Pedestrian Priority Improvement Network diagram and the Active Transportation Plan.

Action CIR-1.4.2: Pursue all applicable revenue sources for the implementation of bicycle and pedestrian facilities.

Policy CIR-1.9: Transportation studies. For all new larger developments or substantial improvements to existing development, require a transportation study to evaluate the potential effects on the transportation system associated with the proposed project prior to approval, including ensuring that the proposed project provides transportation amenities consistent with the General Plan. The requirement of transportation studies for new developments is at the discretion of City staff and determined on a case-by-case basis.

Policy CIR-1.10: Acceptable Traffic Levels of Service. ~~Multimodal operating standards~~. Maintain an acceptable peak hour level of service (LOS) of D or better, as determined using the most current edition of ~~based on~~ the Highway Capacity Manual (HCM) or other methodology formally adopted by the City Engineer, on all ~~at~~ arterial and collector roadways and at all signalized ~~street~~ intersections, except where achieving the LOS standard would result in unacceptable conditions for bicyclists, pedestrians, or transit users. Deficiency plans shall be required for developments that cause intersections to cross the LOS threshold. Provide low-stress travel conditions for bicyclists that achieve Bicycle Level of Traffic Stress (LTS) 2 or better on arterial and collector streets.

Traffic Impact Analyses: Traffic impact analyses (TIAs) shall be prepared using HCM-based methodologies or other methodology formally adopted by the City Engineer, consistent with the City's adopted traffic study guidelines.

Methodology: Where multiple methodologies are available to determine LOS, the City Engineer shall determine the appropriate analysis method based on facility type, context, and study purpose, including, as applicable:

- Control delay (seconds per vehicle) for signalized and unsignalized intersections; and
- HCM-defined performance measures for roadway segments, roundabouts, and other facilities.

Long-Range Planning Flexibility: For long-range planning horizons, area-wide planning efforts, or cumulative growth scenarios, LOS D need not be strictly maintained where the City determines that:

- Temporary or localized degradation of LOS is unavoidable; and

- Overriding transportation, land use, environmental, or community benefits justify the impact, supported by appropriate findings. Such determinations shall be made using HCM-based analysis or other methodology formally adopted by the City Engineer and documented in the applicable planning or environmental review documents. Downtown/Specific Plan Areas: Within designated specific plan areas or activity centers, including the Downtown Specific Plan area, projects that exceed City-established vehicle trip thresholds shall prepare a traffic impact analysis using HCM methodology or other methodology formally adopted by the City Engineer in accordance with City standards. Where the City determines that strict application of LOS D would conflict with adopted plan objectives, the City may approve alternative or equivalent transportation mitigation measures, including but not limited to multimodal improvements, transportation demand management strategies, or deficiency plans prepared consistent with State law.

Conditions of Development Approvals: Development approvals shall include conditions necessary to maintain or achieve LOS D unless alternative mitigation is approved pursuant to City policy.

Action CIR-1.10.1: Periodically review roadway and intersection performance using HCM metrics or other methodology formally adopted by the City Engineer and prioritize capital improvements to address identified deficiencies.

Policy CIR-1.11: Bicycle Level of Traffic Stress. Provide low-stress travel conditions for bicyclists that achieve Bicycle Level of Traffic Stress (LTS) 2 or better on arterial and collector streets (see the Bicycle Level of Traffic Stress standard above).

Policy CIR-2.1: Preservation of right-of-way. Require appropriate right-of-way dedications or public access easements of all new developments to facilitate the construction of transportation facilities shown in the Street Network, Bikeway Network, and Pedestrian Improvement Network diagrams as well as the bicycle and pedestrian projects recommended by the Active Transportation Plan, including protection of right-of-way for future streets and trails.

Policy CIR-5.2: Safe Routes to School. Promote pedestrian safety and connectivity between homes and schools by implementing infrastructure improvements (e.g., sidewalks, crosswalks, traffic calming measures, and bike lanes) to ensure safe, accessible pathways for students.

In addition, future development facilitated by the 2045 General Plan Update would be reviewed by City staff to ensure consistency with all applicable City and State design standards, including standards for project access points, location, and design, sight lines, roadway modifications, provisions for bicycle, pedestrian, and transit connections, and emergency access. As a result, these impacts would be less than significant.

Mitigation Measures

No mitigation is required because this impact would be less than significant.

4.7.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*.

By its nature, a general plan considers cumulative impacts insofar as it considers cumulative development that could occur within the City Limits and annexation areas. All new development in the City and annexation areas would be required to comply with local regulations and policies related to the circulation system, including transit, roadway, bicycle and pedestrian facilities. Cumulative development in Santa Maria would be required to comply with 2045 General Plan Circulation Element policies. Accordingly, cumulative projects would have a less than significant impact related to conflicts with programs, plans, ordinances or policies addressing the circulation system.

Cumulative development could result in changes to regional baseline VMT conditions that conflict with *CEQA Guidelines* section 15064.3, subdivision (b) and therefore create a significant cumulative impact. As discussed in Impact TRA-2, implementation of the 2045 General Plan Update would not meet the 17% VMT reduction target required to be consistent with CEQA Guidelines Section 15064.3(b). Because the analysis for the 2045 General Plan Update is based on citywide VMT calculations in comparison to SBCAG regional VMT estimates, the 2045 General Plan's project-level significant and unavoidable impact on VMT implies that the 2045 General Plan Update would have a cumulatively considerable contribution toward regional cumulative VMT impacts. Therefore, cumulative VMT impacts would be significant, and the 2045 General Plan Update would have a cumulatively considerable contribution on VMT impacts.

Some types of transportation impacts are related to site- and project-specific characteristics, and conditions would not be significantly affected by other development outside Santa Maria. Compliance with applicable regulations and oversight, including Caltrans design guidelines, City design guidelines, and – for development outside Santa Maria – Santa Barbara County Fire Department standards would effectively reduce the potential for individual projects to create a cumulative transportation hazard or emergency access impacts within Santa Maria, as well as Santa Barbara County. Therefore, cumulative impacts related to transportation hazards and emergency access would be less than significant.

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4.8 Utilities and Service Systems

This section evaluates potential effects on utilities related to adoption and implementation of the 2045 General Plan Update by identifying existing and planned service availability and anticipated demands and determining whether any necessary utility upgrades would result in adverse environmental effects. Potential impacts related to stormwater runoff are evaluated and discussed in Section 4.5, *Hydrology and Water Quality*. Potential impacts related to the use of electricity and natural gas are evaluated and discussed in Section 4.10, *Effects Found Not to be Significant*.

4.8.1 Setting

a. Water Supply and Demand

The City of Santa Maria provides municipal drinking water supply within the City's water service area, which is generally bounded by the City limits and includes a portion of the annexation area. The remainder of the annexation area is served by private water wells. The City of Santa Maria water supply is comprised of a blend of groundwater and imported water from the State Water Project. The City owns a public water system with 22,888 active domestic water service connections which primarily serve residential, commercial, and industrial land uses within City Limits (2021). Water conservation has been a focus for the City and is reflected in the long-term demand forecasts. The City's water portfolio is comprised of the following water supply sources: local groundwater, purchased water from the State Water Project (SWP), associated return flows recaptured from the Santa Maria River Valley Groundwater Basin, assigned rights to water from the Basin as governed by a settlement agreement (*Santa Maria Valley Water Conservation District vs. City of Santa Maria, et al., Case No. 770214)* and commonly known as the Santa Maria Groundwater Adjudication, and assigned rights to augmented yield from Twitchell Reservoir. The Twitchell Reservoir is located in southern San Luis Obispo County and northern Santa Barbara County, on the Cuyama River, approximately 4 miles northeast of the city.

The California Department of Water Resources (DWR) operates the SWP and imported water supplies for the City are obtained from the SWP via a contract with Central Coast Water Authority (CCWA). The City has a Water Supply Agreement with CCWA for 17,820 acre feet per year of imported SWP water. However, based on the rainfall, Sierra snowpack, and State reservoir levels each year the percentage allocation of State Water varies. SWP water originates within the Feather River watershed, is captured in Lake Oroville, and flows via the Sacramento-San Joaquin Delta, the California Aqueduct, and the Coastal Branch Extension, into CCWA's treatment and conveyance facilities. Pursuant to the Stipulation[1], Santa Maria agreed to import and use within the Basin no less than 10,000 acre feet per year of available SWP water, or the full amount of available SWP water if the amount available is less than 10,000 AF in a given year.

[1] The Santa Maria Basin (Basin) is adjudicated, and therefore, already managed. The City's rights to rely on Basin water resources for both pumping and storage are governed by a settlement agreement ("Stipulation") signed by a majority of the parties *(Santa Maria Valley Water Conservation District vs. City of Santa Maria, et al., Case No. 770214*), commonly known as the "Santa Maria Groundwater Adjudication." The Stipulation provides the City with quantifiable and certain water rights. Prior to the groundwater adjudication, these rights were not quantifiable. The Stipulation also establishes a framework for both permanent and temporary transfers of water rights within the Basin. Because the City has obtained quantifiable water rights, the City has greater flexibility in facilitating transfers and exchanges.

Groundwater for the City is supplied by six active wells in the Santa Maria River Valley Groundwater Basin. The Basin has a surface area of approximately 184,000 acres, or 287.5 square miles. The Basin is bounded by the San Luis and Santa Lucia Ranges on the north, by the San Rafael Mountains on the east, by the Solomon Hills on the south, by the Casmalia Hills on the southwest, and by the Pacific Ocean on the west. The City has an allowed groundwater pumping right of 5,100 AF per year (City of Santa Maria 2021).

The Twitchell Reservoir operates as a flood control and water conservation reservoir. Releases are controlled from Twitchell Reservoir to maximize recharge of the Santa Maria River Valley Groundwater Basin through percolation in the Santa Maria Riverbed. The settlement agreement sets the amount of the Twitchell yield at 32,000 AF per year. The City is entitled to 14,300 AF of that yield annually (City of Santa Maria 2021).

Table 4.8-1 shows the City's anticipated water supply and demand through 2045. Also shown is the water demand associated with implementation of the 2045 General Plan Update, included as the "buildout" column. [2] As shown therein, the City projects that water demand would be met by existing water supplies in all years except Year Five of a multi-year drought in 2025 and 2030 (City of Santa Maria 2020a).

Table 4.8-1 Projected Water Supply and Demand in Acre-Feet

	2025	2030	2035	2040	2045	Maximum Buildout[1]
Normal Year						
Supply Totals	36,558	36,403	36,250	36,095	35,941	35,941
Demand Totals	15,026	17,247	17,869	18,490	18,716	20,237
Surplus	**21,532**	**19,156**	**18,381**	**17,605**	**17,225**	**15,704**
Single Dry-Year						
Supply Totals	26,419	26,571	26,724	26,876	27,029	27,029
Demand Totals	15,026	17,247	17,869	18,490	18,716	20,237
Surplus	**21,532**	**19,156**	**18,381**	**17,605**	**17,225**	**6,792**
Multiple Dry-Years						
Year One						
Supply Totals	29,189	29,662	30,136	30,610	31,084	31,084
Demand Totals	15,026	17,247	17,869	18,490	18,716	20,237
Surplus	**14,163**	**12,415**	**12,267**	**12,120**	**12,368**	**10,847**
Year Two						
Supply Totals	39,605	28,989	28,374	27,758	27,143	27,143
Demand Totals	15,026	17,247	17,869	18,490	18,716	20,237
Surplus	**24,579**	**11,742**	**10,505**	**9,268**	**8,427**	**6,906**

[2] Buildout assumed in the Annexation Study Technical Memorandum prepared by WSC in December 2024, was estimated to be 60,687. Population for the Annexation Study Technical Memorandum was calculated using the United States Census persons per household rate of 3.76. The plan's estimated addition of 16,140 units was multiplied by the persons per household rate of 3.76 for a total of 60,687 persons. This calculation represents a conservative analysis in which every potential residential unit (16,140 as described in Section 2.6.5, Proposed 2045 General Plan Buildout) is occupied at the full potential persons per household rate.

	2025	2030	2035	2040	2045	Maximum Buildout[1]
Year Three						
Supply Totals	27,169	26,417	25,665	24,913	24,161	24,161
Demand Totals	15,026	17,247	17,869	18,490	18,716	20,237
Surplus	**12,143**	**9,170**	**7.796**	**6,423**	**5,445**	**3,924**
Year Four						
Supply Totals	30,126	30,121	30,116	30,111	30,106	30,106
Demand Totals	15,026	17,247	17,869	18,490	18,716	20,237
Surplus	**15,100**	**12,874**	**12,247**	**11,621**	**11,390**	**9,869**
Year Five						
Supply Totals	25,180	25,180	25,180	25,180	25,180	25,180
Demand Totals	25,735	25,396	25,058	24,720	24,382	20,237
Surplus	**(555)**	**(216)**	**122**	**460**	**798**	**4,943**

() indicates a negative number

[1] Water demand associated with implementation of the 2045 General Plan Update was determined in a Technical Memorandum prepared by WSC in December 2024 and is included as Appendix D to this EIR.

Source: City of Santa Maria 2020a

b. Sewer Collection and Wastewater Treatment

The City provides wastewater collection and treatment services within the wastewater service area, which includes the city limits and an area to the south of the city that is outside city limits. The City's wastewater treatment facility is rated to treat 13.5 million gallons per day of wastewater. The annexation area is not currently serviced by the City's wastewater collection and treatment services are instead serviced by Onsite Sewage Disposal Systems, or septic tanks. Liquid waste haulers permitted through the city that collect wastewater within the annexation area may dispose of liquid waste at the City of Santa Maria Septage Receiving Station at the treatment plant (City of Santa Maria 2025).

Sewer Collection

The City's wastewater collection system consists of eight wastewater basins with associated trunk sewers and one treatment plant. The basins generally drain east to west to trunk lines that run to the treatment plant. The treatment plan is located at 601 South Black Road within the City of Santa Maria's westernmost city limit. The wastewater collection system is comprised of approximately 250 miles of gravity-flow sewer pipes and mains, and one lift station with 0.2 mile of force main serving 117 residential parcels. Most of the older pipes are constructed of vitrified clay pipe and newer pipes of polyvinyl chloride pipe. Sewer mains range in size from four inches to 30 inches in diameter, with 60 percent constructed of vitrified clay pipe, 25 percent constructed of polyvinyl chloride, and the remaining constructed of presently unknown material.

Wastewater Treatment

The City owns and operates a treatment plant located at 601 Black Road. In March 2010, the hydraulic capacity of the existing facility was evaluated and improvements were made to the system to increase capacity from 9.5 Million Gallons Per Day (MGD) to 13.5 MGD (City of Santa Maria 2020b; City of Santa Maria, n.d.). The treatment processes consist of headworks, grit removal,

primary clarifiers, trickling filters, intermediate clarifier, secondary trickling filters, secondary clarifiers, gravity sludge thickeners, anaerobic digesters, and sludge drying beds. The treated wastewater is discharged to percolation ponds located adjacent to the site.

The average daily sewage flow as measured at the treatment plant, calculated by totalizing the flow over a period and dividing by the number of days in that period. In the case of average annual flow, the period is a 365-day calendar year. The Utilities Capacity Study lists average annual flow as 9.99 MGD in 2024 (City of Santa Maria 2015). The peak hour wet weather flow, which is the theoretical maximum sustained sewage flow the collection system will experience, was estimated as 19.98 MGD in 2024 (City of Santa Maria 2020b).

c. Stormwater Facilities

The City of Santa Maria and the Santa Barbara County Flood Control and Water Conservation District (SBCFCD) provide stormwater conveyance, management, and recharge facilities in and around the city. The City and SBCFCD jointly developed regional recharge basins west of Blosser Road and south of Stowell Road (the Getty Basin, Hobbs Basin, and Kovar Basins). These basins are designed to retain stormwater and allow that water to percolate into the groundwater basin. Groundwater recharge programs currently replenish the Basin by recharging more than 20,000 AF of water annually through the Santa Maria River, local retardation basins, and regional recharge basins.

Stormwater within Santa Maria that does not infiltrate into the ground becomes surface runoff, which either flows into surface waterways or is channeled into the City's stormwater system. The flood control facilities owned and operated by the SBCFCD are key flood control facilities in the city. Channels owned and operated by the SBCFCD are currently listed as impaired waterbodies under the Clean Water Act Section 303(d) list. Once a water body has been added to the State's list of impaired waters it stays there until the State develops a Total Maximum Daily Load (TMDL) and the EPA approves it. Once a TMDL is developed, a water body is no longer on the 303(d) list, but it is still tracked until the water is fully restored. These flood control facilities are as follows:

- Blosser Channel. The concrete lined portion of the Blosser Channel flows northward along the western side of the city and discharges via a culvert to an earthen portion, which discharges through the levee to the Santa Maria River. High flows from Blosser Channel flow via a spillway into the Blosser Basin, which is a large flood control facility. Vegetation becomes established rapidly in the earthen portions and must be continually removed by the SBCFCD to protect against blockages and flooding.
- Bradley Channel. Bradley Channel, a concrete lined ditch, begins in the farm fields south of East Betteravia Road. This ditch runs north toward the Santa Maria River bordering the farm fields as it enters the residential neighborhoods north of East Jones Street. The flow source is almost entirely from heavily sediment-laden agriculture runoff. During storm events, it also receives some stormwater from City neighborhoods. Sediment is removed from the channel by the SBCFCD on a maintenance schedule. The earthen ditches upstream are sprayed with pesticides to control weeds. Sediment deposition and vegetation reduce volume capacity in the unlined ditches. As it enters the residential neighborhoods, the channel travels until it reaches the manmade lake at Jim May Park. This manmade lake operates as a settling basin for the Bradley Channel, which carries constant agricultural flows. The lake has no natural water source. It collects the agricultural flows, and in storm events, runoff from the surrounding neighborhoods combines with the agricultural flow. Flows from the Bradley Channel are directed under the US-101 freeway as the channel continues westward through the city where it eventually combines

with the Blosser Channel flow and discharges through the levee to the Santa Maria River. High flows are partially diverted into the Blosser Basin.

- Main Street Channel. Stormwater from the central part of the city discharges to the Main Street Channel through a large underground storm drainpipe that flows west along the south side of West Main Street. The Main Street Channel collects agricultural runoff and flow from the City's MS4. The Main Street Channel, which is a degraded, unlined roadside ditch that runs west from the western city limits at Hanson Way parallel to West Main Street for approximately 1.5 miles. At that point, it flows under West Main Street through a culvert and enters a SBCFCD facility known as the Unit II Ditch. The Unit II Ditch continues north for approximately two miles where it discharges through the levee to the Santa Maria River. Overflow from the Getty, Hobbs, and Kovar basins also discharge into the Main Street Channel.

The City of Santa Maria proactively manages stormwater within its city limits. Historically, the City has focused on the impacts of stormwater as it relates to flood control; however, in the last decade additional regulations have been adopted in the State of California which specifically address the discharge quality of stormwater from a City's stormwater conveyance system (City of Santa Maria 2025a). Discharges from the City's storm drain system to the Santa Maria River and ultimately the Pacific Ocean are regulated in accordance with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges from Small General Municipal Separate Storm Sewer Systems (Phase II MS4), Order No. 2013-0001-DWQ (Division of Water Quality) NPDES No. CAS000004. In recent years, new developments in Santa Maria have been designed to comply with state regulations, incorporating features such as retention basins and bio swales to enhance stormwater infiltration and reduce stormwater runoff. The City and SBCFCD have instituted several programs to improve and increase groundwater recharge to the Santa Maria Basin, including adoption of Low-Impact Development guidelines and construction of recharge basins. These basins are intended to slow the movement of stormwater and allow the stormwater to percolate into the groundwater basin to recharge it.

d. Solid Waste

The City of Santa Maria provides solid waste collection services through its Utilities Department. The annexation area is currently serviced by MarBorg industries for solid waste collection. Residential trash collection is mandatory and occurs once per week, while recycling is collected every other week (City of Santa Maria 2025b). All municipal and MarBorg Industries collected solid waste is transferred to the Santa Maria Regional Landfill located at 2065 East Main Street in Santa Maria. The Santa Maria Regional Landfill has a maximum permitted daily throughput of 8,820 tons per week and a remaining capacity of approximately 2,845,000 cubic yards and is estimated to remain operational through 2034 (California Department of Resources, Recycling, and Recovery [CalRecycle] 2025a).

Beyond 2034, solid waste generated by the city may be diverted to other nearby landfills, such as the Cold Canyon Landfill. The Cold Canyon Landfill has a maximum permitted daily throughput of 1,650 tons per day and a remaining capacity of approximately 13,000,000 cubic yards and is estimated to remain operational through 2040 (CalRecycle 2025c).

e. Electricity, Natural Gas, and Telecommunications

Pacific Gas & Electric

Pacific Gas and Electric (PG&E) provides transmission lines to convey electric power supply to Santa Maria. PG&E is one of the nation's largest electric and gas utility companies, and it maintains 106,681 circuit miles of electric distribution lines and 18,466 circuit miles of interconnected transmission lines (PG&E 2025).

Central Coast Community Energy

Central Coast Community Energy (3CE) is a Community Choice Aggregator established by local communities to source clean and renewable electricity and is responsible for procuring power for Santa Maria. In 2023, 3CE's power mix consisted of 30.3 percent renewable resources, 0.4 percent large hydroelectric facilities, and 69.3 percent unspecified power (3CE 2025).

Southern California Gas Company

Santa Maria is in the natural gas service area of the Southern California Gas Company (SoCalGas) which spans central and southern California. SoCalGas' distribution network is composed of approximately 51,070 miles of gas mains across an approximate 20,000 square mile service territory (California Gas and Electric Utilities 2025). Natural gas supplied by SoCalGas is sourced from gas fields in several sedimentary basins in the western U.S. and Canada including supply basins located in New Mexico (San Juan Basin), West Texas (Permian Basin), Rocky Mountains, western Canada, and local California supplies (California Gas and Electric Utilities 2025).

Telecommunications

Telecommunication services, including broadband, cellular, and wireless services, are provided to residents and businesses from a variety of private companies, including national retailers Comcast, AT&T, Verizon, and T-Mobile and regional retailers such as Frontier, Hughesnet, Viasat, and Ranch WiFi (HighSpeenInternet.com 2025).

4.8.2 Regulatory Setting

a. Federal Regulations

Title 40 of the Code of Federal Regulations

Title 40 of the Code of Federal Regulations, Part 258 (Resource Conservation and Recovery Act, Subtitle D) contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design, groundwater monitoring, and closure of landfills.

b. State Regulations

California Sustainable Groundwater Management Act

In September 2014, Governor Brown signed legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act gives local agencies the power to sustainably manage groundwater and requires

groundwater sustainability plans to be developed for medium- and high-priority groundwater basins. The Santa Maria River Valley Basin is a very low priority basin (DWR 2025). Because of this, and because the Basin is adjudicated, a groundwater sustainability plan has not been prepared for this basin.

Water Conservation Act of 2009

The Water Conservation Act of 2009 (Senate Bill [SB] X7-7), effective November 9, 2009, requires each urban retail water supplier to develop urban water use targets and agricultural water suppliers to implement efficient water management practices. Because of the small size of the City of Solvang, it has fewer than 3,000 service connections, and is therefore not considered an "urban" water supplier.

Assembly Bill 1881

Assembly Bill (AB) 1881 expanded previous legislation related to landscape water use efficiency. AB 1881, the Water Conservation in Landscaping Act of 2006, enacted landscape efficiency recommendations of the California Urban Water Conservation Council for improving the efficiency of water use in new and existing urban irrigated landscapes in California. AB 1881 required the California Department of Water Resources to update the existing Model Local Water Efficient Landscape Ordinance and local agencies to adopt the updated model ordinance or an equivalent. The law also requires the California Energy Commission to adopt performance standards and labeling requirements for landscape irrigation equipment, including irrigation controllers, moisture sensors, emission devices, and valves to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy or water.

California Senate Bills 610 and 221 (Water Supply Assessment and Verification)

Senate Bills (SB) 610 and 221 amended State law, effective January 1, 2002, to improve the link between the information on water supply availability and certain land use decisions made by cities and counties. Both statutes require detailed information regarding water availability to be provided to city and county decision-makers prior to approval of specified large development projects with greater than 500 dwelling units or 500,000 square feet of commercial space. Both statutes also require this detailed information to be included in the administrative record that serves as the evidentiary basis for an approval action by the city or county on such projects. Under SB 610 water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects as defined in Water Code 10912 subject to CEQA. Under SB 221 approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply.

California Water Plan

The California Department of Water Resources is responsible for preparing and updating the California Water Plan, which is a policy document that guides the development and management of State water resources. The plan is updated every five years to reflect changes in resources and urban, agricultural, and environmental water demands. The California Water Plan suggests ways of managing demand and augmenting supply to balance water supply with demand.

California Urban Water Management Planning Act

In 1983 the California Legislature enacted the Urban Water Management Planning Act (Water Code Section 10610–10656). The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act requires that urban water suppliers adopt an urban water management plan at least once every five years and submit them to the Department of Water Resources. Noncompliant urban water suppliers are ineligible to receive funding pursuant to Division 24, commencing with Section 78500, or Division 26, commencing with Section 79000, or receive drought assistance from the State until the Urban Water Management Plan (UWMP) is submitted and deemed complete pursuant to the Urban Water Management Planning Act.

California Senate Bill 7x7 (Statewide Water Conservation)

In November 2009 the California State Legislature passed and the Governor approved a comprehensive package of water legislation, including SB 7x7 addressing water conservation. In general SB 7x7 requires a 20 percent reduction in per capita urban water use by 2020, with an interim 10 percent target in 2015. The legislation requires urban water users to develop consistent water use targets and to use those targets in their UWMPs.

Senate Bills 350 and 100

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources to be increased to 50 percent by December 31, 2030. This act also requires doubling of the energy efficiency in existing buildings by 2030.

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the State's Renewables Portfolio Standard Program, last updated by SB 350. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 44 percent by 2024, 60 percent by 2030, and 100 percent by 2045.

Senate Bill 1374

SB 1374 states that the California Integrated Waste Management Board (CIWMB) must receive an annual report, including progress made by jurisdictions in regard to their advances on diverting construction and demolition waste material. The CIWMB specified that CalRecycle was required to adopt a model ordinance that would divert 50 percent to 75 percent of construction and demolition waste materials from landfills.

California Assembly Bill 939

AB 939 (Public Resources Code 41780) requires cities and counties to prepare integrated waste management plans and to divert 50 percent of solid waste from landfills beginning in calendar year 2000 and each year thereafter. AB 939 also requires cities and counties to prepare Source Reduction and Recycling Elements as part of the integrated waste management plans. These elements are designed to develop recycling services to achieve diversion goals, stimulate local recycling in manufacturing and stimulate the purchase of recycled products.

California Assembly Bill 341

The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. AB 341 required all businesses that generate four or more cubic yards of garbage per week and multi-family dwellings with five or more units to recycle by July 1, 2012. AB341 also sets a statewide goal of 75 percent waste diversion.

California Senate Bill 1016

SB 1016 requires that the 50 percent solid waste diversion requirement established by AB 939 be expressed in pounds per person per day. SB 1016 changed the California Department of Resources, Recycling, and Recovery's (CalRecycle) review process for each municipality's integrated waste management plan. After an initial determination of diversion requirements in 2006 and establishing diversion rates for subsequent calendar years, the Board reviews a jurisdiction's diversion rate compliance in accordance with a specified schedule. Beginning January 1, 2018, the Board will be required to review a jurisdiction's source reduction and recycling element and hazardous waste element once every two years.

California Senate Bill 1383

SB 1383 was adopted in September 2016 and establishes targets to achieve a 75 percent reduction in the level of Statewide landfilled organic waste from the 2014 level by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. In addition, SB 1383 regulations require that jurisdictions conduct education and outreach on organics recycling to all residents, businesses, haulers, solid waste facilities, and local food banks and other food recovery organizations.

California Energy Commission

As the State's primary energy policy and planning agency, the California Energy Commission (CEC) collaborates with State and federal agencies, utilities, and other stakeholders to develop and implement State energy policies. Since 1975, the CEC has been responsible for reducing the State's electricity and natural gas demand, primarily by adopting new Building and Appliance Energy Efficiency Standards that have contributed to keeping California's per capita electricity consumption relatively low. The CEC is also responsible for the certification and compliance of thermal power plants 50 megawatts and larger, including all project-related facilities in California.

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates investor-owned electric and natural gas utilities operating in California. The energy work responsibilities of the CPUC are derived from the California State Constitution, specifically Article XII, Section 3 and other sections more generally, numerous State legislative enactments and various Federal statutory and administrative requirements. The CPUC regulates natural gas utility service for customers that receive natural gas from PG&E and other natural gas utilities across California.

California Green Building Standards

The California Green Building Standards Code, commonly referred to as "CALGreen" originally went into effect on August 1, 2009 and outlines architectural design and engineering principles that are in synergy with environmental resources and public welfare. CALGreen sets minimum standards for buildings, and since 2016, applies to new building construction and some alterations/additions within certain parameters. CALGreen establishes planning and design standards for sustainable site development, including water conservation measures and requirements that new buildings reduce water consumption by 20 percent below a specified baseline. CALGreen requires installations of 1.28 gallons-per-flush toilets and 0.5-gallon-per flush urinals for all non-residential projects as part of the prescriptive method of reducing indoor water use by the required 20 percent.

CALGreen lays out the minimum requirements for newly constructed residential and non-residential buildings to reduce GHG emissions through improved efficiency and process improvements. It also includes voluntary tiers to encourage building practices that improve public health, safety, and general welfare by promoting a more sustainable design. In addition, CALGreen includes several requirements related to solid waste diversion. Importantly, new non-residential construction is required to achieve at least 65 percent construction and demolition waste diversion and provide recycling areas for paper, cardboard, glass, plastics, metal, and organic waste. The 2022 CALGreen update primarily includes new requirements for the inclusion of electric vehicle charging stations and carbon dioxide monitoring and controls in classrooms. These requirements went into effect January 1, 2023.

c. Local Regulations

Santa Maria River Valley Groundwater Basin Final Amended Judgement

The Final Amended Judgment for the Santa Maria River Valley Groundwater Basin establishes a legal framework for managing groundwater rights among various parties, including cities, water companies, and landowners. It affirms the City of Santa Maria and Golden State Water Company's prescriptive rights to groundwater against non-stipulating parties, grants return flow rights from imported water, and prioritizes the Northern Cities' rights to 7,300 acre-feet annually. The judgment enforces groundwater monitoring, restricts water export outside the basin, and protects overlying rights subject to prescriptive claims. It binds all current and future property owners in the basin, retains court jurisdiction for enforcement and future adjustments, and mandates compliance with state and federal water quality laws.

City of Santa Maria Urban Water Management Plan

The 2020 UWMP was adopted on June 15, 2021, and it serves as a critical document for long-term water planning, helping the city prepare for future growth and potential water shortages. Santa Maria's UWMP outlines comprehensive strategies to ensure sustainable water use, including water supply, conservation, and demand management (City of Santa Maria 2020a).

City of Santa Maria Sewer System Management Plan

The Sewer System Management Plan was adopted in July 2009 and outlines how the City should properly manage, operate, and maintain all portions of the City's wastewater collection and treatment system. It also provides methods to meet capacity to convey the City's peak wastewater flows, minimize the frequency of sewer system overflows, and mitigate the impacts that are

associated with any sewer overflows that may occur. The plan also seeks to meet all applicable regulatory notification and reporting requirements (City of Santa Maria 2009).

City of Santa Maria Municipal Code

Chapter 8-10

Chapter 8-10 of the Santa Maria Municipal Code outlines the regulations and requirements for water service within the city. It covers the procedures for applying for water service, the responsibilities of both the city and the customers, and the standards for water meters and connections. The chapter also details the billing process, including rates, payment schedules, and penalties for late payments. Additionally, it addresses issues related to water conservation, such as restrictions on water use during drought conditions and the implementation of water-saving measures. The overall goal is to ensure a reliable and efficient water supply for all residents and businesses in Santa Maria.

Chapter 8-10A

Chapter 8-10A of the Santa Maria Municipal Code addresses the prevention of cross connections in the City's water supply system. It establishes regulations to protect the public water supply from contamination due to backflow, which can occur when non-potable water or other substances enter the potable water system. The chapter outlines the requirements for installing and maintaining backflow prevention devices, conducting regular inspections, and ensuring compliance with state and federal standards. It also specifies the responsibilities of property owners and the city in preventing cross connections. The overall goal is to safeguard public health by maintaining the integrity and safety of the water supply.

Chapter 8-11

Chapter 8-11 of the Santa Maria Municipal Code addresses the regulations for refuse collection and recycling within the city. It outlines the responsibilities of both the city and residents in managing waste, including the mandatory use of city-provided containers for trash, recyclables, and green waste. The chapter specifies the collection schedules, container placement guidelines, and the types of materials that can be recycled. It also includes provisions for bulky item pickup and the proper disposal of hazardous waste. The goal is to ensure efficient waste management, promote recycling, and maintain a clean and healthy environment for the community.

Chapter 8-12

Chapter 8-12 of the Santa Maria Municipal Code focuses on water conservation and water supply regulations. It includes guidelines on permissible water usage, particularly emphasizing restrictions during drought conditions to ensure sustainable water management. The chapter also outlines requirements for maintaining water supply infrastructure, aiming to prevent leaks and ensure efficient operation. Additionally, it sets standards for wastewater treatment and discharge to protect water quality and public health. These regulations are designed to manage the city's water resources responsibly, ensuring long-term availability and environmental protection.

Chapter 8-14

Chapter 8-14 of the Santa Maria Municipal Code outlines the regulations for drainage fees within the area of North Blosser Road and Battles Road and the Orcutt Drainage Plan area. It specifies the

fees that property owners must pay to fund the construction, maintenance, and improvement of the city's drainage facilities. These fees are assessed based on the type and extent of development on a property, ensuring that the costs are fairly distributed among those who benefit from the drainage system. The chapter also includes provisions for fee adjustments, exemptions, and the process for appealing fee assessments. The overall goal is to ensure adequate funding for the city's drainage infrastructure, thereby reducing the risk of flooding and maintaining public safety.

Chapter 8-15

Chapter 8-15 of the Santa Maria Municipal Code implements a unified growth mitigation fee program to fund the acquisition, design and construction of certain public facilities and related equipment necessary to serve new development within the City. Pursuant to this code, growth mitigation fees would be imposed as a condition of approval of a development project prior to the distributions of permits and map approvals. The growth mitigation fee would fund water, wastewater, traffic, recreation and parks, police, fire, and library services within the city.

Chapter 8-21

Chapter 8-21 of the Santa Maria Municipal Code focuses on reducing the disposal of organic waste. This chapter was established in compliance with California Senate Bill 1383, which mandates significant reductions in organic waste to combat climate change. The regulations require residents and businesses to separate organic waste, such as food scraps and yard trimmings, from regular trash. The chapter also outlines the responsibilities of the city in providing organic waste collection services and ensuring compliance through monitoring and enforcement. Additionally, it includes provisions for public education and outreach to promote proper organic waste disposal practices. The overall goal is to reduce landfill waste, lower greenhouse gas emissions, and support environmental sustainability.

4.8.3 Impact Analysis

a. Methodology and Significance Thresholds

Methodology

Impacts related to utilities and service systems were evaluated by forecasting utility demands associated with the 2045 General Plan Update and comparing estimated utility demands to current and planned service system capacity and availability. The following impact analysis relies on an Annexation Study Technical Memorandum prepared by WSC in December 2024 that evaluates water supply, wastewater generation, and wastewater system capacity and is included as Appendix E to this EIR. Utilities and service system demands of the 2045 General Plan Update have been quantified where possible, based on readily available information. Where insufficient data was able to quantify demands, such demands are discussed qualitatively in order to inform the impact analysis.

Significance Thresholds

CEQA Guidelines Appendix G provides the following significance thresholds to determine if a project would have a potentially significant impact on utilities and service systems. For the purposes of this EIR, implementation of the proposed project may have a significant adverse impact if it would:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
2. Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
5. Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
Threshold 3:	Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Impact UTIL-1 DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD INCREASE DEMAND FOR ADDITIONAL UTILITY INFRASTRUCTURE WHICH MAY REQUIRE RELOCATION OR CONSTRUCTION OF UTILITY FACILITIES OR SERVICES TO SERVE PLAN BUILDOUT BEYOND EXISTING CONDITIONS, SPECIFICALLY WITHIN THE ANNEXATION AREA. HOWEVER, DEVELOPMENT FACILITATED BY THE 2045 GENERAL PLAN UPDATE WOULD BE CONSTRUCTED CONSISTENT WITH APPLICABLE CITY CODE, BUILDINGS STANDARDS, AND ENGINEERING STANDARDS. THEREFORE, THESE IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Water

Growth and development facilitated by the plan would create additional demand for water. Development facilitated by the plan would generally occur in developed areas of Santa Maria with existing water infrastructure; however, increased density in undeveloped areas, such as in the planned annexation area, could require additional water infrastructure and upgrades to existing infrastructure. Potential environmental impacts associated with developing new water supply connections would be evaluated as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements. Water infrastructure, such as pipelines, could require upgrades for future development which would result in ground disturbance. Generally, this ground disturbance would occur in previously disturbed or developed areas, reducing the potential for environmental impacts. Such facilities would be installed during individual project construction and generally within the disturbance area of such projects or the rights-of-way of previously disturbed roadways; therefore, the construction of these infrastructure improvements would not substantially increase a project's disturbance area or otherwise cause significant environmental effects.

The annexation area currently lacks water infrastructure that is adequately sized to support the level of development envisioned under buildout conditions of the plan. Future development within these areas may require installation of new utility infrastructure to support anticipated development. However, installation of new utility infrastructure would be required to comply with all applicable provisions of the City of Santa Maria Municipal Code, as well as relevant building and engineering standards. Potential environmental impacts of developing new water infrastructure would be evaluated as necessary as part of the City's review of individual development applications. Consequently, any potential impacts related to water infrastructure within these areas would be reduced to a less than significant level.

In addition, Chapter 8-10 and Chapter 8-10A of the Santa Maria Municipal Code address and minimize additional water demand. Specifically, Section 8-10.33 seeks to promote water conservation and prevent water waste through outdoor water use restrictions. Sections 8-10A.05 and 8-10A.06 outline the requirements for future development that require installation of cross connections to install and maintain backflow prevention devices, conduct regular inspections, and ensure compliance with state and federal standards. Furthermore, the plan includes the following proposed goal and policy related to water facilities:

Goal PFS-2: Water resources. High-quality drinking water supply meets existing and future water demands.

> **Policy PFS-2.1: Water system.** Maintain and expand the existing water system to meet the daily and peak demands of existing and future city residents and businesses.

Because the water connections associated with implementation of the plan would be installed during individual project construction and would generally be located within the disturbance area of such projects or the rights-of-way of previously disturbed roadways, the relocation or construction of water facilities would not be expected to result in significant environmental impacts. Potential environmental impacts of the relocation or construction of water facilities would also undergo individual environmental review at the time a project is proposed. This impact would be less than significant.

Wastewater

Development facilitated by the plan would generally occur within the city and on sites that are already developed or surrounded by existing wastewater facilities. The annexation area currently lacks wastewater infrastructure to support the level of development envisioned under buildout conditions of the plan Future development within these areas may require installation of new utility infrastructure to support anticipated development. However, installation of new utility infrastructure would be required to comply with all applicable provisions of the City of Santa Maria Municipal Code, as well as relevant building and engineering standards. Furthermore, the potential environmental impacts of implementing new wastewater, such as sewer infrastructure, would be evaluated as necessary as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements. Consequently, any potential impacts related to wastewater infrastructure within these areas would be reduced to a less than significant level. The plan includes the following goal and policies to ensure wastewater infrastructure would be available to serve future development facilitated by the plan:

Goal PFS-1: Public infrastructure. Public infrastructure provides a high level of service for the existing population and keeps pace with planned growth.

> **Policy PFS-1.1: Resource and infrastructure capacities.** Maintain resource and infrastructure standards and capacities to meet the city's existing and future needs.
>
> **Policy PFS-1.2: Wastewater system.** Maintain a wastewater collection, treatment, and disposal system capable of meeting the daily and peak demand of existing and future city residents and businesses.

The development facilitated by the plan would generate wastewater that requires treatment before discharge or reuse. For example, the plan envisions residential development that would include bathrooms with toilets and showers that generate wastewater. As discussed within the City's UWMP, the per capita wastewater generation for the City service area is approximately 68 gallons per day (GPD) (City of Santa Maria 2020a). This per capita wastewater generation factor was calculated based on the volume of wastewater currently generated by the customers in the City's wastewater system. At maximum buildout of the plan, with the assumption that each estimated residential unit would be occupied at the maximum persons per household rate, there would be an estimated 58,265[3] net new residents, resulting in approximately 167,613 total City residents by 2045. Therefore, utilizing the generation factor of 68 GPD, the proposed plan would create 11,397,684 GPD or 11.4 MGD.

As discussed above in Section 4.9.1, *Setting*, the City owns and operates a municipal treatment facility which is designed to treat an average annual flow of 13.5 MGD. In 2024, the average annual flow was estimated to be 9.99 MGD and the average peak hour wet weather flow as 19.98 MGD in 2024 (City of Santa Maria 2020b). Based on the plan's projected wastewater demand of 11.4 MGD, the treatment plant would have a remaining average annual flow treatment capacity of 2.1 MGD.[4] As such, the treatment plant would have sufficient capacity to serve the development facilitated by the plan during peak hour wet weather flows (maximum flows).

Buildout of the plan would increase wastewater flows to the treatment plant as compared to the 2024 average annual flow estimated at 9.99 MGD. However, this increase in wastewater flow is anticipated at full buildout in 2045. The City has planned sewer collection system projects identified in the 2012 Utilities Capacity Study and within the City of Santa Maria's Capital Projects which are required to meet the planned buildout population (City of Santa Maria 2015; City of Santa Maria 2016). Further, planned Capital Improvement Projects identified by the city would need to be implemented to accommodate growth facilitated by the plan within the city (City of Santa Maria 2020). These include upgrades to meet treatment capacity and replacements of infrastructure that have exceeded their useful lifespan. However, installation of new utility infrastructure would be required to comply with all applicable provisions of the City of Santa Maria Municipal Code, as well as relevant building and engineering standards, such that the potential environmental impacts of implementing new wastewater infrastructure would be evaluated as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements. Therefore, with or without these planned improvements, the plan would not result in the relocation or construction of wastewater facilities that would reasonably be expected to result in significant environmental impacts. Additionally, with the in-process

[3] This calculation represents a conservative analysis in which every potential residential unit (16,140 as described in Section 2.6.5, Proposed 2045 General Plan Buildout) is occupied at the full potential persons per household rate of 3.61 as determined by the California Department of Finance.
[4] 2.1 MGD = 13.5 MGD – 11.4 MGD

improvements to the treatment plant, the treatment plant would have adequate capacity to serve the plan's projected demand in addition to the provider's existing commitments. Potential environmental impacts of additional wastewater infrastructure would also undergo individual environmental review at the time a project is proposed. This impact would be less than significant.

Stormwater

Development facilitated by the plan within city limits would not result in a substantial increase in stormwater infrastructure because Santa Maria is developed and equipped with an existing stormwater drainage system. The annexation area currently lacks stormwater infrastructure to support the level of development envisioned under buildout conditions of the plan. Future development within these areas requires installation of new utility infrastructure to support anticipated development. However, installation of new utility infrastructure would be required to comply with all applicable provisions of the City of Santa Maria Municipal Code, as well as relevant building and engineering standards. Potential environmental impacts of developing new connections to storm drains would be evaluated as necessary as part of the City's review of individual development applications.

Development facilitated by the plan could introduce new impervious surfaces through the construction of paved areas which could increase stormwater discharge to existing stormwater drainage facilities; however, as described in Section 4.5, *Hydrology and Water Quality*, development would be required to comply with the provisions of California's Phase II MS4 Permit, Section 8-12A.08 of the City's Municipal Code, and RWQCB Central Coast Region Resolution No. R3-2013-0032, which are designed to control the volume and rate of stormwater runoff from new development and redevelopment projects. Existing regulations would ensure development facilitated by the plan would not result in substantial additional runoff, necessitating the expansion of stormwater infrastructure within the city. Stormwater infrastructure could be required to be upsized within the annexation area. As such, the potential environmental impacts of implementing new stormwater infrastructure would be evaluated as necessary as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements. Additionally, the plan includes the following goals and policies related to stormwater facilities:

Goal PFS-3: Stormwater management. The stormwater management system mitigates flood risks, enhances water quality, and promotes environmental health.

> **Policy PFS-3.1: Conveyance of surface drainage.** Convey surface drainage safely through the use of retardation basins, storm drains, recharge basins, and other infrastructure.

Goal COS-4: Water resources. Sustainable watershed management protects the city's water quality and natural ecosystems.

> **Policy COS-4.1: Santa Maria River protection.** Protect and enhance the beneficial uses of the Santa Maria River to support essential community and environmental needs, including municipal and domestic water supply, agricultural supply, and groundwater recharge.
>
> **Policy COS-4.2: Stormwater management.** Improve local surface water and groundwater quality through strategic land use and zoning practices.

Goal S-3: Flood and dam inundation. Impacts from flood and dam inundation to people and property are minimized.

> **Policy S-3.1: Santa Maria River Levee development buffer.** Require new development and sites undergoing redevelopment to provide a non-development buffer of 60 feet, measured from the toe of the Santa Maria River Levee, to provide access to the Santa Maria River levee for maintenance and repairs.
>
> **Policy S-3.3**: **Low-impact design.** Require new development and redevelopment projects to incorporate low -impact design measures for stormwater management, such as bioswales, permeable pavement, and onsite detention ponds.
>
> **Policy S-3.4: Stormwater drainage system.** Maintain and upgrade the City's stormwater drainage system to increase the system's capacity and reduce flooding.

Because new stormwater infrastructure would be evaluated as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements, such that the potential environmental impacts of implementing new stormwater infrastructure would be evaluated as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements, the plan would not result in the relocation or construction of stormwater facilities that would reasonably be expected to result in significant environmental impacts . Potential environmental impacts of additional stormwater infrastructure would also undergo individual environmental review at the time a project is proposed. This impact would be less than significant.

Natural Gas, Electricity, and Telecommunications

Connections to existing electrical and natural gas transmission and distribution systems in the city would be required to serve development facilitated by the plan. Development facilitated by the plan would occur on sites that are generally developed or surrounded by existing development served by existing natural gas and electrical infrastructure. Accordingly, development facilitated by the plan would generally have access to utility infrastructure and not require the installation of substantial electric or natural gas infrastructure to meet demands. However, increased density in the annexation area could require additional infrastructure and upgrades to existing infrastructure. These upgrades would be evaluated and provided in accordance with the rules and regulations of PG&E, SoCal Gas, and under the authority of the CPUC. Similar to electric and natural gas infrastructure, Santa Maria has existing telecommunications infrastructure for cable television, landline services, internet, and cellular phone service. Development facilitated by the plan would not require substantial telecommunications infrastructure to be constructed.

The potential environmental impacts of implementing new electric, natural gas, and telecommunications connections to development facilitated by the plan would be evaluated as part of the City's review of individual development applications for consistency with applicable policies of the plan and City Municipal Code requirements. Therefore, the plan would not result in the relocation or construction of natural gas, electricity, and telecommunications facilities that would reasonably be expected to result in significant environmental impacts . Potential environmental impacts of additional natural gas, electricity, and telecommunications infrastructure would also undergo individual environmental review at the time a project is proposed. This impact would be less than significant.

Mitigation Measure

No mitigation is required because these impacts would be less than significant.

Threshold 2:	Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact UTIL-2 THE OVERALL GROWTH ANTICIPATED BY THE 2045 GENERAL PLAN UPDATE WOULD GENERATE ADDITIONAL WATER DEMAND IN SANTA MARIA THAT COULD EXCEED PROJECTED WATER SUPPLIES DURING SOME MULTIPLE DRY-YEARS. WITH THE IMPLEMENTATION OF EXISTING POLICIES AND PROGRAMS, THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the plan would increase the population of Santa Maria including within the annexation area, resulting in a corresponding increase in overall citywide water demand. As discussed in Chapter 2, *Project Description*, and Section 4.10, *Effects Found Not to be Significant,* development facilitated by the 2045 General Plan Update would result in an additional 16,140 net new residential units which corresponds to approximately 58,265 new residents. The City relies on a water demand factor of 118 gallons per capita per day, as stated in the City's 2020 UWMP, as a basis for projecting water demand in Santa Maria (City of Santa Maria 2020a). Accordingly, the addition of 58,265[5] residents would lead to a water demand of approximately 6,875,270 gallons per person per day, or 7,706.4 AFY[6].

Table 4.8-1 shows the City's anticipated water supply and demand through 2045. As shown therein, the City projects that water demand would be met by existing water supplies in all years except Year Five of a multi-year drought in 2025 and 2030 (City of Santa Maria 2020a). Furthermore, as shown in Table 4.8-1, the City anticipated surplus for Normal, Single-Dry, and the first four Multiple Dry-Years. The projected demand of the plan would be approximately 7,706.4 AFY, which is well within the projected demand and surplus of Normal, Single-Dry, and First, Second, and Fourth Multiple Dry-Years. Projected demand of the plan would not be met within 2040 and 2045 of Year Three of the Multiple Dry-Years scenario or during Year Five of the Multiple Dry-Years scenario. However, during these years, the City would implement its Water Shortage Contingency Plan that addresses stages of action to be undertaken by the City in response to water supply shortages, including more than a 50 percent reduction in water supply, and an outline of specific water supply conditions which are applicable to each stage. In addition to the stages of action, the City of Santa Maria is required to develop mandatory prohibitions against specific water use during shortages and consumption reduction methods in the most restrictive stages (City of Maria 2020a). Accordingly, the anticipated water consumption of the plan would be adequately met by the City's long-term water supply. Furthermore, individual projects would be reviewed by the Utilities Department at the time that they are proposed to ensure that adequate water supply would be available for an individual project.

In addition to the City's Water Shortage Contingency Plan, the City has adopted various policies and programs aimed at optimizing its available water resources, including groundwater, and implementing water conservation programs throughout its service area. This Santa Maria Municipal Code Chapter 12-44 implements California Model Water Efficient Landscape Ordinance to reduce

[5] This calculation represents a conservative analysis in which every potential residential unit (16,140 as described in Section 2.6.5, Proposed 2045 General Plan Buildout) is occupied at the full potential persons per household rate of 3.61 as determined by the California Department of Finance.
[6] 58,265 people * 118 gallons per person per day = 6,875,270 gallons per day / 892.1 gallons per day in 1 (acre feet) year

potable water usage on landscaping. Additionally, the City of Santa Maria's Recreation and Parks Department initiated a program which requires the City's irrigation system to be regularly upgraded by replacing antiquated lines, heads, and valves. Furthermore, development facilitated by the plan would be required to comply with Chapter 8-12 of the Santa Maria Municipal Code which includes guidelines on permissible water usage, particularly emphasizing restrictions during drought conditions to ensure sustainable water management. Additional water conservation requirements in times of drought are applicable to development in Santa Maria if the City Council declares a drought emergency and implements additional mandatory restrictions. These include, but are not limited to, posting notice of drought conditions in commercial establishments, prohibiting vehicle washing unless done at a commercial car washing facility, and allotment of water use quantity (rationing) if necessary. Additionally, the California Green Building Standards Code requires a 20 percent reduction in residential indoor water use that would lower potential water demand. The following goal and policies included in the plan would also assist to maintain water supply and encourage efficient water use:

Goal PFS-2: Water resources. High-quality drinking water supply meets existing and future water demands.

> **Policy PFS-2.1: Water system.** Maintain and expand the existing water system to meet the daily and peak demands of existing and future residents and businesses.
>
> **Policy PFS-2.2: Supply portfolio.** Improve the reliability of the water supply for current and projected demand by diversifying the City's water supply portfolio, including maintaining and increasing the City's groundwater wells, exploring additional sources of water supply, and supporting the State Water project.
>
> **Policy PFS-2-3: Groundwater.** Improve the long-term recharge of the Santa Maria Valley Groundwater Basin by retaining natural watershed areas, developing regional recharge basins, and minimizing impervious surfaces in new development.
>
> **Policy PFS-2.6~~7~~: Efficient water use.** Participate in and implement programs and measures that promote the efficient use of water

Future development facilitated by the plan would adhere to the water reduction policies and requirements described above. Furthermore, water suppliers are required to update their UWMPs every five years. As the current UWMP was prepared in 2020 and adopted by the City Council on June 15, 2021, the City is required to provide an update in 2025, which is anticipated to include the population projections as estimated by the plan. While water supply estimates are currently being updated as part of the City of Santa Maria's 2025 UWMP update, they were unavailable at the time of this EIR's publication. However, as described above, the water demand anticipated through buildout of the plan would be adequately met by the City's long-term water supplies as the City anticipated surplus for Normal, Single-Dry, and the first four Multiple Dry-Years. The projected demand of the plan would be approximately 7,706.4 AFY, which is well within the projected demand and surplus of Normal, Single-Dry, and First, Second, and Fourth Multiple Dry-Years. Therefore, the plan would have sufficient water supplies available to serve development facilitated by the plan and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

Mitigation Measure

No mitigation is required because impacts would be less than significant.

Threshold 4:	Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
Threshold 5:	Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Impact UTIL-3 THE 2045 GENERAL PLAN UPDATE WOULD NOT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE. NEW DEVELOPMENT FACILITATED BY THE PLAN WOULD BE REQUIRED TO COMPLY WITH APPLICABLE SOLID WASTE REDUCTION STATUTES AND REGULATIONS. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Implementation of the plan would generate additional solid waste. Construction of future development would create construction debris, such as scrap lumber and flooring materials. Operation of future development would create typical household wastes associated with residential, office, and commercial uses. Future industrial development would also generate solid waste. As discussed in Chapter 2, *Project Description*, and Section 4.10, *Effects Found Not to be Significant,* development facilitated by the SMGPU would result in an additional 16,140 net new residential units. Based on CalRecycle's solid waste generation factor of 12.23 pounds household per day, the development facilitated by the plan would result in approximately 197,393 pounds of solid waste per day.[7]

As described in Section 4.9.1, *Setting*, the Santa Maria Regional Landfill has a maximum permitted daily throughput of 8,820 tons per week and a remaining capacity of approximately 2,845,000 cubic yards and is estimated to remain operational through 2034 (CalRecycle 2025a). Development facilitated by the plan would generate approximately 1,381,751 pounds of solid waste per week[8], or 691 tons per week. This would represent approximately 7.8 percent of the total weekly permitted throughput of the Santa Maria Regional Landfill. Additionally, the 2045 General Plan Update would generate roughly 934,129 cubic yards of solid waste annually[9], translating to approximately 32.8 percent of the remaining capacity of the Santa Maria Regional Landfill for the first year of the plan.

Should the Santa Maria Regional Landfill cease operations, solid waste generated by the city may be diverted to other nearby landfills, such as the Cold Canyon Landfill. The Cold Canyon Landfill has a maximum permitted daily throughput of 1,650 tons per day and a remaining capacity of approximately 13,000,000 cubic yards and is estimated to remain operational through 2040 (CalRecycle 2025c). Solid waste generated by development facilitated by the plan would represent approximately 6 percent of the weekly throughput for the Cold Canyon Landfill.[10] So, while it is anticipated that implementation of the plan would increase solid waste generation, the remaining capacity of the Santa Maria Regional Landfill and other nearby landfills, such as the Cold Canyon Landfill, are anticipated to be able to accommodate this increase in solid waste generation.

AB 939 requires the City to divert 50 percent of solid waste from landfills, and SB 1383 would require the City to reduce organic waste disposal by 75 percent by 2025. New development would be required to comply with Chapter 8-21 of the Santa Maria Municipal Code, which includes requirements for mandatory municipal solid waste, recycling, and composting material disposal reductions, as well as compliance with the California Green Building Standards Code requirements

[7] 197,393 pounds/day = 16,140 units * 12.23 pounds/household/day
[8] 1,381,751 pounds/week = 197,393 pounds/day * 7 days
[9] 934,129 cubic yards/year = [(691 tons/day * 365 days) * 0.037037037 yd^3] * 100
[10] 11,550 tons/week =1,650 tons/day * 7 days; 6 percent = [691 tons/week/11,550 tons/week]*100

for diverting construction and demolition debris. Furthermore, the proposed 2045 General Plan Update includes the following policy to reduce solid waste generation:

> **Policy PFS-9.2: Waste reduction through design.** Promote sustainable building practices that reduce waste generation by encouraging developers to incorporate materials reuse, waste reduction, and recycling into their designs.

For the reasons described above, the plan would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be less than significant.

Mitigation Measure

No mitigation is required because impacts would be less than significant.

4.8.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065[a][3]). Regional cumulative impacts consider the City-wide impacts together with similar impacts of reasonably anticipated regional projects/programs. The general approach to cumulative impact analysis used in this EIR, as well as the determination of the cumulative impact analysis area, is discussed in Section 3, *Environmental Setting,* Subsection 3.3, *Cumulative Development*. By its nature, a general plan considers cumulative impacts insofar as it considers cumulative development that could occur within the City Limits and the annexation area.

Cumulative growth would increase the demand for water in Santa Maria. Based on the analysis in Impact UTIL-2, the City's long-term water supplies would be able to meet the demands of cumulative development in Santa Maria with an anticipated surplus for Normal, Single-Dry, and the first four Multiple Dry-Years. The projected demand of the plan would be approximately 7,706.4 AFY, which is well within the projected demand and surplus of Normal, Single-Dry, and First, Second, and Fourth Multiple Dry-Years. In addition, applications for new development projects would be reviewed by the City's Utilities Department at the time that they are proposed to ensure that adequate water supply would be available. If necessary, the City is able to implement mandatory prohibitions against specific water use during shortages and consumption reduction methods in the most restrictive stages. Accordingly, cumulative development would be adequately served by the City's long-term water supplies. Therefore, cumulative impacts to water would be less than significant.

Cumulative growth in Santa Maria would increase wastewater generation and demand on the treatment plant. As discussed in Impact UTIL-1, at full buildout, development facilitated by the plan is anticipated to result in 11.4 MGD, leaving a remaining average annual flow treatment capacity of 2.1 MGD. The City of Santa Maria anticipates and plans for future development through the plan, which is then utilized by the City to assess wastewater generation and infrastructure demand within the Sewer System Management Plan and Utilities Capacity Study. Within the City's Utilities Capacity Study and within the City of Santa Maria's Capital Projects, both identify treatment plant treatment facility upgrades needed to accommodate growth in the service area and maintain compliance with applicable regulatory standards for wastewater treatment and discharge. Planned Capital Improvement Projects identified by the city would also be implemented to further accommodate

growth facilitated by the 2045 General Plan Update. Accordingly, with these planned upgrades, it is determined that capacity would exist to service the demand for wastewater treatment facilities. Therefore, cumulative wastewater impacts would be less than significant.

The City maintains an extensive stormwater drainage system permitted by the Phase II MS4 permit. Cumulative development would introduce incremental increases in needs for stormwater conveyance; however, due to the existing built-out nature of Santa Maria, new residential development within city limits is not anticipated to introduce substantial new areas of impervious surfaces such that expansion of existing stormwater conveyance infrastructure would be necessary. Development facilitated by the plan within the annexation area currently lacks stormwater infrastructure. However, future development within these areas would be required to comply with all applicable provisions of the City of Santa Maria Municipal Code, as well as relevant building and engineering standards. Implementation of minor additions to stormwater conveyance infrastructure are reviewed by the City on a project-by-project basis in order to ensure consistency with the MS4 permit, Title 14, Chapter 3 of the City's Municipal Code, and RWQCB Central Coast Region Resolution No. R3-2013-0032. Therefore, cumulative stormwater infrastructure impacts would be less than significant.

Telecommunications services in the cumulative impact analysis area are provided by private vendors, and telecommunications facilities are available throughout the cumulative impact analysis area. Connections for new telecommunications services are implemented on an as-needed basis, in accordance with applicable local, State, and federal regulations. Due to the developed nature of the cumulative impact analysis area, there are no anticipated limitations to the availability of telecommunications services that would require the development of substantial telecommunications infrastructure. Similar to telecommunications, electric and natural gas distribution systems provided by PG&E, 3CE, and SoCalGas, respectively, are available throughout the cumulative impact analysis area. Cumulative development would be required to adhere to energy efficiency standards established in Title 24 of the CCR, the California Energy Code, and applicable local building ordinances. Adherence to these requirements would further reduce the need for new electrical or natural gas infrastructure to accommodate cumulative demand. Therefore, cumulative impacts concerning telecommunications, electric, and natural gas infrastructure would be less than significant.

Cumulative growth would increase solid waste generation and increase the demand for landfill disposal, which could result in a potential cumulative impact on waste disposal services and facilities in the region. As discussed under Impact UTIL-2, beyond 2034, solid waste generated by the city may be diverted to other nearby landfills, such as the Cold Canyon Landfill. The Cold Canyon Landfill has a maximum permitted daily throughput of 1,650 tons per day and a remaining capacity of approximately 13,000,000 cubic yards and is estimated to remain operational through 2040 (CalRecycle 2025c). Solid waste generated by development facilitated by the plan would represent approximately 6 percent of the weekly throughput for the Cold Canyon Landfill.[11] So, while it is anticipated that implementation of the plan would increase solid waste generation, the remaining capacity of the Santa Maria Regional Landfill and other nearby landfills, such as the Cold Canyon Landfill, are anticipated to be able to accommodate this increase in solid waste generation. This would not substantially increase daily or annual waste disposal, or result in an exceedance of capacity at the Santa Maria Regional Landfill. Therefore, the plan would not result in a considerable contribution to cumulative impacts to waste disposal services and facilities in the region.

[11] 11,550 tons/week =1,650 tons/day * 7 days; 6 percent = [691 tons/week/11,550 tons/week]*100

4.9 Effects Found Not to be Significant

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) briefly describe any possible effects that were determined not to be significant. This section discusses why impacts to these environmental topics were determined to have a less than significant impact or no impact and therefore are not discussed in detail in the EIR as individual sections.

4.9.1 Aesthetics

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project would have a significant impact on aesthetics if it would:

1. Have a substantial adverse effect on a scenic vista;
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
3. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Impact Analysis

The Santa Maria General Plan does not identify scenic vistas or public viewing areas within city limits. However, the city contains views of natural aesthetic features including the Santa Maria River to the west of the city and rolling hills to the east. Title 12 of the City's Zoning Ordinance includes development standards which regulate the size, mass, and design of development projects to ensure the city maintains an overall cohesive character. Additional standards and guidelines exist for the treatment of historical structures and settings. Because development facilitated by the 2045 General Plan Update would be subject to Zoning Ordinance standards that regulate size, mass, and design, public views of significant visual resources would not be substantially blocked.

Pursuant to Section 15387 of the CEQA Guidelines, the City of Santa Maria is classified as an Urbanized Area. As stated above, the City's Zoning Ordinance standards protect the visual character of the city by regulating the size, mass, and design of development projects. New development facilitated by the plan would be subject to these standards. The City has implemented land uses in specific designated areas to provide visual compatibility with surrounding development.

The City has regulations for exterior lighting for commercial development, mixed-use development, Objective Design Standards for residential development, as well as specific standards for parking lots, signs, and for development within Airport Safety Zones (Chapters 12-33, 12-49, 12-32, 12-34, 12-21 and 12-24 of the Zoning Ordinance). Development facilitated by the plan would generate additional exterior lighting. Additional lighting generated by the development facilitated by the plan would be required to comply with lighting standards as set forth in Chapters 12-33, 12-49, 12-32,

12-34, 12-21 and 12-24 of the Zoning Ordinance and as such, lighting would be reduced to be consistent with existing lighting standards and impacts would be less than significant.

While the Santa Maria General Plan does not identify designated scenic vistas or public viewing areas within city limits, the city contains natural visual features such as the Santa Maria River and the rolling hills that offer aesthetic value to the city. The City would implement the following policies within the proposed Recreation Element to preserve scenic areas within the city:

> **Policy REC-8.1: Protection of open space.** Preserve and expand open spaces in public parks that provide ecological and scenic benefits for residents.

Development facilitated by the plan would be subject to existing Zoning Ordinance standards that regulate size, mass, design, and lighting, thereby preserving the city's visual character and ensuring compatibility with surrounding development. Additional protections for Open Space Zones and historic settings would further ensure that scenic and aesthetic resources are not adversely affected. Therefore, potential impacts to aesthetic resources would be less than significant.

4.9.2 Energy

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on energy if it would:

1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
2. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Impact Analysis

Construction Impacts

Development facilitated by the 2045 General Plan Update would involve construction activities that would consume fuel (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power would also be required to support construction trailers or electric construction equipment. Energy consumption during the construction of individual projects would be temporary in nature, and equipment used would be typical of construction projects in the region. In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Furthermore, in accordance with Executive Order N-79-20 it is anticipated construction trucks would transition most of their vehicle fleets to zero-emission vehicles by 2035. Construction activities would be required to utilize fuel-efficient equipment consistent with State and federal regulations and would comply with State measures to reduce inefficient, wasteful, or unnecessary consumption of energy.

Operational Impacts

The City of Santa Maria is currently enrolled in the Central Coast Community Energy Program (3CE) which strives to source clean and renewable electricity at responsible rates for customers along the central coast of California within the 3CE service area which includes the counties of Santa Cruz, San

Benito, Monterey, San Luis Obispo, and Santa Barbara. Since 2018, 3CE has enrolled 33 Central Coast communities and serves more than 1.1 million customers, representing 95 percent of the households and businesses in the central coast region. Although they have a variety of sources, the majority of their energy is produced via solar and wind. 3CE's standard rate sources 30 percent of energy from renewable sources and 70 percent from unspecified power sources.[1] 3CE also offers a prime rate which sources 100 percent of energy from renewable sources.

Development facilitated by the plan would be required to comply with Chapter 9 of the City's Code of Ordinances, which adopts the State's energy efficiency regulations, including the California Energy Code and the California Green Building Standards Code—Part 11, Title 24, California Code of Regulations, to ensure development in Santa Maria promotes the State's energy efficiency goals through project design. Development facilitated by the plan would be required to comply with policies outlined in the Conservation and Open Space Element that aim to increase community awareness and participation in energy efficiency improvements, reduce household energy demand, lower greenhouse gas emissions, and advance regional sustainability goals. These include:

> **Policy COS-6.4: Energy conservation programs.** Promote energy conservation through public awareness programs.
>
> > **Action COS-6.4.1:** Coordinate with the Tri-County Regional Energy Network (3C-REN) to increase awareness of local incentives for improving energy efficiency for homeowners.
> >
> > **Action COS-6.4.2:** Identify and pursue funding to create a program offering home energy audits to help property owners identify updates to increase energy efficiency and funding assistance for home retrofits.
>
> **Policy PFS-6.4: Energy efficiency.** To reduce operating and maintenance costs, identify opportunities for environmental performance improvements (e.g., rooftop solar, equipment replacements, audits, retro-commissioning, and building retrofits) to City-owned buildings.

Implementation of these plan policies would further promote the State's energy efficiency goals by promoting alternative transportation, the use of energy efficient equipment, and energy retrofits. As development facilitated by the plan would receive electricity from 3CE, it would be powered by renewable energy mandated by Senate Bill 100. Implementation of the plan would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Furthermore, adherence to the State's energy efficiency regulations, including the California Energy Code and California Green Building Standards Code, as well as policies within the plan would ensure the plan would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, these impacts would be less than significant.

4.9.3 Geology and Soils

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on geology and soils if it would:

[1] Unspecified power is electricity that has been purchased through open market transactions and is not traceable to a specific generation source.

1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
    i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault;
    ii. Strong seismic ground shaking;
    iii. Seismic-related ground failure, including liquefaction;
    iv. Landslides;
2. Result in substantial soil erosion or the loss of topsoil;
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;
5. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water;
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Impact Analysis

Earthquake Fault Rupture

According to the plan , several active faults exist within the region. These faults generally trend northwest. Active faults include the Santa Maria, San Luis Range (South Margin), Bradley Canyon, and Casmalia Faults. These faults are not delineated on California Department of Conservation Seismic Hazards Program information as being located within an Alquist-Priolo Earthquake Fault Zone (California Department of Conservation 2024).

Development facilitated by the 2045 General Plan Update could occur in areas with the potential for fault rupture and associated risk of loss, injury and death. Implementation of the proposed plan would facilitate residential development in Santa Maria. While additional residents, employees, and new structures would be exposed to the effects of existing seismic hazards, including fault rupture, seismic ground shaking, liquefaction, landslides, lateral spreading, subsidence, and collapse from local and regional earthquakes, the plan itself would not exacerbate the risk of seismic hazards occurring. The plan would encourage new development and redevelopment of existing underutilized land uses, which could replace older buildings subject to seismic damage with newer structures built to current seismic standards that would better withstand the adverse effects of strong ground shaking. The California Building Code (CBC) regulates the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking. Foundations and other structural support features would be required to be designed to resist or absorb damaging forces from strong ground shaking and liquefaction.

As such, development facilitated by the plan would not directly or indirectly cause or increase potential substantial adverse effects involving the rupture of a known earthquake fault. This impact would be less than significant.

Seismic Ground Shaking

The Santa Maria Fault, San Luis Range (South Margin), Bradley Canyon, and Casmalia Fault could potentially produce seismic ground shaking within the city in the event of an earthquake(Safety Element of the 2045 Santa Maria General Plan Figure SE-2). Development facilitated by the plan may be subject to ground shaking in the event of an earthquake originating along one of the faults designated as active in the vicinity of the city.

Development facilitated by the plan would not exacerbate a risk to public safety or destruction of property beyond what is already present in the region. Residential development would be required to adhere to the standards of the CBC which provides earthquake design requirements, including earthquake loading specifications for design and construction to resist effects of earthquake motions in accordance with the American Society of Civil Engineers Standard 7-05. The CBC also regulates the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking. The impact to people, buildings, or structures from strong seismic ground shaking would be reduced by mandatory conformance with applicable building codes, and accepted engineering practices. In addition, the plan includes policies intended to reduce impacts by promoting safe design and construction practices for new development, encouraging enhanced safety standards in high-risk seismic and geologic areas, and supporting public outreach to raise awareness of local hazards and appropriate protective actions. These include:

Policy S-1.1: Mitigate seismic and geologic hazards. Ensure new development is designed and constructed to adequately mitigate seismic and geologic hazards through compliance with the City's Municipal Code ~~safety and development regulations~~.

Action S-1.1.1: Update the Municipal Code as new versions of the California Building Code are published, and review and adopt seismic safety standards as needed to reflect current, updated information on seismic hazards in relation to the city.

Action S-1.1.2: Review and update seismic and geologic hazard assessments and policies within the Safety Element and Local Hazard Mitigation Plan (LHMP) as new data becomes available.

Action S-1.1.3: Utilize the land use review processes to identify seismic and geologic hazard risk associated with proposed development and condition projects to mitigate risk to an acceptable level (acceptable level shall be consistent with the current California Building Code).

Action S-1.1.4: Enforce the Unreinforced Masonry Ordinance to require the rehabilitation of identified unreinforced masonry buildings in accordance with the "adopted by" dates outlined in the ordinance.

Policy S-1.2: Seismic and geologic safety standards. Establish enhanced seismic and geologic safety standards to be applicable to development in high-risk seismic and geologic hazard zones.

Action S-1.2.1: Update the Municipal Code to require development projects in high seismic and geologic risk areas conduct a geotechnical investigation and analysis by a state-licensed engineering geologist or civil engineer, with the resulting report to be included as a part of the land use and/or subdivision permit application. The geotechnical investigation report shall assess hazard risk and identify appropriate mitigation measures to reduce identified risks to an acceptable level.

Action S-1.2.2: Update the Municipal Code to prohibit the redevelopment of sites where habitable structures are significantly damaged or destroyed by a geologic hazard event, unless findings can be made by a state-licensed geologist that the proposed redevelopment would adequately mitigate future geologic hazard risks.

Policy S-1.3: Public information on seismic hazards. Inform the public of existing seismic and geologic hazards through community engagement efforts, along with actions they can take to protect themselves and their property from these hazards.

Action S-1.3.1: Publish a guide that outlines the permitting process for retrofitting older structures that do not adhere to current seismic and geologic building standards.

Therefore, impacts would be less than significant.

Liquefaction

Liquefaction is a phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: shallow groundwater; low density, fine, clean sandy soils; and strong ground motion. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

According to the Safety Element of the City's proposed General Plan, liquefaction potential from ground shaking is generally low in Santa Maria due to the relatively deep groundwater levels. However, several areas of perched groundwater are listed in the Safety Element of the 2045 Santa Maria General Plan (Figure SE-1), resulting in potential liquefaction during an earthquake. Development facilitated by the plan would be required to adhere to the standards of the CBC, which includes mandatory site-specific geotechnical investigations for an individual project. Compliance with applicable building codes would reduce seismic ground shaking impacts with current engineering practices, and the plan would not exacerbate liquefaction potential in the Planning Area. The following plan policies would minimize impacts from liquefaction:

Policy S-6.4~~-~~5: Resilient critical facilities. Create resilient critical facilities that minimize the exposure of people and property from disasters.

Action S-6.45.1: Update the Municipal Code to require the siting of new critical public facilities outside of high hazard risk areas, including the 100-year flood zone, wildland urban interface zone, and areas with high liquefaction potential, unless the facilities can be designed in such a way that the risk can be mitigated to an acceptable level.

Action S-6.45.2: Identify existing critical facilities in high-risk hazard zones that require relocation or retrofits. Create a ranked list of critical facilities requiring relocation and/or retrofits based on the degree of hazard risk and the magnitude of adverse impacts to the community in the event the functionality of the facility is reduced or interrupted.

Compliance with the CBC and the proposed policy and actions in the plan would ensure that impacts related to liquefaction would be less than significant.

Landslides

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and

landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes. Landslides and mudslides could potentially occur in areas with steep slopes or in areas containing escarpments. The only potential area subject to landslide risk within the city limits is the escarpment that runs in an east-west direction in the southern portion of the city. There is no proposed development or land use changes that would occur within this area.

Development facilitated by the plan would be required to adhere to the standards of the CBC, which includes mandatory site-specific geotechnical investigations for individual projects. If development facilitated by the plan were to occur in a location subject to landslide risk, it would be subject to further study and approval. Compliance with the City of Santa Maria's Code of Ordinances and policies in the plan would ensure that impacts related to landslides would be less than significant.

Erosion

Soil erosion or the loss of topsoil may occur when soils are disturbed but not secured or restored, such that wind or rain events mobilize disturbed soils, resulting in their transport offsite. Ground disturbing activities associated with development facilitated by the plan would have the potential to result in the removal and erosion of topsoil during grading and excavation. Construction activities that disturb one or more acres of land are subject to a General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction Stormwater General Permit), which would require the development of a Stormwater Pollution Prevention Plan (SWPPP) that outlines project-specific Best Management Practices (BMPs) to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Typical BMPs include, but are not limited to, installation of silt fences, erosion control blankets, and anti-tracking pads at site exits to prevent off-site transport of soil material. Chapter 9 of the City's Code of Ordinances includes methods of reducing flood loss as well as requirements for preventing, controlling and reducing storm water pollutants.

Construction activities would also be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion and storm water pollution. Therefore, erosion from ground-disturbing activities associated with future development facilitated by the plan would be controlled through implementation of the requirements and BMPs in existing regulations, including the Construction Stormwater General Permit and Chapters 8, 9 and 11 of the City's Code of Ordinances. These Chapters include regulations for reducing and avoiding potential run-off and restricting certain uses that may prove hazardous to health, safety and property due erosion hazards. Compliance with the regulations discussed above would reduce the risk of soil erosion from construction activities to a less than significant level.

Geologic or Soil Instability and Expansive Soils

Impacts related to landslides and liquefaction are discussed above; therefore, this discussion focuses on impacts related to unstable or expansive soils because of lateral spreading, subsidence, or collapse. Lateral spreading occurs because of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. Soils that volumetrically increase (swell) or expand when

exposed to water and contract when dry (shrink) are considered expansive soils. The soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development than non-expansive soils.

Areas of expansive soils are known to exist within city limits; however, the majority of Santa Maria is considered unlikely to contain expansive soils (Safety Element of the 2045 Santa Maria General Plan Figure SE-3). Future development would be required to comply with the CBC's minimum standards for structural design and site development. The CBC provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Thus, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans of future development facilitated by the plan could result in an acceptable degree of soil stability. Consistent with CBC requirements, development facilitated by the plan would require mandatory site-specific geotechnical investigations for individual development projects at the time they are proposed. Adherence to these requirements would achieve accepted safety standards for unstable geologic units or soils. In addition, although future development facilitated by the plan would potentially be subject to these hazards, the plan would not increase the potential for lateral spreading, subsidence, or collapse. Therefore, impacts would be less than significant.

Septic Systems

The plan would generally emphasize development within the city where existing infrastructure exists, apart from the annexation area. New development within the city is not anticipated to include the use of septic systems. Chapter 8 of the Municipal Code requires owners connect to available city sewer and abandon septic systems per health department requirements. The annexation area would provide the potential for more rural development that may require the use alternative wastewater systems; however, future development within the annexation area will be subject to the development and approval of a specific plan, one component of which would be a public and private infrastructure plan. Any request to rely on septic systems would be reviewed on a project-by-project basis and would need to comply with local and state regulations and standards for onsite wastewater treatment systems. Therefore, impacts related to the use of septic tanks or alternative wastewater disposal systems would be less than significant.

Paleontological Resources

Fossils or assemblages of fossils that are unique, rare, diagnostically important, or are common but have the potential to provide valuable scientific information for evaluating evolutionary patterns and geologic processes may be significant paleontological resources. New or unique specimens can provide new insights into evolutionary history; however, additional specimens of even well represented lineages can be equally important for studying evolutionary pattern and process and evolutionary rates. As such, common fossils, especially vertebrates, may be scientifically important.

Future development facilitated by the plan would be subject to Public Resources Code Section 5097.5 which prohibits the removal or disturbance of paleontological resources without permission of the jurisdictional agency. Based on required compliance with the Public Resources Code, the plan would not disturb unique paleontological resources. As a result, potential impacts to paleontological resources would be less than significant.

4.9.4 Hazards and Hazardous Materials

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on hazards and hazardous materials if it would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area;
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Impact Analysis

Hazardous Materials Transport, Use, and Disposal

Development facilitated by the 2045 General Plan Update would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, which could be released, should a spill or leak occur. Contractors of individual development projects would be required to implement standard construction BMPs for the use or handling of such materials to avoid or reduce the potential for such conditions to occur. Storage and disposal of hazardous wastes is primarily regulated by the Santa Barbara County Environmental Health Services which acts as the Certified Unified Program Agency (CUPA)[2] as certified by the California Environmental Protection Agency (County of Santa Barbara Public Health 2025). The transport, use, or disposal of hazardous materials would be carried out in accordance with applicable local, State, and federal regulations regarding the handling of potentially hazardous materials. These include the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Materials Management Act, and California Code of Regulations Title 22. Hazardous materials transported on State highways would be subject to California Department of Transportation (Caltrans) requirements, as described in Title 49 of the Code of Federal Regulations. Additionally, Chapter 7-13 of the City's Code of Ordinances regulates the transport of hazardous materials within city limits. This chapter identifies specific roads and highways where vehicle transport of hazardous waste for which registration is required

[2] The CUPA regulates businesses that handle hazardous materials, generate or treat hazardous waste or operate aboveground or underground storage tanks. The primary goal of the CUPA Program is to protect public health and the environment by promoting compliance with applicable laws and regulations.

pursuant to Section 25163 of the Health and Safety Code is not permitted. Mandatory compliance with applicable local, State, and federal laws and regulations relating to the transport, use, and disposal of hazardous materials during construction and operation of future development facilitated by the plan would minimize the potential to create a significant hazard to the public or the environment through the routine transport, use, and disposal of hazardous materials. Therefore, this impact would be less than significant.

Upset and Accident Conditions

As described above in the *Hazardous Materials Transport, Use, and Disposal* subsection, the transport, use, and disposal of hazardous material would be conducted in accordance with applicable laws and regulations, including the City's Code of Ordinances Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Materials Management Act, California Code of Regulations Title 22, and Title 49 of the Code of Federal Regulations.

Future development facilitated by the plan that would require demolition or redevelopment of existing structures, particularly old structures, has the potential to expose workers and the public to asbestos. The California Health and Safety Code Section 19827.5 requires local agencies not issue a demolition or alteration permits until an applicant has assessed the potential for a structure to contain asbestos and demonstrated compliance with notification requirements under federal regulations involving hazardous air pollutants, including asbestos. California Code of Regulations Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials, such that exposure levels do not exceed California Occupational Safety and Health Administration (CalOSHA) standards.

Future development facilitated by the plan could involve the use, storage, disposal, or transportation of hazardous materials. Hazardous material use and storage would primarily consist of common household hazardous materials such as solvents, paints, and chemicals used for cleaning and building maintenance, and landscaping supplies. These materials would not be different from household hazardous materials currently in use throughout the city. Residents and workers are anticipated to use limited quantities of products that could contain hazardous materials routinely for periodic cleaning, repair, and maintenance, or for landscaping and pest control. The disposal of hazardous household materials would be conducted in compliance with applicable regulations, pursuant to the Santa Barbara County CUPA. The Santa Maria Sanitary Landfill currently operates a household hazardous waste transfer and storage facility. This facility is open to the public two days per month. In addition to collecting household hazardous waste, the facility conducts random, solid waste load checks for hazardous materials.

Future development facilitated by the plan could include industrial uses which could sell, use, store, transport, or release substantial quantities of hazardous materials. The Santa Barbara County CUPA establishes a Hazardous Materials Business Plan (HMBP) Program which requires businesses handling, using, or storing reportable amounts of hazardous materials to submit inventories, site maps, and other documentation relating to those materials to the CUPA, and to develop appropriate employee training and emergency procedures. After the HMBP is submitted to the CUPA, it would be reviewed for completeness and accuracy and would then be available to emergency first response agencies (County of Santa Barbara Public Health 2025). The Santa Maria Sanitary landfill does not service hazardous waste generated by commercial and industrial uses. Businesses must hire a hazardous waste transporter to dispose of their hazardous waste. This waste

is either transported to the Chemical Waste Management/Kettleman Hills facility (north), or to a transfer station in southern California, where it is shipped out of state.

Overall, applicable federal, State, and local regulations would minimize the potential for future development facilitated by the plan to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, this impact would be less than significant.

Schools

There are 23 schools within city limits, including elementary, junior high and high schools, and Allan Hancock College. As described above in the *Hazardous Materials Transport, Use, and Disposal* subsection, the transport of hazardous materials is required to comply with applicable regulations for the use, transport, and disposal of hazardous materials. Future development facilitated by the plan, which would be reasonably anticipated to emit hazardous air emissions or would handle a hazardous substance within 0.25-mile of an existing school would be required to notify the affected school district, pursuant to Public Resources Code Section 21151.4. Compliance with existing regulations would reduce the potential for a school to be exposed to hazardous materials.

The plan would facilitate residential, commercial, open space and industrial development in the vicinity of some existing schools. However, the various land uses facilitated by the plan would be required to comply with applicable laws and regulations for the handling of hazardous materials. These land uses would not emit large quantities of hazardous materials or substances. Development of sites within the city may have pre-existing contamination and would be remediated through coordination with the appropriate regulatory agency pursuant to federal, State, and local regulations.

Regarding future schools that may be developed to accommodate forecasted population increases in Santa Maria, provisions of the California Education Code Section 17213 would apply. Section 17213 requires the City to ensure the chosen site for a proposed school is not on a current hazardous waste disposal site, is not on a hazardous substance release site identified by the California Department of Toxic Substances Control (DTSC), and does not contain pipelines that carry hazardous substances. Therefore, the plan would not result in the handling of hazardous or acutely hazardous materials substances or waste within 0.25-mile of an existing or proposed school. This impact would be less than significant.

Hazardous Materials Sites

The DTSC's EnviroStor database and the State Water Resource Control Board's (SWRCB) GeoTracker database were reviewed to determine if hazardous materials sites exist within the Planning Area. Approximately 90 active hazardous material sites within city limits. These sites are primarily located in the southern half of the city with a slight concentration along Betteravia Road. Therefore, future development facilitated by the plan could occur on sites with underground storage tanks (USTs). Tank removal activities could pose both health and safety risks from tank contents or vapors to workers, tank handling personnel, and the public. Potential risks, if any, posed by USTs could be minimized by managing the tank according to existing standards contained in California Health and Safety Code Division 20, Chapters 6.7 and 6.75 (UST Program), as enforced and monitored by the City's Public Health Department. If contamination exceeds regulatory action levels, future developers would be required to undertake remediation procedures prior to grading and development under the supervision of the Regional Water Quality Control Board, depending on the nature of identified contamination. Furthermore, the plan would include the following policies

aimed to reduce environmental and public health risks by regulating oil-related land uses, promoting the safe handling and reduction of hazardous materials, and addressing potential exposures linked to solid waste site operations.:

Policy S-4.1: Crude oil extraction, production, and postproduction. Maintain and, as needed, update local land use regulations pertaining to crude oil extraction, production, and postproduction well site abandonment and closure.

Action S-4.1.1: Update the City's Petroleum Ordinance to maintain consistency with regulations and standards established by the California Geologic Energy Management Division (CalGEM) and Santa Barbara County Environmental Health Division pertaining to petroleum extraction, processing, storage, and transport.

Action S-4.1.2: Update the minimum no-build easement buffer surrounding abandoned and existing oil wells to be consistent with current CalGEM policies for unimpeded access to well heads.

Action S-4.1.3: Require responsible parties to remediate abandoned oil sumps and contaminated soils, and to plug and abandon (or re-abandon) oil wells in accordance with federal, state, and local regulations upon termination of the associated contaminating use or facility. For abandoned sites, these requirements must be met prior to any new site development.

Action S-4.1.4: Refer development applications for oil extraction, production, storage, or transport uses and sites to the City Petroleum Engineer, or to the County Petroleum Engineer Energy, Minerals and Compliance Division, if authorized by the City Council for review and approval. This includes sites with existing or former operations related to oil extraction, production, storage, or transport.

Action S-4.1.5: Update the Municipal Code to require new development and redevelopment projects on sites with existing or abandoned oil wells, or a history of oil drilling operations to conduct a Phase I Environmental Assessment.

Action S-4.1.6: Conduct an environmental assessment prior to the development of newly annexed areas~~ations~~ containing or in proximity to active and plugged oil and gas wells to identify potential public health concerns. Based on the findings of the environmental assessment, require site remediation or restrict development in areas near active, idle, and/or abandoned oil and gas wells that could expose people to contamination.

Policy S-4.2: Hazardous materials. Ensure the safe use, storage, transport, and disposal of hazardous materials.

Action S-4.2.1: Continue to enforce regulations of hazardous materials established by the Santa Barbara County Environmental Health Services Division and State Health and Safety Code.

Action S-4.2.2: Enforce and periodically review hazardous materials transport routes designated by the City and the California Highway Patrol to ensure routes limit exposure to existing sensitive land uses and critical facilities to the greatest extent feasible.

Action S-4.2.3: Maintain local hazardous materials disposal programs for businesses and residents to ensure safe disposal of hazardous materials.

Action S-4.2.4: Coordinate with the County of Santa Barbara Environmental Health Division and the California Highway Patrol to update and enforce local hazardous materials plans, programs, and transport routes.

~~**Action S-4.2.5:** Prior to issuance of a ministerial permit related to proposed railway facilities and related operations, require applicants submit written documentation that the Railroad Operations and Safety Branch (ROSB) of the California Public Utilities Commission (CPUC) has conducted review and inspection of the project, and found the project in compliance with all state and federal laws, regulations, orders, and directives relating to the handling and transportation of hazardous commodities.~~

Policy S-4.3: City hazardous materials usage. Reduce the use of hazardous materials in City operations.

Action S-4.3.1: Evaluate the feasibility of adopting procurement policies that prioritize the purchase of non-toxic and environmentally friendly products for City operations.

Action S-4.3.2: Maintain a list of pesticides and herbicides restricted for use on publicly owned land and implement integrated pest management practices and use of organic pesticides where feasible.

Policy S-4.4: Solid waste sites. Monitor and mitigate hazardous material exposure associated with solid waste site operations.

Action S-4.4.1: Update the Municipal Code to establish buffer zones surrounding solid waste sites to prohibit ~~by restricting~~ the placement of sensitive land uses adjacent to solid waste sites. Allowed uses in buffer zones may include green spaces ~~and parks~~.

~~**Action S-4.4.2:** Ensure all active and closed solid waste sites maintain gas collection systems to capture, manage, and potentially reuse methane for on-site and off-site use.~~

Future development facilitated by the plan would be required to identify and remove such hazardous materials in accordance with applicable State and local regulations. As a result, the plan would not create a significant hazard to the public or the environment due to being located on a hazardous materials site. This impact would be less than significant.

Airport Land Use Hazards

The Santa Maria Airport is located in the southwestern portion of the city. The Santa Maria Airport Land Use Compatibility Plan (ALUCP) (Santa Barbara County Association of Governments 2023) applies to development within the Santa Maria Airport's influence area. Future development facilitated by the plan could occur within the noise contours and/or the developable airport safety zones as delineated in the ALUCP. In accordance with California Public Utilities Code 21676 as well as Section 1.4.1, *General Plan Consistency*, of the Santa Maria ALUCP, Airport Land Use Committees (ALUC) must review general plans for consistency with the ALUCP.

The ALUC would review the plan for consistency with the Noise Compatibility Guidelines provided in the ALUCP, as well as height restrictions, land uses, densities and other specific development standards within the applicable airport safety zones. Additionally, specific future development that may affect navigable airspace would be subject to Federal Aviation Administration review, pursuant to the Code of Federal Regulations, Parts 77.5, 77.7, and 77.9.

In addition to review by the ALUC, the following plan policies would minimize loss of life, injury, and property damage resulting from aircraft operations. Specifically, plan policies include the following:

> **Policy S-5.1: Santa Maria Airport Land Use Compatibility Plan.** Maintain consistency between the City's General Plan and Municipal Code and the current Santa Maria Airport Land Use Compatibility Plan.
>
> > **Action S-5.1.1**: Review and update the City's Land Use Element, Safety Element, and Zoning Code upon the adoption of an updated Santa Maria Airport Land Use Compatibility Plan to ensure consistency.
>
> **Policy S-5.2: Airport Commission and District project review.** Ensure new development within the Santa Maria Airport Area of Influence is consistent with the standards, regulations, and processes set forth by Article 3.5 of the Public Utilities Code, as described in the Santa Maria Airport Land Use Compatibility Plan.
>
> > **Action S-5.2.1:** Refer all applications for General Plan Land Use amendments within the Santa Maria Airport Area of Influence to the Santa Barbara County Airport Land Use Commission and the Santa Maria Public Airport District for review, consistent with the processes of Article 3.5 of the California Public Utilities Code.

Compliance with the ALUCP, review by the ALUC, and implementation of plan policies would ensure the plan would not result in a safety hazard or excessive noise for people residing or working in the plan area. Therefore, this impact would be less than significant.

Impairment of Emergency Response Plans

Construction activities associated with future development facilitated by the plan could interfere with adopted emergency response or evacuation plans because of temporary construction activities within rights-of-way, temporary construction barricades, or other obstructions that could impede emergency access. Temporary construction barricades or other obstructions that could impede emergency access on State highway systems would be subject to the standards set forth in the California Manual of Uniform Traffic Control Devices. The Manual of Uniform Traffic Control Devices requires the creation and approval of temporary traffic control plans to be used for facilitating road users through a work zone (Caltrans 2014, revised 2025). Adherence to these requirements for construction activities would minimize potential impacts associated with the impairment or physical interference of an adopted emergency response plan or evacuation procedures for State highways. Construction that would occur within a public easement or right-of-way would be required to obtain an encroachment permit, which are issued by the City's Public Works Department. Public Works would review encroachment permit applications for compliance with local regulations to ensure construction activities would not impair emergency evacuation or emergency response plans.

Increased future development could result in additional traffic with the potential to hinder emergency response or evacuation routes. However, plan policies would support safe evacuation routes in the event of an emergency. Plan policies include the following:

> **Policy S-6.1: Emergency preparedness and response coordination.** Strengthen the City's emergency preparedness and response capabilities.
>
> > **Action S-6.1.1:** Maintain mutual aid agreements and establish shared resource networks within the Operational Area to provide additional emergency response capacity in the event of a large-scale disaster.

Action S-6.1.2: Participate in updates to the regional emergency, safety, and hazard plans, including the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan and Santa Barbara Operational Area Emergency Management Plan.

Engage Operational Area partners and the whole Community in the City's emergency planning efforts to ensure a cohesive and coordinated response in the event of a large-scale disaster consistent with Incident Command System (ICS)/SEMS/NIMS.

Action S-6.1.3: Continue to work with other jurisdictions and regional agencies to develop a multi-jurisdictional emergency preparedness and response team to oversee and advise emergency planning efforts**Action S-6.1.4:** Partner with local organizations and regional agencies to offer a broader range of training and educational opportunities for emergency response personnel, City staff, and residents with the goal of sharing best practices and encouraging cross-collaboration. This can be accomplished by organizing joint training and cross-training sessions and emergency drills with other agencies, organizations, or jurisdictions.

Policy S-6.2: Police response time. Identify minimum standards for police response time and ensure compliance with these standards for all areas within the City limits.

Action S-6.2.1: Continually monitor and report average law enforcement response time.

Action S-6.2.2: On an annual basis, evaluate police resource needs to achieve target response times, and include desired resources as needed.

Policy S-6.3: Police emergency response capability~~city~~. Maintain ~~adequate law enforcement capabilities and emergency response capacity.~~ a ratio of 1.3 sworn officers for every 1,000 residents to ensure that the Santa Maria Police Department is sufficiently staffed and equipped to meet the community's safety needs.

Action S-6.3.1: Evaluate law enforcement capacity and emergency response needs as new land is annexed and developed within the Santa Maria Police Department jurisdiction.

Policy S-6.~~4~~ 5: Resilient critical facilities. Create resilient critical facilities that minimize the exposure of people and property from disasters.

Action S-6.45.1: Update the Municipal Code to require the siting of new critical public facilities outside of high hazard risk areas, including the 100-year flood zone, wildland urban interface zone, and areas with high liquefaction potential, unless the facilities can be designed in such a way that the risk can be mitigated to an acceptable level.

Action S-6.45.2: Identify existing critical facilities in high-risk hazard zones that require relocation or retrofits. Create a ranked list of critical facilities requiring relocation and/or retrofits based on the degree of hazard risk and the magnitude of adverse impacts to the community in the event the functionality of the facility is reduced or interrupted.

Action S-6.45.3: Develop, prioritize, and implement a list of capital improvement projects to mitigate hazard risk for critical facilities:

- Prioritize improvement projects based on feasibility and impact, with emphasis on improvements that benefit disadvantaged communities.
- Identify and pursue sources of funding to support critical facility improvement projects.

Action S-6.4~~5~~.4: Install backup energy systems, such as generators, renewable energy, and battery storage systems, for existing and new critical facilities to ensure continuity of operation in the event of a disaster or hazard event.

Action S-6.4~~5~~.5: Conduct annual fire safety inspections for public buildings and recreational and utility infrastructure.

Policy S-6.~~5~~6: Emergency response training. Prepare and train City staff to support emergency responders in the event of a disaster.

Action S-6.~~5~~6.1: Update the Emergency Response Plan to designate roles and responsibilities for City staff by department, including non-leadership support roles.

Action S-6.~~5~~6.2: Designate alternative operating locations for critical City staff in the event that the primary location is inaccessible or unusable during and after an emergency.

Policy S-6.~~6~~7: Emergency plans. Maintain and update local emergency preparedness and response plans to ensure consistency between state, regional, and local safety requirements and current best management practices.

Action S-6.~~6~~7.1: Upon adoption of an updated City or Regional Safety Element, Hazard Mitigation Plan, emergency response plan, or airport land use plan, review and update all other relevant City safety and emergency plans and regulations for consistency.

Action S-6.~~6~~7.2: When updating a local safety or emergency plan, update hazard identification and mapping to include the most current state-approved data sources.

Policy S-6.~~7~~8: Community emergency preparedness and response. Create opportunities for meaningful community involvement throughout all aspects of emergency preparedness and response planning.

Action S-6.~~7~~8.1: Implement a community outreach program with diverse engagement methodologies to educate and prepare residents for potential hazards and emergency events that include multiple forms of media, including social media and print media, as well as in-person and virtual events.

Action S-6.~~7~~8.2: Integrate noticing for community outreach opportunities into a variety of City communications, including the City's website, social media pages, and utility and property tax bills.

Action S-6.~~7~~8.3: Establish community partnerships to assist in engaging disadvantaged and underserved populations.

Action S-6.~~7~~8.4: Ensure all emergency preparedness and response materials and plans are provided in all languages spoken by at least five percent of the city's population.

Action S-6.~~7~~8.5: Work with the community and experts to identify and incorporate accessible communications technologies and processes to ensure protective actions are rapidly disseminated to and understood by affected populations.

Action S-6.~~7~~8.6: Develop an interactive online map of publicly accessible hazards information relevant to Santa Maria that allows residents and property owners to view the location of hazards relative to their own property or location of residence. Integrate links to

emergency preparedness and resiliency resources for residents, including assistance programs for home retrofits for reducing hazard risk.

Action S-6.~~7~~8.7: Create a dedicated webpage on the City's website that provides current information on hazard events, proactive measures residents can make to protect themselves and their property, and resources that can be utilized in the event of a disaster. Use translation software to provide this information in all languages spoken by at least five percent of the population.

Action S-6.~~7~~8.8: Incorporate clear feedback loops that demonstrate to the community how their input has influenced local planning and programs related to hazards and emergency preparedness, and response.

Policy S-6.~~8~~9: Emergency response communication. Develop clear, accessible, and reliable communication methods for the entire community to be used in the event of an emergency or disaster.

Action S-6.~~8~~9.1: Upon the next update of the Emergency Response Plan, include a strategy that outlines communication protocols during and after disasters. This plan should include methods for information sharing among emergency service providers and the public and identify plans for communicating with individuals who speak languages other than English and individuals with visual and auditory impairments.

Policy S-7.3: Evacuation Assistance. Provide evacuation assistance to vulnerable populations in the event of an emergency.

Action 5-7.3.1: Develop a plan for providing evacuation assistance for vulnerable individuals. The plan should include strategies for evacuation assistance, including the following:

- Opportunities for utilizing public transit to support individuals who may not be able to self-evacuate, including those without vehicles, with disabilities, commuters, etc.
- Early evacuation warnings for individuals who may require longer to evacuate, including individuals with large animals, medical needs, etc.
- Communication plan for informing non-English speaking and auditory and visually impaired individuals during an evacuation order

Action S-7.3.2: Promote a neighborhood buddy system, including through the City Community Emergency Response Team (CERT) program, that organizes groups of three to five households to check in, share information, and assist one another with emergency response and evacuation.

Action S-7.3.3: Identify public facilities that can be retrofitted to be used as emergency shelters/centers that comply with FEMA, DOJ, and/or ARC requirements. Partner with community organizations to formalize agreements to establish additional facilities that serve as emergency shelters/centers. Identify and plan for Temporary Evacuation Points (TEPs).

Policy S-7.4: Community evacuation education. Ensure the community is informed of evacuation routes and procedures.

Action S-7.4.1: Develop a City webpage that provides a consolidated source of information related to evacuation, including evacuation routes, evacuation assistance, location of evacuation centers, and evacuation orders and updates.

Action S-7.4.2: Develop targeted outreach programs that provide evacuation information and training to residents in high-risk hazard areas.

Action S-7.4.3: Collaborate with local service providers and community leaders to educate vulnerable populations on evacuation preparedness, including individuals experiencing homelessness, individuals who speak a language other than English, individuals with a disability, and those in disadvantaged communities.

Furthermore, development facilitated by the plan would be required to comply with the road standards within Appendix D of the 2022 California Fire Code, Title 24, Part 9, and be reviewed by the Santa Maria Fire Department to ensure development would not interfere with evacuation routes or impede the effectiveness of evacuation plans. Implementation of the plan would not introduce new features or policies that would preclude implementation of or alter these plans or procedures. Therefore, the plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. This impact would be less than significant.

4.9.5 Land Use and Planning

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on land use and planning if it would:

1. Physically divide an established community; or
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Analysis

Approximately 32 percent of the city remains undeveloped. The undeveloped areas of the city are classified as vacant (19 percent) and agricultural (13 percent). As described in Chapter 2, *Project Description,* the 2045 General Plan Update would add 985 acres of land to the city limits and would provide the framework for development of up to 16,140 net new primary and accessory dwelling residential units, including the development of 1,300 accessory dwelling units (ADUs).

The plan would implement policies and land use designations that identify the type and intensity of uses permissible in the city. Intensity and density standards are established for each land use classification. The intent of the land use designations is to adequately classify and distinguish the various land uses needed within the city. The Land Use Element of the plan contains policies which are designed to guide growth toward infill and revitalization areas while requiring context-sensitive transitions and buffers between incompatible uses. By ~~focusing new development away from established neighborhoods and~~ ensuring compatibility between new development and existing facilities through thoughtful land use planning, the policies help prevent community division and reduce the potential for significant environmental impacts. These include:

Policy LU-1.1: Land use pattern. Implement the General Plan Land Use Map and corresponding Land Use Designations as described in Figure LU-4 and in Table LU-2 to continue efforts to create a complete community.

Action LU-1.1.1: Following adoption of the General Plan Update, prepare a comprehensive update of the City's Zoning Code and Zoning Map with districts that mirror the General Plan designations and allow flexibility in uses without the need for Planned Development Overlay districts.

Action LU-1.1.2: Implement the Santa Maria Objective Design Standards and recommended Design Review process that streamlines the existing process of reviewing applications for the development of vacant sites or site redevelopment.

Action LU-1.1.3: Amend the Area 9 Specific Plan to allow low-density residential uses along A Street, consistent with the LMDR designation.

Policy LU-1.2: Infill development. Prioritize the redevelopment of vacant or underutilized parcels with a focus on revitalizing ~~infill of existing residential, commercial, and industrial capacity to revitalize~~ Downtown and deteriorating neighborhoods, to the extent feasible. ~~Accommodate growth while making every effort to preserve agricultural lands and open space.~~

Action LU-1.2.1: Implement the City's adopted specific plans to the extent feasible.

Policy LU-1.3: Areas of change. Focus new development, infill, and higher density or intensity development along the city's primary corridors (Main Street and Broadway), within the Downtown, and in surrounding neighborhoods.

Policy LU-1.4: Neighborhood preservation. Support the revitalization and enhancement of older neighborhoods in the Downtown and surrounding areas by continuing to invest in infrastructure and streetscape upgrades.

Policy LU-1.5: Job/housing balance. Achieve a job-to-housing ratio of 1.2 that balances new housing development and job production in Santa Maria over the General Plan horizon.

Policy LU-13.1: Land use buffers. Require the use of buffers between incompatible land uses by using context-appropriate buffers such as berms, walls, landscaping, bike paths, and arterial streets, where appropriate and depending on neighboring use, to avoid adverse impacts to either use.

Action LU-13.1.1: Update the City's municipal code to protect sensitive land uses by, for example, requiring a buffer between sensitive uses and local sources of air pollution such as industrial and commercial facilities (e.g., warehouses, processing plants, factories, landfills, hazardous waste facilities). Developments should incorporate appropriate mitigation measures that reduce potential pollution exposure.

Policy LU-13.2: Residential encroachment. Protect residential neighborhoods and schools from encroachment by incompatible nonresidential uses such as light industrial, general industrial, and heavy commercial/manufacturing, and the impacts associated with adjacent nonresidential activities.

Policy LU-13.3: Land use transitions. Require land use transitions of lower intensity commercial or mixed-use on the perimeter of heavy uses when adjacent to residential uses.

Policy LU-13.4: Incompatible neighborhood uses. Prohibit the development of industrial or manufacturing uses within neighborhoods or directly adjacent to established residential neighborhoods or schools.

Policy LU-13.5: Industrial and residential buffers. Mitigate the impacts of industrial land that exists adjacent to residential uses by permitting only light industrial uses in those areas, along with requiring the industrial development to provide appropriate buffers so that the use does not negatively impact the residential development.

Policy LU-13.6: Incompatible uses. Prohibit new residential development, and those retail, commercial, office, and/or consumer-oriented businesses in close proximity to the Airport which the City determines would conflict with the Airport Master Plan and Santa Maria Airport Land Use Compatibility Plan (ALUCP), including through utilizing processes set forth by Article 3.5 of the Public Utilities Code.

Policy LU-13.7: Airport and residential buffers. Require transition zones and buffers between the Airport and new residential development in close proximity to the Airport, as defined by the ALUCP, to mitigate impacts of ongoing airport operations.

Policy LU-13.8: Development compatibility. Ensure that new development within the Santa Maria Airport Area of Influence is consistent with standards and regulations set forth by local and regional Airport Land Use Compatibility Plans.

Action LU-13.8.1: Review new development for consistency with the Santa Maria Airport Safety Zone Compatibility Criteria, Table 3-2, of the Santa Maria Airport Land Use Compatibility Plan, and with the regulations and processes set forth by Article 3.5 of the Public Utilities Code.

The plan would facilitate future development as envisioned by the City. The plan is an update to the City's General Plan and is intended to set forth guidance for orderly development in Santa Maria through the year 2045, in part, by establishing land uses throughout the city. As such, the plan itself is a land use plan, and therefore would not conflict with local land use plans, policies, or regulations. These include but are not limited to, the City's 16 Specific Plans and the Zoning Ordinance. The update would set forth goals and policies intended to reduce potential effects from individual development projects on the environment. There would be no impact.

4.9.6 Mineral Resources

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on mineral resources if it would:

1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Impact Analysis

The city is identified as a production-consumption region by the Surface Mining and Reclamation Act(California Department of Conservation 2025). A production-consumption region is defined as a

region with naturally occurring concentrations of useful minerals in the Earth's crust that have the potential to be economically extracted. However, there are currently no mines or mineral extraction operations within the city and none are proposed. Based off the existing land uses within the city, development facilitated by the 2045 General Plan Update would not be conducive to resources extraction, only contemplating such activities within Open Space designated lands. Therefore, potential impacts to mineral resources would be less than significant.

4.9.7 Population and Housing

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on population and housing if it would:

1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure; or
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Impact Analysis

For reasonable analysis purposes in this EIR, the City assumes the 2045 General Plan Update's buildout (of both residential and non-residential uses) within the city would occur by 2045. In the context of this EIR, "buildout" of the plan is assumed to be a locally appropriate projection of development within the plan area based on updated land use designations and the proposed annexation rather than development of every parcel within the city. While complete buildout is not likely to occur by 2045, the buildout assumption used for this EIR represents the most conservative approach to evaluating the plan's potential environmental effects and satisfying the requirements of the CEQA Guidelines. Buildout of the city would be dependent on multiple factors, including local economic conditions, market demand, and other financing considerations. The buildout scenario for this EIR is estimated to be approximately 16,140 net new residential units by the year 2045 (see Chapter 2, *Project Description*). Additional development could take place in the annexed land to the east of the city's current limits. This area is currently used for agricultural activities but would be redesignated as Planned Annexation Area, which would allow a mix of industrial, residential, and commercial land uses (Santa Maria General Plan 2023). According to the California Department of Finance's population estimates, the average persons per household in Santa Maria was 3.61 in 2024 (DOF 2024). Assuming 3.61 persons per household, the 16,140 additional residential units could generate approximately 58,265 new residents.

However, the population growth associated with the plan would not be considered substantial unplanned growth. As a planning document, the plan would be a key tool to help the City plan and conduct growth. The plan includes goals and policies to accommodate the population growth anticipated by the plan would be supported by necessary public facilities and services, including:

> **Policy PFS-1.1: Resource and infrastructure capacities.** Maintain resource and infrastructure standards and capacities to meet the city's existing and future needs.
>
> **Policy PFS-1.2: Wastewater system.** Maintain a wastewater collection, treatment, and disposal system capable of meeting the daily and peak demand of existing and future city residents and businesses.

Policy PFS-2.1: Water system. Maintain and expand the existing water system to meet the daily and peak demands of existing and future city residents and businesses.

Policy PFS-2.2: Supply portfolio. Improve the reliability of the water supply for current and projected demand by diversifying the City's water supply portfolio, including maintaining and increasing the City's groundwater wells, exploring additional sources of water supply, and supporting the State Water project.

Policy PFS-2.3: Groundwater. Improve the long-term recharge of the Santa Maria Valley Groundwater Basin by retaining natural watershed areas, developing regional recharge basins, and minimizing impervious surfaces in new development.

Policy PFS-2.4: Regional coordination. Participate in regional coordination targeting aquifer recharge and sustainable groundwater supply.

Policy PFS-4.2: Infrastructure and municipal services. Ensure that annexed areas receive adequate infrastructure and municipal services, aligning with the City's overall growth plan.

Additionally, the State requires that all local governments adequately plan to meet the housing needs of their communities. Given that the State is currently in an ongoing housing crisis due to an insufficient housing supply, the additional residential units under the plan would further assist in addressing the existing crisis and meeting the housing needs of the City's communities. The City's Sixth Cycle Housing Element indicates 5,418 residential units must be built by 2031 to satisfy the state required Regional Housing Needs Allocation. In addition, subsequent Housing Element revisions would be made throughout the horizon of the 2045 General Plan Update in accordance with state law. These plans would facilitate development that could help the City reach its housing needs goal.

The plan would strive to accommodate projected population, residential, and jobs growth and focuses on improvements to existing neighborhoods along with infill and vacant site development. The plan would not include the displacement of individuals. The plan would include infill development and renovations to existing residential units to increase housing opportunities. Therefore, because the plan would be designed to accommodate for planned and orderly growth, as mandated by the State, development in accordance with the plan would not indirectly induce growth in the city. Impacts would be less than significant.

4.9.8 Public Services and Recreation

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on public services and recreation if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other objectives for any of the public services:
    a. Fire protection
    b. Police protection
    c. Schools

d. Parks
e. Other public facilities

2. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
3. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Impact Analysis

Future development facilitated by the plan would result in an increase in the city's population, which would result in an incremental increase in demand for fire protection, police protection, and other public services such as parks, recreational facilities, and libraries.

Fire Protection

Fire protection services in Santa Maria are provided by the Santa Maria Fire Department (SMFD). SMFD provides a wide range of programs, which include fire suppression, all risk emergency services, public education programs, fire prevention, and life safety measures. SMFD also administers a hazardous materials business plan program in cooperation with Santa Barbara County. There are six fire stations in the city (City of Santa Maria 2025a).

SMFD operates five stations that serve the entire community and Fire Station No. 6 only serves the Santa Maria Public Airport (City of Santa Maria n.d.). There are currently five frontline fire engines and one ladder truck in service for the Santa Maria Fire Department. In addition, the department has an aircraft rescue and firefighting vehicle at the airport station, an urban search and rescue vehicle, three reserve engines, and a Type-III brush engine. For purposes of responding to structure fires, there are four engines and a truck available, leaving one engine free to cover the city. The fire department is currently budgeted for a total of 63 suppression personnel, with a ratio of 0.59 firefighters per 1,000 residents. Daily minimum staffing is 20 department personnel, including the Aircraft Rescue and Firefighting Specialist and a Battalion Chief. The average response time of the Santa Maria Fire Department in 2019 was 4:06 minutes for all calls, and 5:32 minutes when considering only calls for structure fires (City of Santa Maria 2020a).

Development facilitated by the plan would be served by the Santa Maria Fire Department, which provides fire protection and emergency medical services throughout the city. As future buildout occurs, the City would evaluate fire service operations and deployment to ensure adequate coverage. New development would be required to comply with fire safety and access standards set by the California Building Code and administered by the City's Building Division. In accordance with standard procedures, Santa Maria Fire Department would review project plans before permit issuance to confirm code compliance and adequate emergency access. Development would also be subject to fire mitigation fees under Santa Maria Municipal Code (SMMC) Chapter 8-15. The plan includes Policies PFS-8.1 and PFS-8.2 which focus on ensuring fast and effective emergency response by maintaining a five-minute response time citywide, guiding facility siting based on service needs, and requiring thorough fire department review of development plans to uphold safety standards and emergency access. Given the anticipated growth, increased demand may necessitate additional fire staffing and potentially new facilities. Any future facilities would be located in compliance with building and zoning regulations and undergo CEQA review to assess site-specific environmental impacts. While the exact size and location of any future fire department facilities are not yet known, and some may be located within existing structures, all future projects would be subject to

applicable building codes and CEQA review. Consequently, impacts related to fire services are anticipated to be less than significant.

Police Protection

Law enforcement services are provided by the City of Santa Maria Police Department (SMPD). There is one police station located at 1111 West Betteravia Road and approximately 700 police department personnel (City of Santa Maria 2024). Professional police services include maintaining civil order, preventive patrol, investigations, traffic control and enforcement, criminalistics, crime prevention, drug enforcement, and abuse prevention. The department houses the public safety dispatch center for police and fire, which receives all emergency 9-1-1 and non-emergency calls for services (City of Santa Maria 2020a). The Santa Maria Police Department Communications Center handles over 170,000 incoming calls for service every year (about 465 per day). There are 63,000 emergency 9-1-1 calls per year (about 172 per day).

Development facilitated by the plan would increase population and activity levels in Santa Maria, potentially leading to higher demand for police protection services. The Santa Maria Police Department would provide law enforcement citywide, with development required to undergo security review during the plan check process and to pay police mitigation fees under SMMC Chapter 8-15. The Santa Maria Police Department also serves as an aerial firefighting base for CalFire. The plan also includes policies to maintain effective law enforcement coverage, such as Policy PFS 7-1, which targets a service ratio of 1.3 sworn officers per 1,000 residents, and Policy PFS 7-2, which guides the siting of facilities to optimize response times. To meet future demands, additional police staffing or new facilities may be needed. While the exact nature and location of any new facilities are not yet known, and some may occupy existing structures, all future projects would be subject to applicable building codes and CEQA review. Consequently, impacts related to police services are anticipated to be less than significant.

Schools

Future development facilitated by the plan would result in an increase in population in the city, which would contribute to an increase in students who would be served by either Santa Maria-Bonita School District, Santa Maria Joint Union High School District, or the Orcutt Union School District. Future residential, commercial, and industrial development in Santa Maria would be required to pay state-mandated impact mitigation fees to provide funding for additional schools to serve the area, pursuant to Senate Bill 50. Pursuant to Section 65995(h) of the California Government Code the payment of statutory fees "…is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." The mandatory payment of impact mitigation fees would serve as full and complete mitigation for future development. Additionally, the plan includes Policies PFS-10.1, PFS-10.2, PSF-10.3 and PFS-10.4 which aim to ensure that educational infrastructure and programming keep pace with community growth. They focus on monitoring enrollment trends, coordinating school siting in a way that respects nearby land uses, expanding access to inclusive and affordable educational programs, and supporting planned improvements at Hancock College in harmony with surrounding neighborhoods. As such, impacts to school facilities would be less than significant.

Parks and Recreation Facilities

Future development facilitated by the plan would result in an increase to the city's population, which would result in an incremental increase in demand on existing public parks and recreation facilities including playfields, performing arts centers, gymnasiums, community pools and aquatic centers. The City includes 25 percent of Waller Park, a Santa Barbara County facility, in its park service analysis as it is frequently used by residents which would increase the acreage of parkland from 234 acres to 271 acres (City of Santa Maria 2020a). The City's existing service ratio is approximately 2.5 acres per 1,000 residents for the existing 2024 population as reported by the California Department of Finance of 110,608 (California Department of Finance 2024).[3] With the implementation of the plan, the addition of a maximum of 58,265 residents would decrease the service ratio to 1.6 acres per 1,000 residents.[4] The City's park service ratio with the plan would be below its service goal of 5 acres of parkland per 1,000 residents. As such, the population growth associated with the plan would require the need for new parks.

Construction or expansion of future parks would require separate environmental review that could determine and require future project-specific construction-related mitigation measures. Pursuant to the Quimby Act park dedication ordinance, future development projects would be required to pay parkland dedication fees which, pursuant to Section 65995 (3) (h) of the California Government Code (SB 50, chaptered August 27, 1998), are "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." In addition, pursuant to Chapter 8-15 of the SMMC, future development facilitated by the plan would be required to pay impact fees, which would promote the maintenance and expansion of public parks.

The plan includes Policies REC-1.2, REC-1.3, REC-1.4 and REC-1.5 which aim to enhance equitable and connected recreation opportunities across the city, and Policies REC-2.1, REC-2.2 and REC-2.3 which aim to ensure equitable access to open space and recreational opportunities by maintaining a citywide parkland standard, securing funding through mitigation fees and grants, and protecting existing park resources. The plan policies promote the use of temporary facilities to address short-term needs, encourage shared use of public lands, ensure consistent maintenance of existing infrastructure, and prioritize the development of a multi-use trail network that links neighborhoods, parks, and open spaces for a variety of users. With the existing and new policies and programs, in addition to existing Recreation and Parks mitigation fee regulations within Section 8-15of the SMMC which requires impact fees be paid for new dwelling units, impacts to parks and recreational facilities would be less than significant.

Other Public Facilities

Development facilitated by the plan would result in an increase in population which could result in an increased demand for library services. Pursuant to the SMMC Chapter 8-15, future development would be required to pay library mitigation fees. Given the demand for library services in the city, library staffing needs in Santa Maria are likely to increase, which could require the construction of new facilities. The plan includes Policies PFS-5.1, PFS-5.2, and PFS-5.3 which aim to ensure that library services grow with the community by maintaining adequate space and book collections, improving access through inclusive facilities and outreach methods, and expanding educational programming for youth through after-school and seasonal initiatives. Future facilities could be

[3] 2.5 acres per 1,000 residents = (271 acres of parks / 110,608 persons) * 1,000 persons
[4] 1.6 acres per 1,000 residents = (271 acres of parks / 168,873 persons) * 1,000 persons

located within the city but would require adherence to all applicable building and zoning codes and additional CEQA review to analyze project and location specific impacts. It is not possible to identify the specific nature, extent, and significance of physical impacts on the environment that could result from the construction and operation of future facilities without knowing the size and nature of the facility, or its location. For example, future facilities could feasibly be housed in an existing building, which would have a reduced physical impact on the environment than the construction of a new facility. As such, impacts related to library services would be less than significant.

4.9.9 Wildfire

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines a project may have a significant impact on wildfire if located in or near state responsibility areas or lands classified as very high fire hazard severity zones and would:

1. Substantially impair an adopted emergency response plan or emergency evacuation plan;
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, or thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
3. Require the installation or maintenance of associated infrastructure (such as roads, fuelbreak, emergency water sources, power lines, or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment?
4. Expose people or structures to significant risks, including downslope or downstream flooding, landslides, mud flows, as a result of runoff, post-fire slope instability, or drainage changes

Impact Analysis

The potential for wildfire risks in Santa Maria is characterized by limited grassland and brush fires due to the absence of extensive tracts of mountainous and brush covered terrain. The most significant wildfire hazards in the city are associated with the coastal sage scrub and grass covered slopes in the Casmalia and Solomon Hills area, south of the city limits (Santa Maria 2025).

A Fire Hazard Severity Zone (FHSZ) is a mapped area that designates zones (based on factors such as fuel, slope, and fire weather) with varying degrees of fire hazard (i.e., moderate, high, and very high). While FHSZs do not predict when or where a wildfire will occur, they do identify areas where wildfire hazards could be more severe and therefore are of greater concern. FHSZs are meant to help limit wildfire damage to structures through planning, prevention, and mitigation activities/requirements that reduce risk. The FHSZs serve several purposes: they are used to designate areas where California's wildland urban interface building codes apply to new buildings, they can be a factor in real estate disclosure, and they can help local governments consider fire hazard severity in the safety elements of their general plans.

As identified on the most recent FHSZ maps provided by CalFire, a portion of the annexation area is located within a moderate FHSZ. However, no portion of the city or annexation area is located within a high or very high FHSZ. (CalFire 2025). The nearest Very High FHSZ is to the east of the Santa Maria River. The implementation of the 2045 General Plan Update would not interfere with emergency evacuation plans or emergency response plans within a FHSZ or state responsibility area; exacerbate wildfire risks and thereby expose the public to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated

infrastructure within a FHSZ or state responsibility area; or expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Additionally, the plan includes Policies S-2.1 and S-2.2 which are intended to strengthen fire prevention and emergency preparedness by ensuring the City maintains adequate firefighting capacity and response times as development occurs, and by enforcing vegetation management through coordinated weed abatement efforts to reduce wildfire and urban fire risk. Due to the lack of fire hazard severity zones within the city and the new policies, impacts on wildfire would be less than significant.

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5 Other CEQA Required Discussions

This chapter discusses other issues as required by CEQA, in addition to the specific issue area discussed in Chapter 4, *Environmental Impact Analysis*.

5.1 Growth Inducement

Section 15126(d) of the CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population and Economic Growth

As described in Table 2-1 of Chapter 2, *Project Description*, plan buildout is anticipated to enable an additional 16,140 residential units and 23,750 employees. As described in Section 4.10, *Effects Found Not to be Significant*, based on the California Department of Finance's population estimates, which identified Santa Maria's average household size of 3.61 persons per household, implementation of the plan could lead to an increase of approximately 58,265 residents[1] in the city. The plan could facilitate population growth in the area. However, the population growth associated with the plan would not be considered substantial unplanned growth. As a planning document, the plan would be a key tool to help the City plan and conduct growth. Implementation of the policies and associated actions included in the plan would assist in managing growth and infill development such that development and redevelopment would occur in an orderly manner. These policies and actions include the following:

> **Policy LU-1.1: Land use pattern.** Implement the General Plan Land Use Map and corresponding Land Use Designations as described in Figure LU-4 and in Table LU-3 to create a complete community.
>
> > **Action LU-1.1.1:** Following adoption of the General Plan Update, prepare a comprehensive update of the City's zoning code with districts that mirror the General Plan designations and allow flexibility in uses without the need for Planned Development Overlay districts.
> >
> > **Action LU-1.1.2:** Implement the Santa Maria Objective Design Standards and recommended Design Review process that streamlines the existing process of reviewing applications for the development of vacant sites or site redevelopment.
> >
> > **Action LU-1.1.3:** Amend the Area 9 Specific Plan to allow low-density residential uses along A Street, consistent with the LMDR designation.

[1] This calculation represents a conservative analysis in which every potential residential unit (16,140 as described in Section 2.6.5, Proposed 2045 General Plan Buildout) is occupied at the full potential persons per household rate of 3.61 as determined by the California Department of Finance.

Policy LU-1.2: Infill development. Prioritize infill of existing residential, commercial, and industrial capacity to revitalize Downtown and deteriorating neighborhoods, to the extent feasible. Accommodate growth while making every effort to preserve agricultural lands and open space.

Action LU-1.2.1: Implement the city's adopted Specific Plans.

Policy LU-1.3: Areas of change. Focus new development, infill, and higher density or intensity development along the city's primary corridors (Main Street and Broadway), within the Downtown, and in surrounding neighborhoods.

Policy LU-1.4: Neighborhood preservation. Support the revitalization and enhancement of older neighborhoods in the Downtown and surrounding areas by continuing to invest in infrastructure and streetscape upgrades.

Policy LU-1.5: Job/housing balance. Achieve a job-to-housing ratio of 1.2 that balances new housing development and job production in Santa Maria over the General Plan horizon.

Policy LU-13.1: Land use buffers. Require the use of buffers between incompatible land uses by using context-appropriate buffers such as berms, walls, landscaping, bike paths, and arterial streets, where appropriate and depending on neighboring use, to avoid adverse impacts to either use.

Action LU-13.1.1: Update the City's municipal code to protect sensitive land uses by, for example, requiring a buffer between sensitive uses and local sources of air pollution such as industrial and commercial facilities (e.g., warehouses, processing plants, factories, landfills, hazardous waste facilities). Developments should incorporate appropriate mitigation measures that reduce potential pollution exposure.

Policy LU-13.2: Residential encroachment. Protect residential neighborhoods and schools from encroachment by incompatible nonresidential uses such as light industrial, general industrial, and heavy commercial/manufacturing, and the impacts associated with adjacent nonresidential activities.

Policy LU-13.3: Land use transitions. Require land use transitions of lower intensity commercial or mixed-use on the perimeter of heavy uses when adjacent to residential uses.

Policy LU-13.4: Incompatible neighborhood uses. Prohibit the development of industrial or manufacturing uses within neighborhoods or directly adjacent to established residential neighborhoods or schools.

Policy LU-13.5: Industrial and residential buffers. Mitigate the impacts of industrial land that exists adjacent to residential uses by permitting only light industrial uses in those areas, along with requiring the industrial development to provide appropriate buffers so that the use does not negatively impact the residential development.

Policy LU-13.6: Incompatible uses. Prohibit new residential development, and those retail, commercial, office, and/or consumer-oriented businesses in close proximity to the Airport which the City determines would conflict with the Airport Master Plan and Santa Maria Airport Land Use Compatibility Plan (ALUCP), including through utilizing processes set forth by Article 3.5 of the Public Utilities Code.

Policy LU-13.7: Airport and residential buffers. Require transition zones and buffers between the Airport and new residential development in close proximity to the Airport, as defined by the ALUCP, to mitigate impacts of ongoing airport operations.

Policy LU-13.8: Development compatibility. Ensure that new development within the Santa Maria Airport Area of Influence is consistent with standards and regulations set forth by local and regional Airport Land Use Compatibility Plans.

Action LU-13.8.1: Review new development for consistency with the Santa Maria Airport Safety Zone Compatibility Criteria, Table 3-2, of the Santa Maria Airport Land Use Compatibility Plan, and with the regulations and processes set forth by Article 3.5 of the Public Utilities Code.

Growth in Santa Maria would occur regardless of implementation of the plan. While growth is anticipated by the plan that would exceed current projections by SBCAG, the growth would not be unplanned since it is contemplated by the plan. As described in the plan, the proposed project's vision for Santa Maria was developed with extensive community input and in recognition of the State's planning and housing priorities. The plan identifies major strategies and physical improvements for Santa Maria through 2045, including, but not limited to, use of mixed-use areas, strengthening locally owned business and community-supported tourism, enhancing existing neighborhoods, and maintaining adequate public facilities and services for anticipated growth. Because the plan is designed for orderly growth, as mandated by the state, the plan would not result in substantial impacts related to population and economic growth.

5.1.2 Removal of Obstacles to Growth

Development facilitated by the plan would require new utility connections, including connections to water, hydrants, sewers, electricity, telecommunications, or other utilities like stormwater facilities. The plan promotes mixed-use and infill development where existing infrastructure, including roads, water mains, and sewer mains, are present. Utility connections would generally occur within individual footprints or rights-of-way that were previously disturbed, minimizing the impact of development on existing infrastructure and services. The policies and programs of the plan would facilitate development in the Planning Area, thereby providing a roadmap for sustainable growth in Santa Maria. Therefore, the plan would not result in significant growth inducement due to the removal of an obstacle to growth.

5.2 Irreversible Environmental Effects

CEQA Guidelines Section 15126(c) requires a discussion of significant irreversible environmental changes that could result from a project, should a project be implemented. This chapter addresses non-renewable resources, the commitment of future generations to the proposed uses, environmental accidents, and irreversible impacts associated with the plan.

Implementation of the plan could irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, increasingly efficient building design would offset this demand to some degree by reducing energy demands of future development. As described in Section 4.10, *Effects Found Not to be Significant*, development facilitated by the plan would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and Green Building Standards Code

(California Code of Regulations, Title 24, Part 11). The California Energy Code provides energy conservation standards for all new and renovated buildings, and Green Building Standards Code requires solar access, natural ventilation, and stormwater capture. New and existing development in Santa Maria is provided electricity procured by Central Coast Community Energy, which emphasizes the use of renewable energy resources. In accordance with Senate Bill 100, new and existing development will eventually be powered entirely by renewable energy procured by Central Coast Community Energy. Furthermore, the plan would implement several policies which would require efficient energy use and promote renewable energy programs. Consequently, development facilitated by the plan would not use unusual amounts of energy or construction materials. Consumption of these resources would occur with any development in the region and is not unique to the plan. Therefore, implementation of the plan would not result in significant irreversible environmental changes related to energy use.

Growth facilitated by the plan could require an irreversible commitment of fire protection, law enforcement, water supply, wastewater treatment, and solid waste disposal services. As discussed in Section 4.8, *Utilities and Service Systems,* and under public services and recreation in Section 4.9, *Effects Found Not to be Significant,* potential impacts to public services and utilities and service systems would be less than significant following implementation of policies included in the plan, as well as future project-specific environmental review that would be required for any future public service or utility facility constructed in accordance with the plan.

The anticipated increase in buildout associated with the plan could contribute to air quality. As described in Section 4.2, *Air Quality and Greenhouse Gas Emissions*, the plan has the potential to result in the irreversible emission of cumulatively considerable criteria pollutant emissions and exposure of sensitive receptors to substantial pollutant concentrations. Even with implementation of Mitigation Measures AQ-1 and AQ-2, which require use of fugitive dust control measures, project specific air quality analyses and mitigation, construction of those projects could result in an irreversible environmental effect in the Planning Area with regards to air quality emissions. The proposed plan would also have the potential to generate greenhouse gas emissions that may result in cumulatively considerable impacts as there is no guarantee the plan would be consistent with the State-wide target of net-zero GHG emissions by 2045.

Demolition and ground-disturbing activities facilitated by the plan could cause a substantial adverse change in the significance of a historical, archaeological, or tribal cultural resource. Even with implementation of applicable plan policies and Mitigation Measures CUL-1 through CUL-4 and TCR-1 and TCR-2, damage to or destruction of a known or previously unknown historical, archaeological, or tribal cultural resources could occur because of the proposed project. Therefore, the plan could irreversibly impact historical resources in the Planning Area.

5.2.1 Significant Unavoidable Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts, including those that can be mitigated but not reduced to less-than-significant levels, as a result of implementation of the project. The following environmental issues were determined to result in potential significant and unavoidable impacts:

- Impact AG-1: Land use changes in the annexation area have the potential to conflict with existing zoning for agriculture. There are no feasible mitigation measures that would avoid or fully mitigate for the conversion of Farmland or agriculturally zoned lands..

- Impact AQGHG-1: The 2045 General Plan Update would result in new emissions that may exceed the 2022 Ozone Plan's direct and indirect emissions inventory for the County. As a result, the plan would conflict with or obstruct implementation of the 2022 Ozone Plan.
- Impact AQGHG-2: The 2045 General Plan Update could result in a cumulatively considerable net increase of all criteria pollutants for which the plan region is non-attainment under an applicable federal or State ambient air quality standard.
- Impact AQGHG-5: Development facilitated by the 2045 General Plan Update would generate GHG emissions that may have a significant impact on the environment and conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.
- Impact NOI-1: Development facilitated by the 2045 General Plan Update would result in construction noise that may impact nearby noise-sensitive land uses. The plan would introduce new noise sources and contribute to an increase in long-term operational noise levels within the city limit as well as the annexation area.
- Impact TRA-2: The future (2045) citywide rates of VMT with the 2045 General Plan Update would not meet the 17 percent VMT reduction target required to be consistent with CEQA Guidelines 15064.3(b). There are no feasible General Plan policies or mitigation measures that could reduce citywide rates of VMT below the VMT reduction target.

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6 Alternatives

Section 15126.6 of the *CEQA Guidelines* provides guidance for the identification and evaluation of project alternatives in an EIR. The *CEQA Guidelines* state that an "EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." This EIR examines a range of reasonable alternatives to the 2045 General Plan Update that would attain most of the basic plan objectives but may avoid or substantially lessen significant adverse impacts.

6.1 Alternatives Development and Screening Process

As stated in Chapter 2, *Project Description*, the 2045 General Plan Update presents a vision for the future of the City and a set of objectives for how the City would achieve that vision. This vision and its objectives capture the City's key aspirations for the future. As discussed in Chapter 2, *Project Description*, the objectives for the plan, are as follows:

- **Agricultural Identity.** Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy.
- **Culture, History, and Art.** Celebrate and share Santa Maria's multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.
- **Community Design.** Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community's history, culture, and natural environment. Use lighting, street trees, benches, and other amenities to make sidewalks and public spaces safe and welcoming, with a focus on the Downtown and along the Main and Broadway corridors.
- **Community Health.** Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35 percent of residents. Minimize residents' potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.
- **Natural Environment and Resilience.** Conserve water resources in the city and support efforts to maintain the Santa Maria River. Expand opportunities to enjoy the area's natural resources and the region's beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.
- **Housing Quality and Choice.** Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling

units (ADUs), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.

- **Resilient Economy.** Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps apace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.
- **Connected Growth.** To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current City limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.
- **Transportation Innovations.** Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.
- **Infrastructure, Utilities, Facilities, and Services**. Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.
- **Governance and Engagement.** Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the City leaders in 2045.

Included in this analysis are three alternatives, including the CEQA-required “no project” alternative, that involve changes to the project that may reduce the project-related environmental impacts as identified in this EIR. Alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the 2045 General Plan Update.

The following alternatives are evaluated in this EIR:

- Alternative 1: No Project Alternative
- Alternative 2: Infill Only Alternative
- Alternative 3: Greater Annexation Alternative

Detailed descriptions of the alternatives are included in the impact evaluation for each alternative. The potential environmental impacts of each alternative are discussed in Section 6.2 through Section 6.4. As required by CEQA, this section also includes a discussion of the "environmentally superior alternative" among those studied, included as Section 6.5 and summarized in Table 6-1.

6.2 Alternative 1: No Project Alternative

6.2.1 Description

Under the No Project Alternative, the City of Santa Maria would not adopt the 2045 General Plan Update. Instead, development would continue in accordance with the existing General Plan. This alternative assumes that current land use designations, policies, and growth projections would remain in effect, guiding future development and infrastructure decisions. For the purpose of this analysis, the No Project Alternative is assumed to result in reduced overall buildout potential compared to the 2045 General Plan Update, as it reflects continuation of existing land use designations and policies without the proposed changes that would facilitate additional growth.

While some development would still occur under existing entitlements and zoning regulations, the City would not implement the new land use strategies, environmental protections, or housing and mobility policies in the plan. As a result, the No Project Alternative would not fulfill the objectives of the 2045 General Plan Update because it would not fully address evolving community needs, state housing requirements (future RHNA cycles), or infrastructure demands anticipated through 2045. However, as discussed in detail in Section 6.2.2, this alternative would avoid the potential environmental impacts associated with the increased development intensity and expanded planning strategies in the plan.

6.2.2 Impact Analysis

a. Agricultural Resources

With reduced buildout potential compared to the 2045 General Plan Update, the No Project Alternative would place less development pressure on agricultural lands, resulting in reduced impacts to agricultural resources. The No Project Alternative would continue growth in accordance with the existing General Plan and as such, would not extend growth into tracts of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland in the annexation area. In addition, the No Project Alternative would not result in new land use changes on agricultural plans within the city or the annexation area, which includes Prime Farmland and Williamson Act lands. Therefore, the No Project Alternative would have reduced impacts compared to the 2045 General Plan Update. Overall, the No Project Alternative would reduce impacts to agricultural resources to a less than significant level.

b. Air Quality and Greenhouse Gas Emissions

Air Quality: The lower level of development anticipated under the No Project Alternative would generate reduced vehicle trips and less energy use, resulting in reduced impacts on air quality and GHG emissions. However, the No Project Alternative would not implement the policies from the plan that aim to maintain air quality and protect public health in Santa Maria. Furthermore, this alternative would not be required to implement Mitigation Measures AQGHG-1 and AQGHG-2, which aim to reduce construction-related air pollutant emissions by requiring future development in

Santa Maria to implement best management practices consistent with Santa Barbara County Air Pollution Control District (SBCAPCD) guidelines and require construction projects to utilize Tier 3 equipment of higher to reduce construction related TAC exposure. Similar to the 2045 General Plan Update, construction facilitated by the No Project Alternative has the potential to emit fugitive dust and criteria air pollutants that exceed SBCAPCD's standards. As such, impacts related to air quality would be reduced compared to the 2045 General Plan Update but would remain significant and unavoidable as fugitive dust and criteria air pollutant emissions from the No Project Alternative may still exceed SBCAPCD's standards.

Greenhouse Gas Emissions: The No Project Alternative would be generally consistent with the goals of the 2045 General Plan Update since future development would be required to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and applicable State law. However, the No Project Alternative would not include new policies aimed at reducing GHG emissions within the city. While development would be reduced in comparison to the 2045 General Plan Update, there is no assurance that the No Project Alternative would be consistent with the State-wide target of net-zero GHG emissions by 2045. While impacts would be reduced compared to the 2045 General Plan Update, impacts related to GHG emissions would remain significant and unavoidable due to potential inconsistencies with the State-wide target.

c. Biological Resources

Less growth and development outside of the existing ~~urban footprint~~ city boundary under the No Project Alternative would reduce the potential for habitat disturbance, leading to reduced impacts to biological resources. However, the No Project Alternative would not implement the policies from the 2045 General Plan Update that aim to enhance the protection of biological resources, such as development review and critical habitat protection. Specifically, the No Project Alternative would not implement Mitigation Measures BIO-1(a) through BIO-1(k), which require future development to avoid, minimize, or offset impacts to sensitive species and habitats through surveys, construction buffers, habitat restoration, and compliance with agency regulations. As a result, development facilitated by the No Project Alternative has the potential to disturb special status plant species, endangered/threatened animal species, and important habitat. As a result, development facilitated by the No Project Alternative would have a greater potential to adversely affect biological resources compared to the 2045 General Plan Update, and overall impacts to biological resources would be significant and unavoidable.

d. Cultural and Tribal Cultural Resources

Cultural Resources: Given its lower buildout potential, the No Project Alternative would involve less ground disturbance overall and therefore reduce the likelihood of impacting cultural and tribal cultural resources. However, the No Project Alternative would not implement the policies from the 2045 General Plan Update that aim to protect historical and culturally significant resources. In the absence of new policies to protect historical and culturally significant resources or the plan-level mitigation measures associated with the 2045 General Plan Update, the No Project Alternative would be required to implement mitigation on a project-by-project basis. As a result, potential impacts to historical and culturally significant resources would be greater than under the 2045 General Plan Update, and would be significant and unavoidable.

Archaeological Resources: The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan Update and therefore have less potential to disturb subsurface archaeological resources. However, this alternative would not implement the policies from the 2045

General Plan Update that would require archaeological resources assessments or implement unanticipated discovery procedures for development involving ground-disturbing activities. In the absence of new policies to prevent the disturbance of subsurface archaeological resources, the potential for the No Project Alternative to substantially disturb archaeological resources is higher than the 2045 General Plan Update and would need to implement mitigation in order to reduce impacts to a less than significant level. In addition, the No Project Alternative would not implement Mitigation Measures CUL-1 through CUL-4(b), which aim to protect archaeological and historical resources by requiring pre-construction surveys, construction monitoring, and procedures for the treatment of any discovered resources, necessary for reducing impacts. Therefore, potential impacts to cultural impacts under this alternative would be greater than under the 2045 General Plan Update .

Tribal Cultural Resources: Similar to the 2045 General Plan Update, development facilitated by the No Project Alternative would be subject to the requirements of AB 52 and if required, SB 18. However, the No Project Alternative would not implement Mitigation Measures CUL-4(a) and CUL-4(b), which ensure tribal consultation and protection of tribal cultural resources through construction monitoring by tribal representatives and protocols for the discovery and treatment of tribal resources, and thus would not ensure project-specific tribal cultural resource identification and consultation, and the appropriate avoidance, minimization, or mitigation. In the absence of new policies to protect tribal cultural resources or the plan-level mitigation measures associated with the 2045 General Plan Update, the No Project Alternative would have greater impact on tribal cultural resources as the 2045 General Plan Update. Future development under the No Project Alternative would be required to implement mitigation measures to avoid or minimize impacts to tribal cultural resources. Therefore, potential impact to tribal cultural resources would be greater than under the 2045 General Plan Update, and would be significant and unavoidable.

e. Hydrology and Water Quality

Compared to the 2045 General Plan Update, the No Project Alternative would introduce reduced impervious surfaces and require reduced infrastructure extensions, reducing potential impacts on hydrology and water quality. Under the No Project Alternative, fewer residential units would be developed compared to the 2045 General Plan Update, consistent with existing land use designations and zoning. Ground-disturbing construction activities that could potentially affect water quality from sedimentation or accidental spills would occur following current adopted zoning. Any changes related to hydrology, water quality, watersheds and drainage patterns, flood and inundation hazards, and ground water resource management caused by changes in existing development would follow the currently adopted standards. Therefore, the No Project Alternative impacts related to hydrology and water quality would be less than significant, similar to the 2045 General Plan Update.

f. Noise

Although the No Project Alternative would involve less overall development than the 2045 General Plan Update, resulting in reduced construction activity and traffic volumes, its lack of policies and mitigation to address noise and vibration would ultimately lead to greater noise impacts. The No Project Alternative would not implement the policies from the 2045 General Plan Update that aim to promote land uses compatible with future noise levels or minimize transportation noise and other intermittent noise. In addition, the No Project Alternative would not implement Mitigation Measures NOI-1(a), NOI-1(b), or NOI-2, which require construction activities to follow noise-

reduction practices to minimize noise impacts on nearby sensitive receptors. Without implementation of these mitigation measures, potential construction and operation noise impacts would remain significant and unavoidable, and potential impacts from construction groundborne vibration would change from less than significant to significant and unavoidable. Therefore, overall noise impacts induced by the No Project Alternative would have slightly greater impacts than the 2045 General Plan Update related to construction noise, operational noise, and construction groundborne vibration. These impacts would be significant and unavoidable.

g. Transportation and Traffic

Lower buildout under the No Project Alternative would result in reduced daily trips and reduced roadway congestion compared to the 2045 General Plan Update. The No Project Alternative would not implement the goals and policies included in the 2045 General Plan Update to reduce VMT, including the promotion of different modes of transportation including transit and active transportation. Unlike the 2045 General Plan Update, the No Project Alternative would not place an emphasis on mixed-use and infill development in Santa Maria. Without policies to guide mixed-use and infill development, it is anticipated that regional VMT would increase as residents and employees commute longer distances. Therefore, the No Project Alternative would have slightly greater impacts on VMT, and impacts would remain significant and unavoidable

h. Utilities and Service Systems

As a result of the reduced development intensity, the No Project Alternative would generate lower demand on water, wastewater, energy, and solid waste systems. However, the No Project Alternative would not implement the policies included in the 2045 General Plan Update that aim to ensure citywide utility infrastructure supports development. As a result, overall demand would be lower, the absence of utilities planning and infrastructure policies could limit the City's ability to manage utility impacts efficiently. In addition, the No Project Alternative would not include the annexation area, unlike the 2045 General Plan Update. Therefore, the No Project Alternative would not require the establishment of new or expanded utilities infrastructure in order to service the city's expansion. Similar to the 2045 General Plan Update, development facilitated by the No Project Alternative would be required to comply with all applicable federal, State, and local regulations regarding water, wastewater, and waste disposal. Therefore, impacts would be slightly reduced overall due to lower development levels when compared to the 2045 General Plan and would remain less than significant.

6.3 Alternative 2: Infill Only Alternative

6.3.1 Description

Under the Infill Only Alternative, the City of Santa Maria would adopt the 2045 General Plan Update, including all goals and policies. However, the Infill Only Alternative would exclude the annexation of areas located east of the current City limits and direct development to areas within existing urban or suburban areas as infill, redevelopment, or increased densities. For the purpose of this analysis, the Infill Only Alternative is assumed to result in a similar overall level of buildout and population growth compared to the 2045 General Plan Update, despite the exclusion of future development in the eastern annexation area. Therefore, this analysis assumes that the Infill Only Alternative would result in the addition of approximately 16,000 new residential units and up to 23,750 new jobs associated with new commercial development within city limits.

While this alternative would reduce the geographic footprint of development, it would result in increased development pressure on existing neighborhoods and infrastructure. As a result, the Infill Only Alternative may not fulfill the primary objectives of the 2045 General Plan Update because it would not fully address evolving community health needs, state housing requirements, or opportunities for connected growth anticipated through 2045. However, as discussed in detail in Section 6.3.2, this alternative would avoid environmental impacts in the annexation area, such as conversion of agricultural land, fragmentation of open space, or potential effects on biological resources, while potentially exacerbating environmental impacts associated with the increased development density in existing neighborhoods.

6.3.2 Impact Analysis

a. Agricultural Resources

By accommodating a similar amount of development entirely within existing City limits, the Infill Only Alternative would avoid the annexation area's agricultural lands and result in reduced impacts to farmland. While the Farmland Mapping and Monitoring Program still designates areas within the city as Important Farmland, the conversion of these areas and associated land use changes have been previously evaluated in earlier environmental documents which are listed in Section 4.1, *Agricultural Resources*. Under this alternative, future growth would rely on redevelopment and increased densities within existing urbanized areas and locations already designated for urban development rather than expansion into agricultural lands. The Infill Only Alternative would not convert agricultural lands within city limits because lands within city limits currently used for agricultural purposes have been previously designated for planned urban redevelopment in specific plans or earlier iterations of the General Plan. As discussed in Section 4.1, *Agricultural Resources,* environmental documents such as the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930), the Area 9 Specific Plan Environmental Impact Report (SCH #2008071018), the Blosser-Southeast Specific Plan Amendment Supplemental Environmental Impact Report (SCH #1994107909),and the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029) have evaluated impacts to agricultural resources from the conversion of agricultural lands within the city. As a result, these lands have land use and zoning designations intended for urban redevelopment and would not be considered a conversion of existing agricultural uses. The exclusion of future development in the eastern annexation area would reduce impacts to agricultural resources in comparison to the 2045 General Plan Update. However, because this alternative limits development to infill sites, it would constrain opportunities for housing diversity and connected growth compared to the proposed plan. As the Infill Only Alternative would not result in the conversion of agricultural lands within City limits nor would it include the annexation area, this impact would be reduced to less than significant.

b. Air Quality and Greenhouse Gas Emissions

Air Quality: The Infill Only Alternative assumes a similar level of buildout and a more compact development pattern, which together would help lower GHG emissions and vehicle-related air pollutants. This infill-oriented growth pattern would be more compact, reducing VMT per capita and enhancing opportunities for walking, biking, and transit use, potentially reducing criteria air pollutant and GHG emissions on a per capita basis. However, similar to the 2045 General Plan Update, the Infill Only Alternative would still have the potential to exceed SBCAPCD standards related to fugitive dust and criteria air pollutants. Therefore, implementation of Mitigation Measures AQGHG-1 and AQGHG-2, which aim to reduce construction-related air pollutant

emissions by requiring future development in Santa Maria to implement best management practices consistent with SBCAPCD standards and use of Tier 3 or higher construction equipment, would be required. As such, impacts related to air quality would be reduced compared to the 2045 General Plan Update but would remain significant and unavoidable as fugitive dust and criteria air pollutant emissions from the Infill Only Alternative may still exceed SBCAPCD's standards.

Greenhouse Gas Emissions: While a more compact development pattern may support GHG reduction strategies, the City may still not achieve consistency with the statewide target of net-zero GHG emissions by 2045, and no feasible mitigation is available to reduce this impact to a less than significant level. Therefore, impacts associated with GHG emissions would be reduced compared to the 2045 General Plan Update, but would remain significant and unavoidable.

c. Biological Resources

Although total development would be similar to the proposed plan, growth under this alternative would be focused in previously urbanized or disturbed areas, resulting in less impact to natural habitats and biological resources overall. This could result in reduced impacts to biological resources, including habitat for special-status species potentially present in the eastern annexation area. Similar to the 2045 General Plan Update, the Infill Only Alternative would implement policies to enhance protection of biological resources, including development review and habitat conservation strategies. In addition, the Infill Only Alternative would implement Mitigation Measures BIO-1(a) through BIO-1(k), which require future development to avoid, minimize, or offset impacts to sensitive species and habitats through surveys, construction buffers, habitat restoration, and compliance with agency regulations. This would reduce potentially significant impacts to a less than significant level. As a result, impacts to biological resources would be reduced compared to the 2045 General Plan Update, and would be less than significant with mitigation incorporated.

d. Cultural and Tribal Cultural Resources

While overall buildout would be similar to the proposed plan, the infill-focused growth pattern would focus development within existing City limits, where land is already disturbed. Development of previously disturbed lands would reduce the potential for disturbing previously unidentified cultural and tribal cultural resources, particularly in comparison to development of the annexation area identified in the 2045 General Plan Update. Similar to the 2045 General Plan Update, the Infill Only Alternative would implement General Plan policies that aim to protect cultural and archaeological resources and would incorporate Mitigation Measures CUL-1 through CUL-4(b) as deemed necessary by the City, which aim to protect archaeological and historical resources by requiring pre-construction surveys, construction monitoring, and procedures for the treatment of any discovered resources. Implementation of these mitigation measures would reduce potential impacts to cultural resources to a less than significant level. The Infill Only Alternative would also comply with AB 52 and SB 18, and would implement Mitigation Measures CUL-4(a) and CUL-4(b), which ensure tribal consultation and protection of tribal cultural resources through construction monitoring by tribal representatives and protocols for the discovery and treatment of tribal resources. This would reduce potential impacts to tribal cultural resources to a less than significant level. Consequently, impacts to cultural and tribal cultural resources would be reduced compared to the 2045 General Plan Update and would remain less than significant with mitigation.

e. Hydrology and Water Quality

Because it directs growth to areas with existing drainage infrastructure, the Infill Only Alternative would reduce impacts to hydrology and water quality. As a result, impacts to hydrology and water quality would remain similar overall, but would be more focused within already urbanized areas. Unlike the 2045 General Plan Update, the Infill Only Alternative would not develop open space or agricultural lands to the east of the City, thereby avoiding new impervious surfaces in greenfield areas and reducing potential impacts on undeveloped drainage systems and natural waterways. Similar to the 2045 General Plan Update, development under the Infill Only Alternative would be required to adhere to existing NPDES permits and municipal code requirements. In addition, the Infill Only Alternative would implement policies that aim to protect groundwater supplies, groundwater recharge, and reduce impacts due to the release of pollutants from inundation. Because this alternative would focus on redevelopment and infill, stormwater improvements would be focused on upgrades to existing drainage infrastructure rather than extending new systems. Development under the Infill Only Alternative would comply with all federal, State, and local regulations to minimize water quality impacts and would not conflict with the Basin Plan. Therefore, impacts related to hydrology and water quality would be similar to those of the 2045 General Plan Update and would remain less than significant.

f. Noise

Although the scale of development would be similar to the proposed plan, infill development would occur in areas already exposed to urban activity, resulting in similar or slightly lower noise impacts overall. Construction-related noise could affect adjacent residences, schools, or care facilities located near infill sites. The Infill Only Alternative would implement policies aimed at reducing construction and operational noise, as well as groundborne vibration. Development facilitated by the Infill Only Alternative is expected to result in similar stationary noise and groundborne vibration levels as the 2045 General Plan Update. The Infill Only Alternative would include Mitigation Measures NOI-1(a) and NOI-1(b), which set conditions of approval for all development within 500 feet of a sensitive receptor and implementing roadway vehicle noise reduction measures. Focusing growth in already developed areas may also increase the likelihood of cumulative noise impacts along major corridors, such as Broadway and Main Street, due to traffic increases. However, similar to the 2045 General Plan Update, there would be no feasible mitigation that could avoid or fully mitigate the increase in construction and traffic noise in the plan area. As a result, potential construction noise impacts and operational traffic noise impacts would remain significant and unavoidable. Implementation of Mitigation Measure NOI-2, which requires construction vibration control measures to be incorporated, would reduce construction vibration impacts to a less than significant level. Overall, noise impacts would be similar to those of the 2045 General Plan Update and would remain significant and unavoidable.

g. Transportation and Traffic

Due to a more centralized pattern of growth, even with similar development levels, the Infill Only Alternative would result in reduced vehicle miles traveled and reduced congestion. This compact development pattern could reduce average trip lengths and improve access to services and jobs, particularly in areas already served by Santa Maria Area Transit (SMAT) and the city's active transportation network. Similar to the 2045 General Plan Update, the Infill Only Alternative would not conflict with the Connected 2050 RTP/SCS, the Santa Maria Active Transportation Plan, or any other applicable transportation plan or policy. Development facilitated by the Infill Only Alternative

would comply with State, Santa Maria Fire Department, and City requirements related to transportation design safety and emergency access. While the more compact pattern could slightly improve per capita VMT compared to the 2045 General Plan Update, the City as a whole would still not meet the 17 percent VMT reduction threshold required by SBCAG. Therefore, this impact would be slightly reduced over the 2045 General Plan Update but would still remain significant and unavoidable.

h. Utilities and Service Systems

While utility demand would be similar to the proposed plan, the Infill Only Alternative would allow for more efficient use of existing infrastructure within the City. Concentrating growth within City limits has the potential to improve service efficiency and reduce the need for new infrastructure extensions into greenfield areas. However, existing facilities may still require upgrades or capacity expansions to serve new development in the City limit. Like the 2045 General Plan Update, the Infill Only Alternative would be subject to applicable State and local requirements, and would be required to implement policies to ensure adequate public services. Therefore, impacts to utilities and service systems would be similar to those of the 2045 General Plan Update and would be less than significant with implementation of policies and mitigation measures.

6.4 Alternative 3: Greater Annexation Alternative

6.4.1 Description

Under the Greater Annexation Alternative, the City of Santa Maria would adopt the 2045 General Plan Update, including all goals, policies, and land use changes. However, the Greater Annexation Alternative would include a larger annexation area east of the current City limits. This alternative assumes a similar level of development density would occur in the larger annexation area, resulting in increased total development and an increased population compared to the 2045 General Plan Update. For the purpose of this analysis, the Greater Annexation Alternative is assumed to result in increased overall buildout potential and population growth compared to the 2045 General Plan Update, due to the inclusion of a larger annexation area and expanded Sphere of Influence.

The expanded geographic footprint of the Greater Annexation Alternative would fulfill many of the primary objectives of the 2045 General Plan Update because it would have the capacity to meet state housing requirements and address some community needs; however, the distributed development that may occur under this alternative would not fully address evolving community health needs or opportunities for connected growth anticipated through 2045. However, as discussed in detail in Section 6.4.2, this alternative would result in greater environmental impacts across many resource areas as the increased footprint would reduce available agricultural land and increase VMT and associated criteria pollutant and GHG emissions.

6.4.2 Impact Analysis

a. Agricultural Resources

The Greater Annexation Alternative would allow for greater overall buildout than the proposed plan by expanding the annexation area, leading to increased impacts from the conversion of agricultural land. As a result, additional agricultural lands would potentially be converted to non-agricultural uses, including additional Prime Farmland outside City limits. Similar to the 2045 General Plan

Update, the Greater Annexation Alternative would require the implementation of policies and actions of the 2045 General Plan Update which aim to reduce potential impacts related to the conversion of agricultural lands and conflicts with agricultural zoning. However, due to increased conversion of agricultural lands within the greater annexation area, impacts to agricultural resources would be greater and would remain significant and unavoidable.

b. Air Quality and Greenhouse Gas Emissions

Air Quality: Under the Greater Annexation Alternative, higher levels of growth and a more dispersed development pattern would increase vehicle miles traveled and emissions, resulting in greater impacts to air quality and greenhouse gases. Under this alternative, growth would be more widespread, thereby increasing VMT per capita and reducing potential active transportation and transit uses. As such, mobile emissions of criteria air pollutants and GHGs would increase relative to the 2045 General Plan Update. Similar to the 2045 General Plan Update, the Greater Annexation Alternative would have the potential to exceed SBCAPCD standards related to fugitive dust and criteria air pollutants. Therefore, implementation of Mitigation Measures AQGHG-1 and AQGHG-2, which aim to reduce construction-related air pollutant emissions, would be required. Although implementation would serve to reduce construction-related air pollutant emissions, air pollutant emissions under this alternative would be greater than the 2045 General Plan Update and impacts would remain significant and unavoidable.

Greenhouse Gas Emissions: The increased development potential would also increase GHG emissions and as such, the City may not achieve consistency with the statewide target of net-zero GHG emissions by 2045, and no feasible mitigation is available to reduce this impact to a less than significant level. Therefore, impacts regarding GHG emissions would be greater than the 2045 General Plan Update, and would remain significant and unavoidable.

c. Biological Resources

With additional development in new areas outside the existing City limits, the Greater Annexation Alternative would increase the likelihood of disturbing sensitive biological resources. This alternative would increase the potential for impacts to biological resources, particularly in areas that support sensitive natural communities, wetlands, and habitat for special-status species within agricultural and open space areas of the larger annexation area. However, similar to the 2045 General Plan Update, the Greater Annexation Alternative would implement policies to protect biological resources, including habitat conservation strategies and development review procedures. Additionally, this alternative would implement Mitigation Measures BIO-1(a) through BIO-1(k), which require future development to avoid, minimize, or offset impacts to sensitive species and habitats through surveys, construction buffers, habitat restoration, and compliance with agency regulations. This would reduce potentially significant impacts to a less than significant level. As such, while the Greater Annexation Alternative could result in greater biological resource impacts compared to the 2045 General Plan Update, impacts to biological resources would remain less than significant with mitigation incorporated.

d. Cultural and Tribal Cultural Resources

The expansion into previously undeveloped areas, combined with higher buildout potential, would increase the potential to affect previously undisturbed cultural and tribal resources under the Greater Annexation Alternative. As this alternative would have the potential to disturb a larger footprint and an increased area of previously undeveloped land, this alternative would result in a

greater potential to disturb previously unidentified cultural and tribal cultural resources. Similar to the 2045 General Plan Update, the Greater Annexation Alternative would implement General Plan policies to protect cultural and archaeological resources and would incorporate Mitigation Measures CUL-1 through CUL-4(b), which aim to protect archaeological and historical resources by requiring pre-construction surveys, construction monitoring, and procedures for the treatment of any resources discovered. These measures would reduce impacts to a less than significant level. The Greater Annexation Alternative would also comply with AB 52 and SB 18, and implement Mitigation Measures CUL-4(a) and CUL-4(b), which ensure tribal consultation and protection of tribal cultural resources through construction monitoring by tribal representatives and protocols for the discovery and treatment of tribal resources. As such, impacts to cultural and tribal cultural resources would be greater than the 2045 General Plan Update, but impacts to cultural resources and tribal cultural resources would remain less than significant with mitigation.

e. Hydrology and Water Quality

Under the Greater Annexation Alternative, greater development and a larger geographic footprint would introduce more impervious surfaces and infrastructure needs, contributing to greater impacts on hydrology and water quality. As a result, impacts to hydrology and water quality would increase as new development would occur within previously undeveloped areas. Similar to the 2045 General Plan Update, the Greater Annexation Alternative would result in development of open space and agricultural lands east of the City. However, under this alternative, a larger annexation area would be included, which would also increase the amount of new impervious surfaces in greenfield areas and increase potential impacts on undeveloped drainage systems and natural waterways. Similar to the 2045 General Plan Update, the larger Annexation Alternative would be required to adhere to existing NPDES permits and municipal code requirements. Additionally, the Greater Annexation Alternative would also implement policies that aim to protect groundwater supplies, groundwater recharge, and reduce impacts due to the release of pollutants from inundation. Under this alternative, as under the 2045 General Plan Update, stormwater improvements would include the extension of new drainage infrastructure systems into the larger annexation area. However, because the annexation area would be larger under this alternative, new drainage infrastructure systems would need to be extended into a larger area. New development under the Greater Annexation Alternative would still be required to comply with all federal, State, and local regulations to minimize water quality impacts and would not conflict with the Basin Plan. Therefore, impacts related to hydrology and water quality would be greater than those of the 2045 General Plan Update but would remain less than significant.

f. Noise

The Greater Annexation Alternative would result in greater noise impacts due to increased construction activity and traffic generation in areas not previously developed. As such, some new development would occur in locations further from existing sensitive receptors. Construction-related noise would have a somewhat lower impact on residences, schools, or care facilities located near development within the larger annexation area. However, this alternative would still introduce increased daytime noise levels related to construction noise in close proximity to sensitive receptors.

The Greater Annexation Alternative would implement policies aimed at reducing construction and operational noise, as well as groundborne vibration. Development facilitated by the Greater Annexation Alternative would be expected to result in similar stationary noise and groundborne

vibration levels as the 2045 General Plan Update, albeit within a larger footprint. Under this alternative, Mitigation Measures NOI-1(a) and NOI-1(b) would still be required, setting conditions of approval for all development within 500 feet of a sensitive receptor and implementing roadway vehicle noise reduction measures.

The expanded footprint under this alternative may increase traffic noise along roadways with previously minimal traffic noise, thereby increasing ambient noise levels along affected roadways. However, as details from individual development facilitated by the plan are unknown at this time, there is no feasible mitigation that would avoid or fully mitigate the increase in construction and traffic noise. As a result, potential construction noise impacts and operational traffic noise impacts would remain significant and unavoidable, similar to the 2045 General Plan Update. As under the 2045 General Plan Update, future development facilitated by the Greater Annexation Alternative would involve construction activity that could intermittently generate groundborne vibration affecting nearby properties. Because project-level details are not currently available for future individual development facilitated by the Greater Annexation Alternative, it is not possible to determine which projects may use pile driving or vibratory rollers and their exact vibration levels, locations, or time periods for construction of such projects. As a result, construction vibration levels may exceed the FTA's vibration levels for preventing architectural building damage. Similar to the 2045 General Plan Update, the Greater Annexation Alternative would require Mitigation Measure NOI-2 to reduce construction vibration impacts to a less than significant level. Therefore, overall noise impacts would be similar to those of the 2045 General Plan Update but would remain significant and unavoidable.

g. Transportation and Traffic

The higher buildout potential and more dispersed development pattern of the Greater Annexation Alternative would generate additional vehicle trips and increase roadway congestion relative to the 2045 General Plan Update. As such, under this alternative, the use of active transportation and transit may decrease as residents would be more dependent on private vehicles. The Greater Annexation Alternative development pattern would increase average trip lengths and require construction of new transit and active transportation infrastructure. As VMT and dependency on private vehicles would increase under the Greater Annexation Alternative, this alternative may conflict with the Connected 2050 RTP/SCS, the Santa Maria Active Transportation Plan, and other applicable transportation plans or policies.

Development facilitated by the Greater Annexation Alternative would be required to comply with State and City requirements related to transportation design safety and emergency access. As the Greater Annexation Alternative would increase the development footprint, per capita VMT compared to the 2045 General Plan Update may also increase, such that the City as a whole would not meet the 17 percent VMT reduction threshold required by SBCAG. Therefore, transportation impacts of the Greater Annexation Alternative would be greater than the 2045 General Plan Update and impacts would remain significant and unavoidable.

h. Utilities and Service Systems

Serving an expanded urban area and a larger population under the Greater Annexation Alternative would increase demand on utility infrastructure and require new extensions, resulting in greater impacts to service systems. New development under this alternative would result in increased demand for water supply, wastewater treatment, solid waste disposal, and other utility services. Increased demands to previously undeveloped areas and requirements to expand utility provider

service areas would also generate a need for new infrastructure extensions. Existing facilities may also still require upgrades or capacity expansions. Similar to the 2045 General Plan Update, the Greater Annexation Alternative would be subject to applicable state and local requirements and implement policies to ensure adequate public services. Therefore, while impacts would be greater than those of the 2045 General Plan Update, impacts would remain less than significant.

6.5 Environmentally Superior Alternative

CEQA requires the identification of an Environmentally Superior Alternative among the alternatives considered. When the No Project Alternative is determined to be environmentally superior, CEQA also requires identification of the Environmentally Superior Alternative among the development options. Table 6-1 indicates whether each alternative's environmental impact is greater than, less than, or similar to that of the 2045 General Plan Update for each of the issue areas studied in addition to the overall impact finding (Less than Significant, Significant and Unavoidable, etc.). Based on the alternatives evaluation in Section 6.2 through Section 6.4, Alternative 2, Infill Only Alternative would be the Environmentally Superior Alternative.

Unlike the Greater Annexation Alternative, the Infill Only Alternative would concentrate development in already developed areas of the city by increasing densities and redevelopment. As a result, the Infill Only Alternative would have reduced impacts on agricultural lands, as this alternative would not include the annexation area, thus removing the potential for development to convert agricultural lands outside of the City limits. The Infill Only Alternative would also result in reduced impacts to air quality and GHG emissions, as infill development would encourage the use of active transportation and transit uses due to the proximity of services to residential development. Additionally, compared to the Greater Annexation Alternative, the Infill Only Alternative would have reduced impacts on biological and cultural resources due to the concentration of development within previously disturbed areas that have low potential for biological resources and low potential to uncover archaeological resources. The Infill Only Alternative would have reduced per capita VMT, as development within the infill areas would reduce buildout potential to a wider area, which would reduce mobile emissions in comparison to the Greater Annexation Alternative. Due to the reduced buildout potential and reduced buildout area, impacts related to hydrology and water quality would also be reduced compared to the Greater Annexation Alternative.

Although the Infill Only Alternative would be the Environmentally Superior Alternative, this alternative would not fulfill the primary objectives of the 2045 General Plan Update, including the provision of housing quality and various housing choices or improving opportunities for connected growth. Further, the Infill Only Alternative would not enhance new and existing neighborhoods such that each neighborhood would be a Complete Neighborhood or provide innovative housing and may result in the City failing to meeting its RHNA obligations in accordance with State law as it would significantly reduce the affordable housing options and limit new housing to infill only and redevelopment.

Table 6-1 Impact Comparison of Alternatives

Issue	2045 General Plan Update Impact Classification	Alternative 1: No Project	Alternative 2: Infill Only	Alternative 3: Greater Annexation
Agricultural Resources	Significant and Unavoidable	+ Less than Significant	- Less than Significant	+ Significant and Unavoidable
Air Quality and Greenhouse Gas Emissions	Significant and Unavoidable	- Significant and Unavoidable	- Significant and Unavoidable	+ Significant and Unavoidable
Biological Resources	Less than Significant with Mitigation	+ Significant and Unavoidable	- Less than Significant with Mitigation	+ Less than Significant with Mitigation
Cultural and Tribal Cultural Resources	Less than Significant with Mitigation	+ Significant and Unavoidable	- Less than Significant with Mitigation	+ Less than Significant with Mitigation
Hydrology and Water Quality	Less than Significant	= Less than Significant	= Less than Significant	+ Less than Significant
Noise	Significant and Unavoidable	+ Significant and Unavoidable	= Significant and Unavoidable	= Significant and Unavoidable
Transportation and Traffic	Significant and Unavoidable	+ Significant and Unavoidable	- Significant and Unavoidable	+ Significant and Unavoidable
Utilities and Service Systems	Less than Significant	- Less than Significant	= Less than Significant	+ Less than Significant

+ Greater impacts compared to the 2045 General Plan Update.

- Reduced impacts compared to the 2045 General Plan Update.

= Similar impacts compared to the 2045 General Plan Update.

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7.2 List of Preparers

This EIR was prepared by the City of Santa Maria, with the assistance of Rincon Consultants, Inc. Consultant staff involved in the preparation of the EIR are listed below.

Rincon Consultants, Inc.

Matt Maddox, AICP, MESM, Principal
Chris Bersbach, MESM, Project Manager
Leslie Slayday, MUP, Assistant Project Manager
Gianna Meschi, Environmental Planner
Nichole Yee, Environmental Planner
Megan Knight, Environmental Planner/Biologist
Zoe Zepp, Environmental Planner
Hannah Bireschi, Environmental Planner
Jesse McCandless, Noise Specialist
Ethan Knox, Environmental Planner
Antonia Davetas, MS, Environmental Planner
Michael Huang, Environmental Planner
Vivian Phan, MESM, GIS Analyst
Yaritza Ramirez, Publishing Specialist

Appendix A

Notice of Preparation and Scoping Comments

CITY OF SANTA MARIA
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: February 18, 2025

TO: Governor's Office of Planning and Research State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Preparation of an Environmental Impact Report and a Scoping Meeting for the Santa Maria General Plan Update**

LEAD AGENCY:		**CONSULTANT:**	
Agency Name:	City of Santa Maria Community Development Department	**Firm Name:**	Rincon Consultants, Inc.
Street Address:	110 South Pine Street, Room 101	**Street Address:**	1530 Monterey Street, Suite D
City/State/Zip:	Santa Maria, CA 93458	**City/State/ Zip:**	San Luis Obispo, CA 93401
Contact:	Dana Eady Planning Division Manager deady@cityofsantamaria.org (805) 925-0951 ext. 2444	**Contact:**	Chris Bersbach Senior Supervising Environmental Planner cbersbach@rinconconsultants.com

Project Title: City of Santa Maria General Plan Update

The City of Santa Maria (City), as the lead agency under the California Environmental Quality Act (CEQA), is preparing an update to the Santa Maria General Plan that will guide growth and development of the city through 2045, and has determined that preparation of a programmatic EIR is necessary to evaluate potential environmental impacts of the 2045 General Plan and associated Zoning Code amendments pursuant to the California Environmental Quality Act (CEQA). The City is the CEQA Lead Agency and is requesting input on the scope of the EIR from responsible and trustee agencies, interested public agencies and organizations, and the general public (pursuant to CEQA Guidelines Section 15082).

This Notice of Preparation (NOP) provides a summary of the plan, the City's preliminary identification of the potential environmental issues to be analyzed in the programmatic EIR; and information on how to comment on the scope of the EIR. This NOP and background documents associated with the 2045 General Plan are available for review on the Santa Maria 2045 General Plan webpage at: https://www.imaginesantamaria.com/.

EIR NOP Public Comment Period: February 18 to March 19, 2025

The City requests your review and consideration of this notice and invites input and comments from interested agencies, persons, and organizations regarding the preparation of the 2045 General Plan EIR.

NOP Written Comments: Comments must be submitted via mail or email with "NOP Comments: Santa Maria 2045 General Plan EIR" in the subject line and the name and physical address of the commenter in the body of the comment to the Lead Agency Contact at the following address or e-mail by **5:00 p.m. on Wednesday, March 19, 2025**:

Dana Eady, Planning Division Manager
Community Development Department
110 South Pine Street, Suite 101
Santa Maria, California 93458
deady@cityofsantamaria.org

All comments provided should identify specific topics of environmental concern and the reason for suggesting the study of these topics in the EIR. All comments will be considered in defining the scope of the EIR in accordance with the State CEQA Guidelines. If applicable, please indicate a contact person for your agency or organization.

EIR Public Scoping Meeting: The City will hold a public EIR scoping meeting in-person to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Thursday, February 27th at 9:00 AM at Shephard Hall in the Santa Maria Library (421 S. McClelland Street, Santa Maria, California 93454).** The scoping meeting will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input on the scope of the EIR.

Plan Location: The Santa Maria 2045 General Plan encompasses the entirety of the City of Santa Maria and its Sphere of Influence. Figure 1 in the Plan Description (Attachment 1) below shows the regional location and Figure 2 shows the Santa Maria 2045 General Plan boundary.

Proposed Plan: The 2045 General Plan would serve as a long-term framework for future growth, reflect issues identified from community input and changes in State law, and update all elements of the General Plan including the Land Use Element, Circulation Element, Safety Element, Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The update to the General Plan would include, but is not limited to, revisions to policies, narratives, data, and figures to reflect the new buildout period. The Zoning Code would also be amended to ensure consistency with the General Plan.

EIR Environmental Impact Areas: The EIR will provide a programmatic evaluation of potential environmental impacts of the plan. The EIR also will evaluate the cumulative impacts of the plan when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the plan could result in potentially significant environmental impacts with regard to the following topic areas, which will be further evaluated in the EIR.

- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

EIR Plan Alternatives: The EIR will also evaluate a reasonable range of plan alternatives that could reduce or avoid potential environmental effects identified in the EIR, including a required "No Plan" Alternative.

When the Draft EIR is completed, it will be available for review at the City's offices located 110 South Pine Street, Suite 101, Santa Maria, California 93458 and online at: https://www.imaginesantamaria.com/. The City will issue a Notice of Completion and Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals regarding how to access the Draft EIR and provide comments. Additional information about the proposed plan can be accessed at the https://www.imaginesantamaria.com/ webpage and the City website at https://www.cityofsantamaria.org/.

If you have questions regarding this NOP or the EIR public scoping meeting, please contact Dana Eady, Planning Division Manager at (805) 925-0951 or via email at Deady@cityofsantamaria.org.

Dana Eady

Dana Eady, Planning Division Manager

February 17, 2025

Date

Attachment 1 – Plan Description

Attachment 1 - Plan Description

The plan analyzed in this Environmental Impact Report (EIR) is the City of Santa Maria (City) 2045 General Plan Update, hereafter referred to as the "plan." This section of the EIR describes the key characteristics of the plan, including the plan proponent/lead agency, the geographic extent of the plan, plan objectives, required approvals, and the development forecasted by the plan.

Plan Purpose

The plan is an update to the City's current General Plan, which includes the following chapters: Land Use Element, Circulation Element, Safety Element, Health and Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The plan establishes the City's vision for future development through the horizon year of 2045. The plan will serve as the City's primary guide for future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The 2045 General Plan Update will help the City plan for important community issues, such as community growth; housing, mobility, and infrastructure needs; climate change; and environmental protection. It will also set the stage for future social, physical, and economic development of the city.

Plan Proponent/Lead Agency

The City of Santa Maria is both the plan proponent and the lead agency for the proposed plan. The City's Community Development Department (located at 110 South Pine Street, Suite 101, Santa Maria, California 93458) prepared this EIR with the assistance of Rincon Consultants, Inc. and Raimi + Associates.

Plan Area Location and Environmental Setting

Regional Location

The City of Santa Maria is located in northern Santa Barbara County, surrounded by the hills of the Santa Maria River Valley (see Figure 1). The General Plan area involves all land within the Santa Maria Sphere of Influence[1] (SOI) and includes the annexation of areas east of the city limits (see Figure 2). The City of Santa Maria is generally bound by the Santa Maria River to the north, agricultural lands to the east and west, and the unincorporated town of Orcutt to the south.

[1] The term "sphere of influence" applies to the area designated by the Santa Barbara Local Agency Formation Commission (LAFCO) as the probable, future physical boundary or service area of the city. Overall, planning decisions made for the city are assumed to have a bearing on growth and development in these unincorporated adjacent areas. Areas not included as part of the annexation for the 2045 General Plan will continue to be deferred to the County land use designations and regulations in the SOI. Any development or change that happens in the SOI during the lifetime of the General Plan will occur under the jurisdiction of the County. Therefore, this EIR does not evaluate impacts resulting from future growth within the SOI, outside of the proposed annexation, as part of the proposed plan. However, where relevant, this EIR does evaluate potential impacts resulting from future growth within the city limits to lands within the SOI. The SOI is also included in the cumulative setting for this EIR.

Figure 1 Regional Location

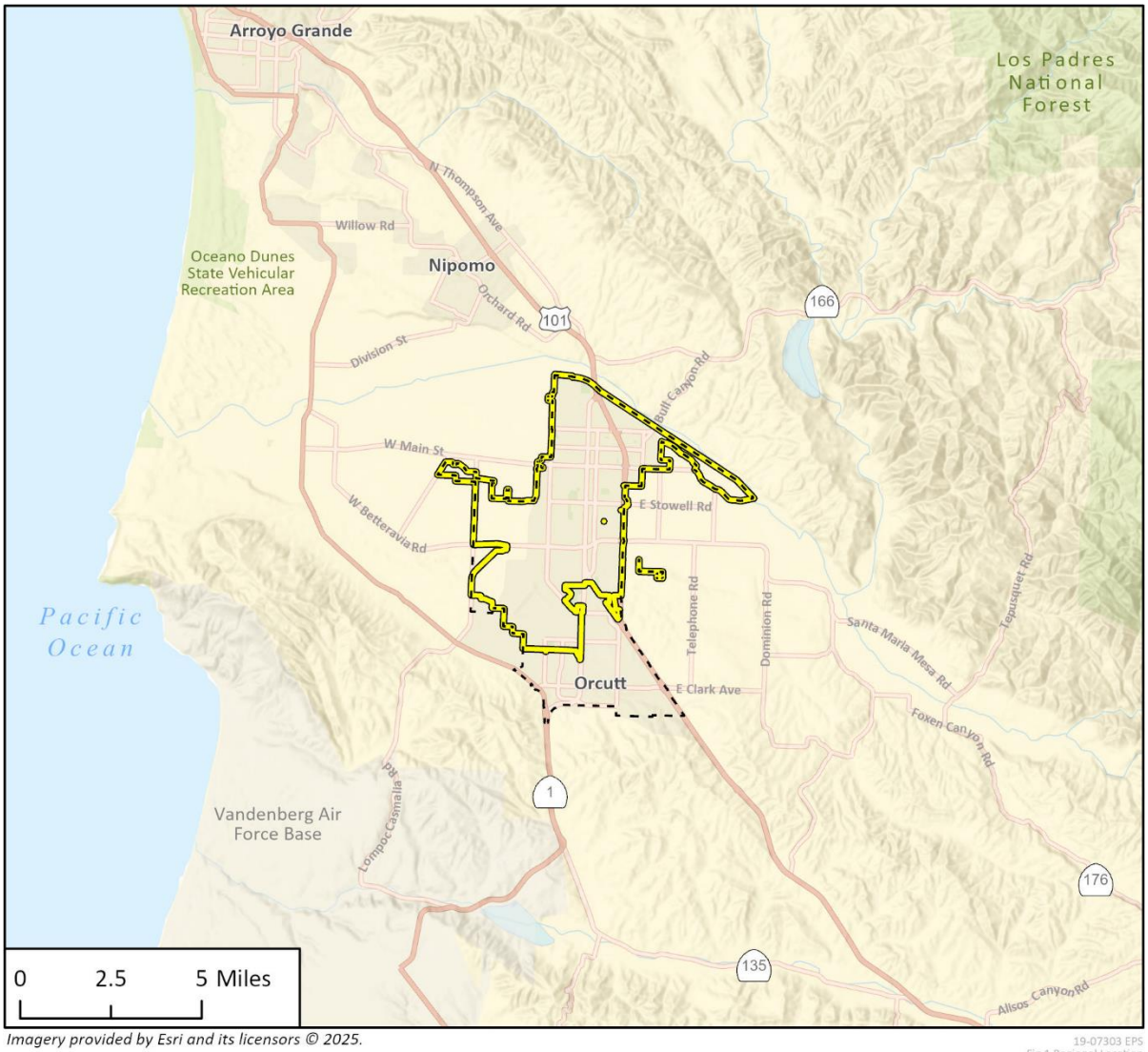

Figure 2 Plan Area Location

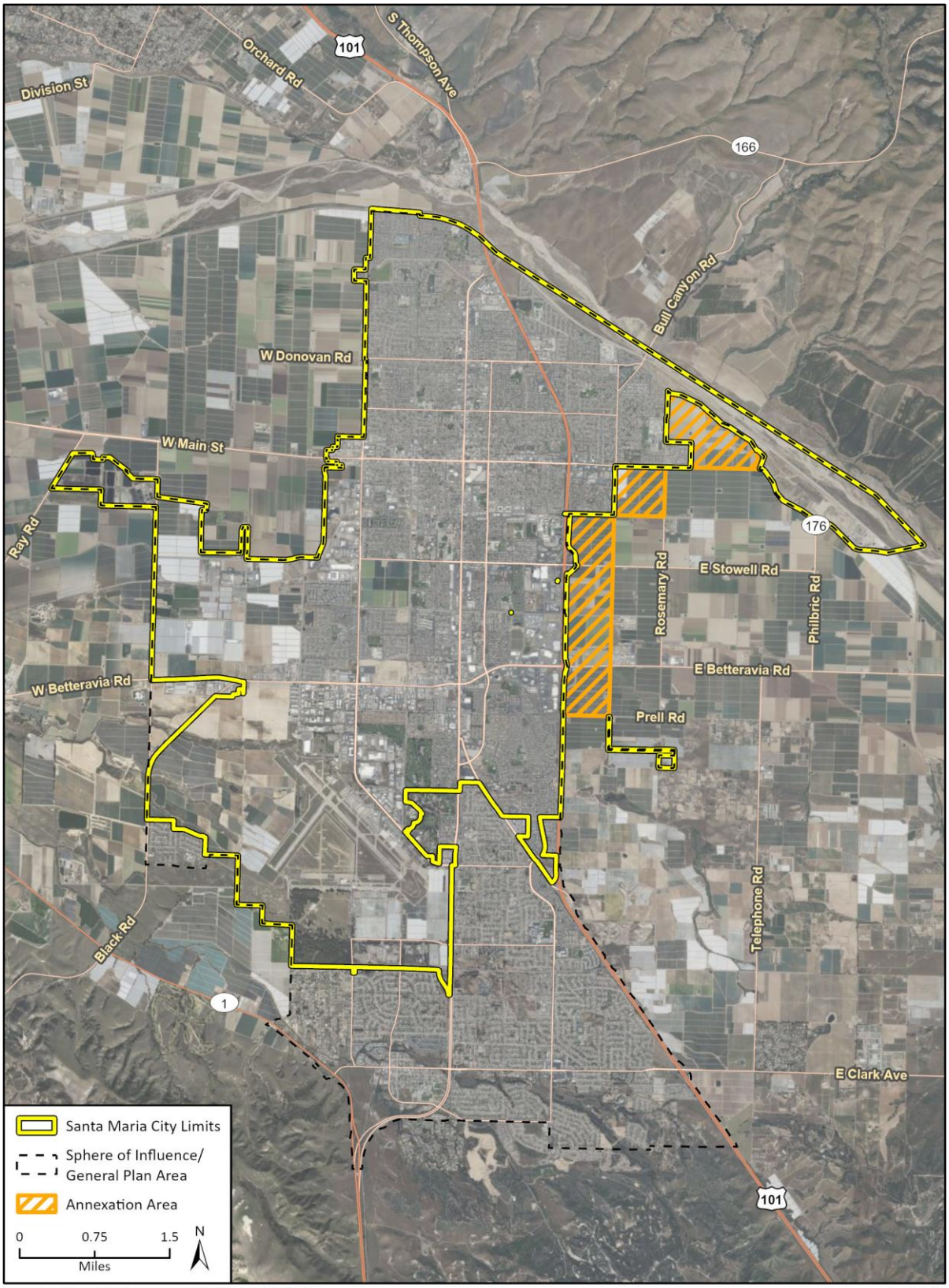

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Fig 2 Project Location

U.S. Highway 101 (U.S. 101) forms the eastern edge of the city. A linear portion of Santa Maria is also located to the west of U.S. 101. This portion of the city extends south from Vineyard Trail Road then extends east along an internal farm road. Santa Maria is located approximately 25 miles south of San Luis Obispo, 50 miles northwest of Santa Barbara, 250 miles south of San Francisco and 170 miles north of Los Angeles.

Principal regional transportation facilities serving Santa Maria are U.S. 101, State Route 135 (SR 135), State Route 166 (SR 166), and the Santa Maria Valley Airport. Regional transit is provided by Clean Air Express and the San Luis Obispo Regional Transit Authority. Regional rail is provided by Amtrak.

Local Setting

The City of Santa Maria is characterized as a suburban residential community. The plan area covers approximately 17,200 acres within the city limits and approximately 4,500 acres within the SOI (City of Santa Maria 2020). Approximately 27 percent of land within Santa Maria is occupied with residential uses, primarily consisting of single-family residences (22 percent). Agricultural uses occupy 14 percent of the city, airport uses occupy 11 percent, public and institutional uses occupy 8 percent, and commercial uses occupy 7 percent. Approximately 19 percent of the city is comprised of vacant land. Residential land uses are distributed throughout the city. Non-residential land uses, including industrial and commercial, commonly line major corridors in Santa Maria, including Broadway, Main Street, and Betteravia Road. Agricultural and vacant uses are located at the periphery of the city. The city is underlain by the Santa Maria River Valley Groundwater Subbasin. The local climate in Santa Maria is identified as a Mediterranean climate characterized by warm, dry summers and cool, moist winters.

Existing Plan Area Characteristics

The 2045 Santa Maria General Plan area covers approximately 17,200 acres, which includes 12,700 acres within the city limits and 4,500 acres within the Sphere of Influence (SOI). Approximately 110,608 people live within the General Plan area as of January 2024, resulting in population density of approximately 640 people per square mile. There are 34,412 residential units within the General Plan area as of 2024 (California Department of Finance 2024).

The annexation area evaluated in the plan (discussed in detail in Section **Error! Reference source n ot found.**) covers 985 acres east of the City of Santa Maria's limits.

Regulatory Setting

State law (Government Code Sections 65300 through 65303.4) requires each municipality to adopt and periodically update its General Plan, and requires that a General Plan include the following mandatory subject areas, or "elements": Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, and Environmental Justice. Municipalities may also prepare optional elements that can be organized or combined at the municipality's discretion.

The 2045 General Plan has been organized into the following elements: Land Use; Circulation; Safety, Health and Environmental Justice; Conservation and Open Space; Noise; Public Facilities and Services; Recreation and Parks Element; and Economic Development.[2] Together, these elements

[2] General Plan element titles and organization of required content in the General Plan is currently in draft status and subject to change.

cover all topics required to be included in a General Plan under State law. The City of Santa Maria City Council adopted the 6th Cycle Housing Element on December 5, 2023. The 2045 General Plan may require additional updates to the adopted Housing Element, although such updates are anticipated to be for consistency with the 2045 General Plan.

Under State law a property's zoning is required to be consistent with its General Plan land use designation (Government Code Section 65860). Section 65860(c) of the Government Code requires that when a General Plan is amended or updated in a way that makes the Zoning Ordinance inconsistent with the General Plan, "the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

Plan Objectives

The 2045 General Plan will serve as a long-term framework for future growth and development, represents the community's view of its future, and contains the goals and policies upon with the City Council, Planning Commission, and the entire community will base land use and resource decisions. The 2045 General Plan will provide a contemporary plan that will guide Santa Maria though the next 20 years. The primary objective of this plan is to update the existing Santa Maria General Plan in order for it to be compliant with State law.

The 2045 General Plan would implement the following vision to guide development.

Vision. Santa Maria in 2045 is a community where families can establish and maintain multi-generational roots. It is close-knit, culturally diverse, and economically inclusive. This is possible, in part, because Santa Maria offers affordable, safe, attractive, and healthy homes and neighborhoods for all residents. This is also possible because of the availability of high-quality education, jobs, and economic opportunity. Building from a strong foundation in the agricultural, retail, healthcare, and business services industries, Santa Maria has continued to diversify by expanding the training and skills of residents and by adapting to new technologies and broader economic trends. People are proud of their history and heritage. This is reflected in the diverse, well-preserved historical resources and the attractive, inviting streets and public gathering places. Museums, art venues, a strong civic sector, and the many welcoming community events and celebrations are all evidence of a vibrant local culture. Residents have convenient access on foot and by car, bus, and bicycle to jobs, schools, community amenities like parks and sports fields, and the region's natural environment. Public services are reliable, inclusive, and efficient, and the community is well-served by equitable, modern, and sustainable infrastructure, facilities, and utilities.

The City identifies the following 11 guiding principles, which also serve as the proposed plan objectives for the purposes of complying with CEQA.

- **Agricultural Identity.** Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy.
- **Culture, History, and Art.** Celebrate and share Santa Maria's multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.
- **Community Design.** Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community's history, culture, and natural

environment. Use lighting, street trees, benches, and other amenities to make sidewalks and public spaces safe and welcoming, with a focus on the Downtown and along the Main and Broadway corridors.

- **Community Health.** Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35 percent of residents. Minimize residents' potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.
- **Natural Environment and Resilience.** Conserve water resources in the city and support efforts to maintain the Santa Maria River. Expand opportunities to enjoy the area's natural resources and the region's beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.
- **Housing Quality and Choice.** Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling units (ADUs)), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.
- **Resilient Economy.** Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps apace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.
- **Connected Growth.** To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current city limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.
- **Transportation Innovations.** Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.
- **Infrastructure, Utilities, Facilities, and Services**. Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.

- **Governance and Engagement.** Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the City leaders in 2045.

Plan Characteristics

2045 General Plan Update Organization

The elements included in the 2045 General Plan are further described in this section.

- **Conservation and Open Space Element.** This element outlines the development, management, and preservation of natural, tribal, cultural, and historic resources within the plan area. Goals, policies, and actions within this element address climate change adaptation and resilience in relation to natural resources, greenhouse gas emissions reduction, urban forestry, and the use of open space for the conservation of natural, cultural, and other resources as well as for hazard mitigation.
- **Safety Element.** This element addresses natural and manmade safety hazards in Santa Maria, including geologic and seismic hazards, fire hazards, flooding, hazardous materials, and emergency response and establishes policies and actions to mitigate hazard impacts to people and property. The Safety Element also evaluates evacuation capacity under a range of hazard scenarios, identifies single-access neighborhoods, and establishes policies and actions to enhance evacuation capacity throughout the city, consistent with Assembly Bill (AB) 747 and Senate Bill (SB) 99. In accordance with SB 379, this element also includes a climate change vulnerability assessment and measures to address climate vulnerabilities and hazard mitigation and emergency response.
- **Land Use.** This element designates the placement and distribution of future development to facilitate orderly growth within the city. This element establishes future land use patterns and specifies appropriate residential density and development intensity. Goals and policies serve as a guide for decision makers to direct the development of the city. Additionally, this element provides an overall design framework for the city with the goal of preserving community character and highlighting community gateways and views.
- **Circulation.** This element provides a framework for the City's multimodal transportation network, addressing the movement of people and goods in and around Santa Maria, while ensuring the orderly improvement of the circulation system in response to the Land Use Element. This element also establishes policies related to the electrification of vehicles and commercial enterprises promoting Mobility as a Service (MaaS), complete streets (AB 1358) and VMT (SB 743).
- **Public Facilities and Services Element.** This element evaluates existing and future conditions related to the provision and maintenance of public buildings and services, including parks, schools, libraries, police, fire, and water, wastewater, and stormwater infrastructure. This element presents goals, policies, and actions related to public facilities and services in order to sustain existing households and businesses and accommodate future growth in population, employment, and development.

- **Recreation and Parks Element.** This element inventories existing park and recreational resources throughout the city and evaluates future conditions and needs related to parks and recreation. Goals, policies, and actions within this element aim to facilitate equitable distribution of resources and investments to meet the recreational needs of all community members.
- **Economic Development Element.** This element includes goals, policies, and actions related to the retention and expansion of existing business sectors, as well as diversifying the economy to develop new kinds of businesses in Santa Maria.
- **Noise Element.** This element identifies and evaluates sources of noise and groundborne vibration and aims to minimize excessive noise exposure and noise conflicts. This element would be consistent with the Santa Maria Public Airport Master Plan and include new noise contours.
- **Health and Environmental Justice Element.** This element identifies disadvantaged communities within the city and includes goals, policies, and actions to reduce pollution exposure, promote access to food, public facilities, and safe housing, and strengthen civic engagement in City planning and decision making.

The City recently updated its Housing Element, which was adopted on December 5, 2023. The Housing Element provides the City's action plan for meeting the City's 6th Cycle Regional Housing Needs Allocation (RHNA) of 5,418 dwelling units for the 6th Cycle Housing Element (2023 to 2031). The Housing Element has undergone separate CEQA review and for that reason is not part of the plan being evaluated in this EIR. The Housing Element and Initial Study – Mitigated Negative Declaration were adopted on December 5, 2023.

Land Use Designations

The current Santa Maria General Plan Land Use Element establishes 30 separate land use designations to provide a mixture of land uses for the City. The existing City of Santa Maria Land Use Designations Map is shown in Figure 3.

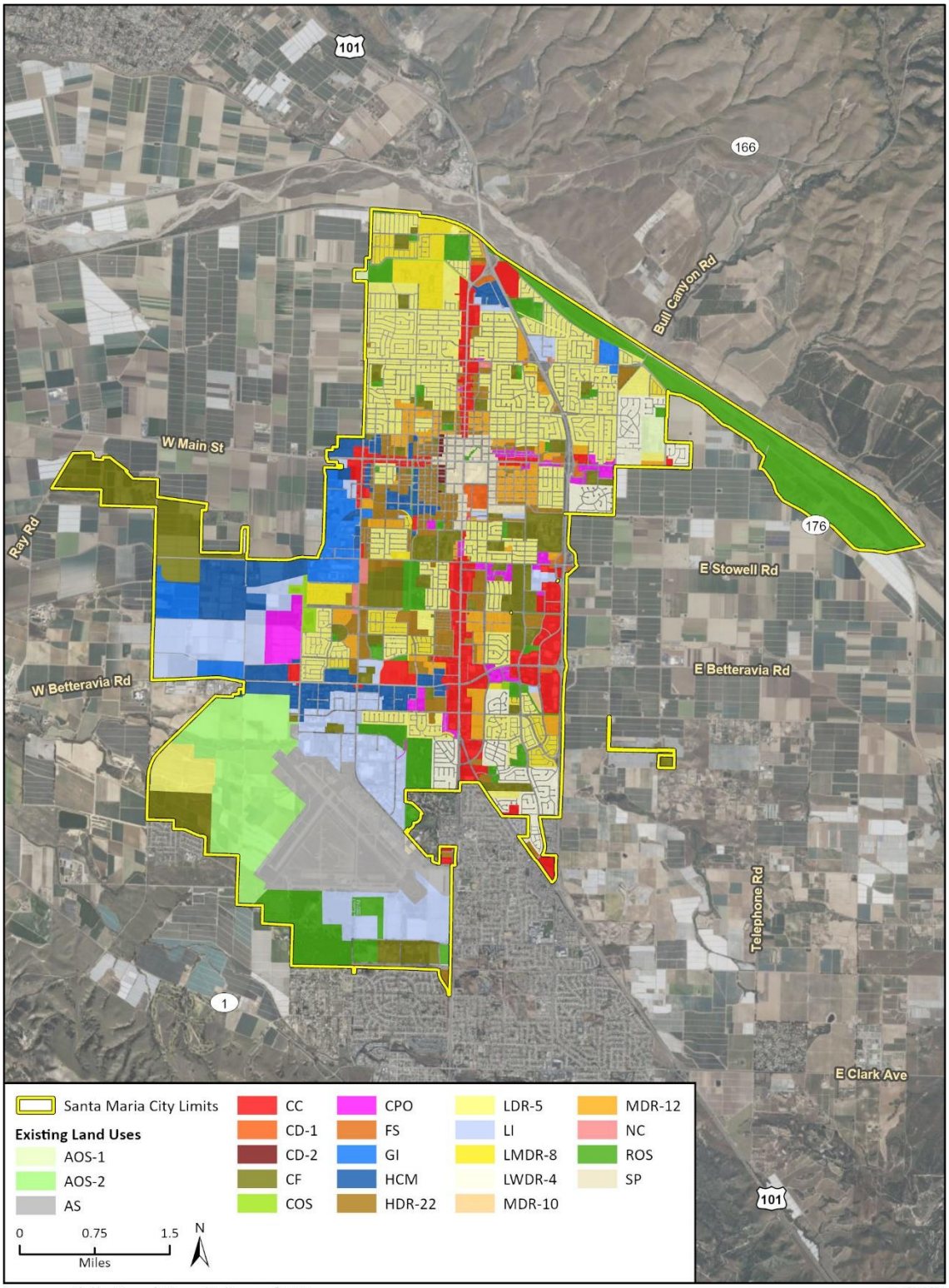
The plan would change some of the land use designations; including planned land use changes that resolve inconsistencies between existing uses and the General Plan land use designations. Land use conflicts primarily consist of industrial, heavy commercial, agricultural, and airport uses in proximity to residential uses. In addition, the plan includes the following land use designation changes:

- Revise the High Density Residential (HDR) land use designation to increase the maximum allowed density from 22 dwelling units/acre to 30 dwelling units/acre.
- Eliminate the Medium Density Residential-10 (MDR-10) land use designation and reassign all parcels currently designated MDR-10 to MDR-12, which would have an allowed density of 12 dwelling units/acre.
- Add two new land use designations, Downtown Specific Plan (SP) and Planned Annexation (PA).

Land use changes for the proposed annexation areas east of the city limits (the planned annexation areas are discussed in detail in the Annexation subsection that follows. Figure 4 shows the changes in land use designations compared to the current General Plan. Proposed changes from the existing General Plan land use pattern include the following:

- A parcel along North Broadway from Low Density Residential and Community Commercial to Community Facilities (CF);
- Parcels along Main Street from Community Commercial to Main Mixed Use (MMU);

Figure 3 Existing Land Use Designations within the City of Santa Maria



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Additional data provided by the City of Santa Maria, 2025.

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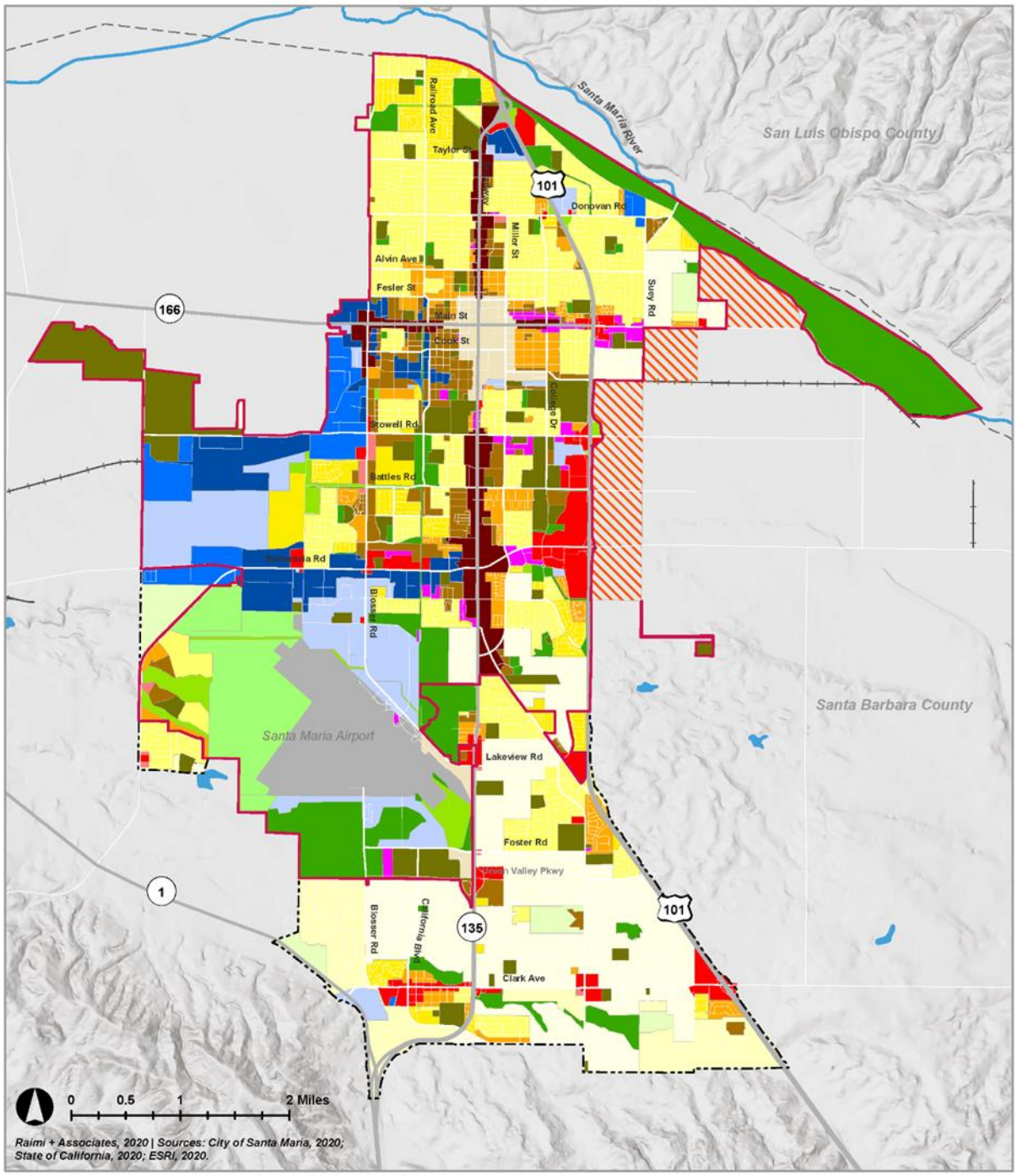
Fig X Existing Land Use

Figure 4 Proposed Land Use Changes



Santa Maria General Plan imagine

General Plan Land Use

- Santa Maria City Limits
- Sphere of Influence
- County Boundaries
- Railroads
- Santa Maria River
- Water
- Residential Agricultural (RA) or Very Low Density (VLDR)
- Lower-Density Residential (LWDR)
- Low-Density Residential (LDR)
- Low-Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Corridor Mixed Use (CMU)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Commercial/Professional Office (CPO)
- Light Industrial (LI)
- General Industrial (GI)
- Heavy Commercial/Manufacturing (HCM)
- Airport Service (AS)
- Primary Agricultural Open Space (AOS-1)
- Secondary Agricultural Open Space (AOS-2)
- Conservation Open Space (COS)
- Recreational Open Space (ROS)
- Community Facilities (CF)
- Specific Plan (SP)
- Planned Annexation (PA)

- Parcels along Broadway from Community Commercial to Broadway Mixed Use (BMU); and
- Allow Low Density Residential in Area 9 along A Stret in the western portion of the city.

Changes in land use designations within the General Plan would also necessitate revisions to the following Specific Plans:

- Amend the Entrada Specific Plan to reflect the new Broadway and Main Mixed Use land use designations.
- Amend the Area 9 Specific Plan to allow low density residential uses along A Street, consistent with the LMDR-8 designation.

Annexation

The 2045 General Plan would include the annexation of areas east of the city limits and SOI. There are three separate areas (shown in Figure 5) that would be included as part of the proposed annexation ("annexation area") that would total 985 acres.

The first area proposed for annexation is generally bound by Panther Drive to the west, E. Main Street to the south, and the city limits to the north and east. The second area proposed for annexation is generally bound by S. Suey Road to the west, E. Main Street to the north, E. Jones Street to the south, and Rosemary Road to the east. The third area proposed for annexation is generally bound by E. Jones Street to the north, U.S. 101 to the west, Vineyard Trail Road to the south, and Rosemary Road to the east. Much of the annexation area is vacant or agricultural land.

Existing zoning and land use designations within the annexation area are determined by the County of Santa Barbara and consist primarily of agricultural land use designations (Agriculture II with a minimum lot size of 100 acres [AG-II-100] and Agriculture II with a minimum lot size of 40 acres [AG-II-40]). Land use changes for the annexation area would include the establishment of a new land use designation, Planned Annexation, which would allow for a mix of commercial, residential, industrial, and public land uses in annexed land outside of current city limits.

Noise Contour Revisions

The City of Santa Maria noise characteristics are described within the 2045 General Plan Noise Element including descriptions of common sources of noise as well as goals and policies to lessen noise for sensitive land uses (e.g., residences, schools, medical facilities). As required pursuant to the Governor's Office of Planning and Research (OPR) Guidelines, the Noise Element also includes a map of noise contours as depicted via lines that represent equal levels of noise exposure across the city. Noise contours information informs planning decisions, including siting of potential future sensitive land uses.

Proposed 2045 General Plan Buildout

For reasonable analysis purposes in this EIR, the City assumes maximum 2045 General Plan buildout (of both residential and non-residential uses) within the city would occur by 2045. Maximum buildout of the General Plan is assumed to be a locally appropriate projection of development within the plan area based on updated land use designations and the proposed annexation rather than development of every parcel within the city. While complete buildout is not likely to occur by 2045, the maximum buildout assumption represents the most conservative approach to evaluating the plans potential environmental effects and satisfying the requirements of the CEQA Guidelines.

Figure 5 Proposed 2045 General Plan Annexation Area

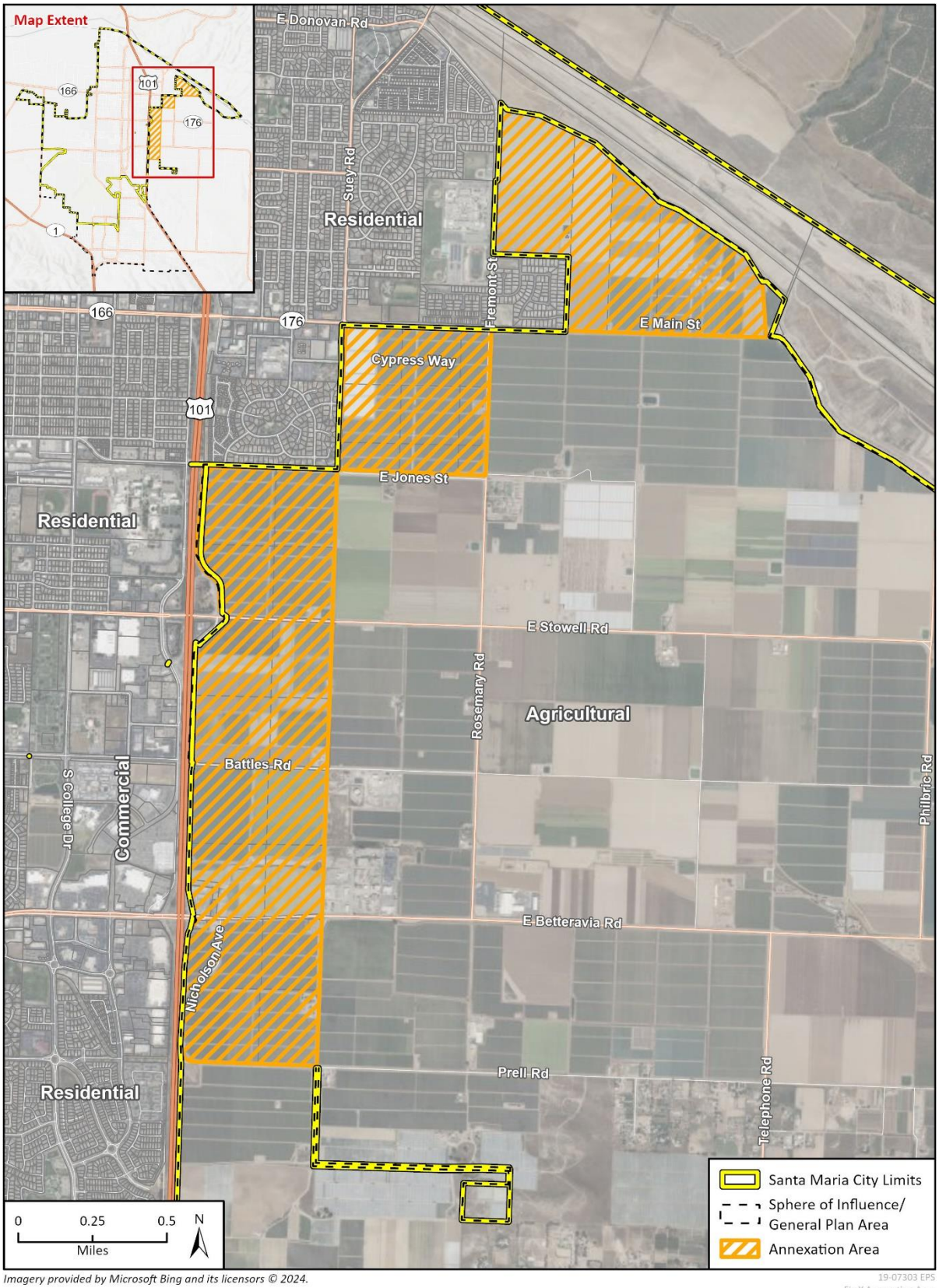


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Fig X Annexation Area

For the purposes of this EIR, "General Plan Area" would refer to the City of Santa Maria, the proposed annexation area, and the Sphere of Influence.

Table 1 indicates the net change from 2022 conditions in Santa Maria to maximum buildout of the plan by 2045.

Table 1 Existing and Proposed Plan Land Uses Components Summary

	Existing (2022)	Proposed (2045)	Net Change from Existing to Proposed
Acreage within City Limits	15,058 acres	985 acres	16,043 acres
Residential Units	28,200 units	44,340 units	16,140 units
Jobs	43,050 jobs	66,800 jobs	23,750 jobs

The 2045 General Plan would add 985 acres of land to the city limits and would provide the framework for development of up to 16,140 net new[3] primary and accessory dwelling residential units, including the development of 1,300 accessory dwelling units (ADUs).

The 2045 General Plan would provide the framework for development of up to 1,504 net new non-residential acres, with the following composition (numbers in parentheses indicate a reduction in acreage):

- (463) acres of commercial uses
- 452 acres of mixed uses
- 7 acres of Industrial/airport uses
- 33 acres of public and open space
- 1,012 acres of planned future development (specific plan and planned annexation areas)

Approximately 32 percent of the city remains undeveloped. The undeveloped areas of the city are classified as vacant (19 percent) and agricultural (13 percent). The existing General Plan indicates that 43 percent of the land is classified Open Space, and the remaining 32 percent is classified as industrial. Many of the vacant parcels within the city, clustered between Battles Road, Betteravia Road, and U.S. 101 are either already slated for development or are located within a Specific Plan.

Specific land use designations proposed for the 2045 General Plan area are designed to ensure consistency with the updated Housing Element and existing land uses, such as industrial, heavy commercial, or agricultural. These land use changes would allow for increased residential density along Main Street and Broadway, as well as on opportunity sites with a high potential for redevelopment. Areas of the city with the most potential for change are concentrated in Downtown, neighborhoods in the City Core, Main Street and Broadway, Southwest Neighborhoods (northwest, west, and south of the airport), and areas proposed for annexation. The 2045 General Plan serves as the City's long-term development blueprint through 2045, contains goals and policies guiding land use and infrastructure decisions through 2045, and brings the General Plan up to date in response to latest State and regional plans and regulations related to climate-related hazards,[4] emergency evacuation routes and access, water supply, and mobility.

[3] Net new means the change from City of Santa Maria existing (2024) development to full buildout of the proposed plan (i.e., 2045 General Plan) by 2045; this EIR analyzes the net change in terms of potential physical environmental impacts.
[4] Pursuant to SB 379, which amended California Government Code Section 65302.

Intended Use of this EIR

This EIR provides a programmatic environmental review of implementing the City's 2045 General Plan Update. Subsequent activities falling under the City's 2045 General Plan Update will utilize this EIR to focus the environmental review of these consequent activities and to determine their effects. If a new project is proposed that is not anticipated by the 2045 General Plan Update, or that may result in project-level environmental effects not addressed in this program-level EIR, the future project would be evaluated as required under CEQA. This EIR is not intended to prohibit consideration of future projects or CEQA analysis of future projects.

Plan Implementation

Following adoption of the 2045 General Plan Update by the City Council, all subsequent activities and development within the City would be guided by the goals and policies in the 2045 General Plan Update. Therefore, the 2045 General Plan provides specific policy guidance for implementation of plan concepts. The City would also need to coordinate with Santa Barbara County, the Santa Barbara Local Agency Formation Commission (LAFCO), and other public agencies to implement policies that affect their respective jurisdictions, or would affect the region. Implementing these policies in accordance with new development (residential, commercial, or industrial) would be subject to the City's established review and approval processes, with final review and approval by the appropriate departmental staff, as well as the appointed and elected officials. The principal responsibilities that City officials and staff have for plan implementation are briefly summarized below:

- Updating the City of Santa Maria Zoning Ordinance to achieve consistency with the adopted General Plan Update.
- Rezoning properties, as dictated by future development proposals.
- Approval of tentative maps, variances, planned development and conditional use permits, and other land use permits and entitlements.
- Approval of development agreements and issuance of related permits and approvals consistent with the 2045 General Plan Update.
- Analyzing and planning for public infrastructure such as roadway improvements, other capital improvements, and natural/capital resource preservation and/or restoration.
- Conducting or considering further focused planning studies, as appropriate to future development in the city.

Required Approvals

With recommendations from the City's Planning Commission, the Santa Maria City Council would need to take the following discretionary actions in conjunction with the plan:

- Certification of the Final EIR and adoption of required findings, including required findings under CEQA Guidelines Sections 15090, 15091, and 15093.
- Santa Barbara County LAFCO must approve the City's annexation application, which would include certification of this Environmental Impact Report.
- Approval and adoption of the 2045 General Plan Update.

CITY OF SANTA MARIA
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: February 18, 2025

TO: Governor's Office of Planning and Research State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Preparation of an Environmental Impact Report and a Scoping Meeting for the Santa Maria General Plan Update**

LEAD AGENCY:		**CONSULTANT:**	
Agency Name:	City of Santa Maria Community Development Department	**Firm Name:**	Rincon Consultants, Inc.
Street Address:	110 South Pine Street, Room 101	**Street Address:**	1530 Monterey Street, Suite D
City/State/Zip:	Santa Maria, CA 93458	**City/State/ Zip:**	San Luis Obispo, CA 93401
Contact:	Dana Eady Planning Division Manager deady@cityofsantamaria.org (805) 925-0951 ext. 2444	**Contact:**	Chris Bersbach Senior Supervising Environmental Planner cbersbach@rinconconsultants.com

Project Title: City of Santa Maria General Plan Update

The City of Santa Maria (City), as the lead agency under the California Environmental Quality Act (CEQA), is preparing an update to the Santa Maria General Plan that will guide growth and development of the city through 2045, and has determined that preparation of a programmatic EIR is necessary to evaluate potential environmental impacts of the 2045 General Plan and associated Zoning Code amendments pursuant to the California Environmental Quality Act (CEQA). The City is the CEQA Lead Agency and is requesting input on the scope of the EIR from responsible and trustee agencies, interested public agencies and organizations, and the general public (pursuant to CEQA Guidelines Section 15082).

This Notice of Preparation (NOP) provides a summary of the plan, the City's preliminary identification of the potential environmental issues to be analyzed in the programmatic EIR; and information on how to comment on the scope of the EIR. This NOP and background documents associated with the 2045 General Plan are available for review on the Santa Maria 2045 General Plan webpage at: https://www.imaginesantamaria.com/.

EIR NOP Public Comment Period: February 18 to March 19, 2025

The City requests your review and consideration of this notice and invites input and comments from interested agencies, persons, and organizations regarding the preparation of the 2045 General Plan EIR.

NOP Written Comments: Comments must be submitted via mail or email with "NOP Comments: Santa Maria 2045 General Plan EIR" in the subject line and the name and physical address of the commenter in the body of the comment to the Lead Agency Contact at the following address or e-mail by **5:00 p.m. on Wednesday, March 19, 2025**:

Dana Eady, Planning Division Manager
Community Development Department
110 South Pine Street, Suite 101
Santa Maria, California 93458
deady@cityofsantamaria.org

All comments provided should identify specific topics of environmental concern and the reason for suggesting the study of these topics in the EIR. All comments will be considered in defining the scope of the EIR in accordance with the State CEQA Guidelines. If applicable, please indicate a contact person for your agency or organization.

EIR Public Scoping Meeting: The City will hold a public EIR scoping meeting in-person to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Thursday, February 27th at 9:00 AM at Shephard Hall in the Santa Maria Library (421 S. McClelland Street, Santa Maria, California 93454).** The scoping meeting will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input on the scope of the EIR.

Plan Location: The Santa Maria 2045 General Plan encompasses the entirety of the City of Santa Maria and its Sphere of Influence. Figure 1 in the Plan Description (Attachment 1) below shows the regional location and Figure 2 shows the Santa Maria 2045 General Plan boundary.

Proposed Plan: The 2045 General Plan would serve as a long-term framework for future growth, reflect issues identified from community input and changes in State law, and update all elements of the General Plan including the Land Use Element, Circulation Element, Safety Element, Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The update to the General Plan would include, but is not limited to, revisions to policies, narratives, data, and figures to reflect the new buildout period. The Zoning Code would also be amended to ensure consistency with the General Plan.

EIR Environmental Impact Areas: The EIR will provide a programmatic evaluation of potential environmental impacts of the plan. The EIR also will evaluate the cumulative impacts of the plan when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the plan could result in potentially significant environmental impacts with regard to the following topic areas, which will be further evaluated in the EIR.

- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

EIR Plan Alternatives: The EIR will also evaluate a reasonable range of plan alternatives that could reduce or avoid potential environmental effects identified in the EIR, including a required "No Plan" Alternative.

Attachment 1 - Plan Description

The plan analyzed in this Environmental Impact Report (EIR) is the City of Santa Maria (City) 2045 General Plan Update, hereafter referred to as the "plan." This section of the EIR describes the key characteristics of the plan, including the plan proponent/lead agency, the geographic extent of the plan, plan objectives, required approvals, and the development forecasted by the plan.

Plan Purpose

The plan is an update to the City's current General Plan, which includes the following chapters: Land Use Element, Circulation Element, Safety Element, Health and Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The plan establishes the City's vision for future development through the horizon year of 2045. The plan will serve as the City's primary guide for future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The 2045 General Plan Update will help the City plan for important community issues, such as community growth; housing, mobility, and infrastructure needs; climate change; and environmental protection. It will also set the stage for future social, physical, and economic development of the city.

Plan Proponent/Lead Agency

The City of Santa Maria is both the plan proponent and the lead agency for the proposed plan. The City's Community Development Department (located at 110 South Pine Street, Suite 101, Santa Maria, California 93458) prepared this EIR with the assistance of Rincon Consultants, Inc. and Raimi + Associates.

Plan Area Location and Environmental Setting

Regional Location

The City of Santa Maria is located in northern Santa Barbara County, surrounded by the hills of the Santa Maria River Valley (see Figure 1). The General Plan area involves all land within the Santa Maria Sphere of Influence[1] (SOI) and includes the annexation of areas east of the city limits (see Figure 2). The City of Santa Maria is generally bound by the Santa Maria River to the north, agricultural lands to the east and west, and the unincorporated town of Orcutt to the south.

[1] The term "sphere of influence" applies to the area designated by the Santa Barbara Local Agency Formation Commission (LAFCO) as the probable, future physical boundary or service area of the city. Overall, planning decisions made for the city are assumed to have a bearing on growth and development in these unincorporated adjacent areas. Areas not included as part of the annexation for the 2045 General Plan will continue to be deferred to the County land use designations and regulations in the SOI. Any development or change that happens in the SOI during the lifetime of the General Plan will occur under the jurisdiction of the County. Therefore, this EIR does not evaluate impacts resulting from future growth within the SOI, outside of the proposed annexation, as part of the proposed plan. However, where relevant, this EIR does evaluate potential impacts resulting from future growth within the city limits to lands within the SOI. The SOI is also included in the cumulative setting for this EIR.

Figure 1 Regional Location

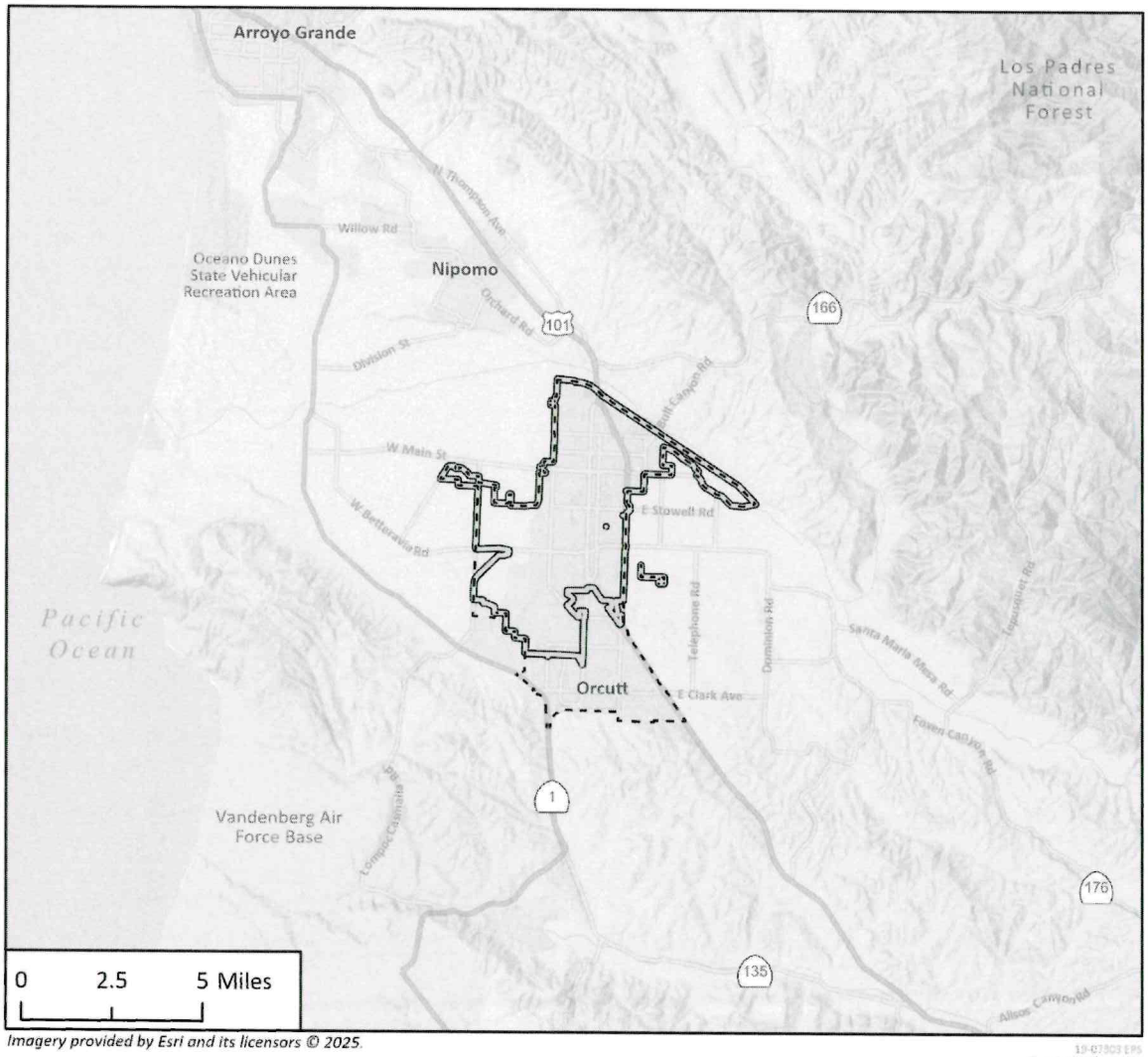

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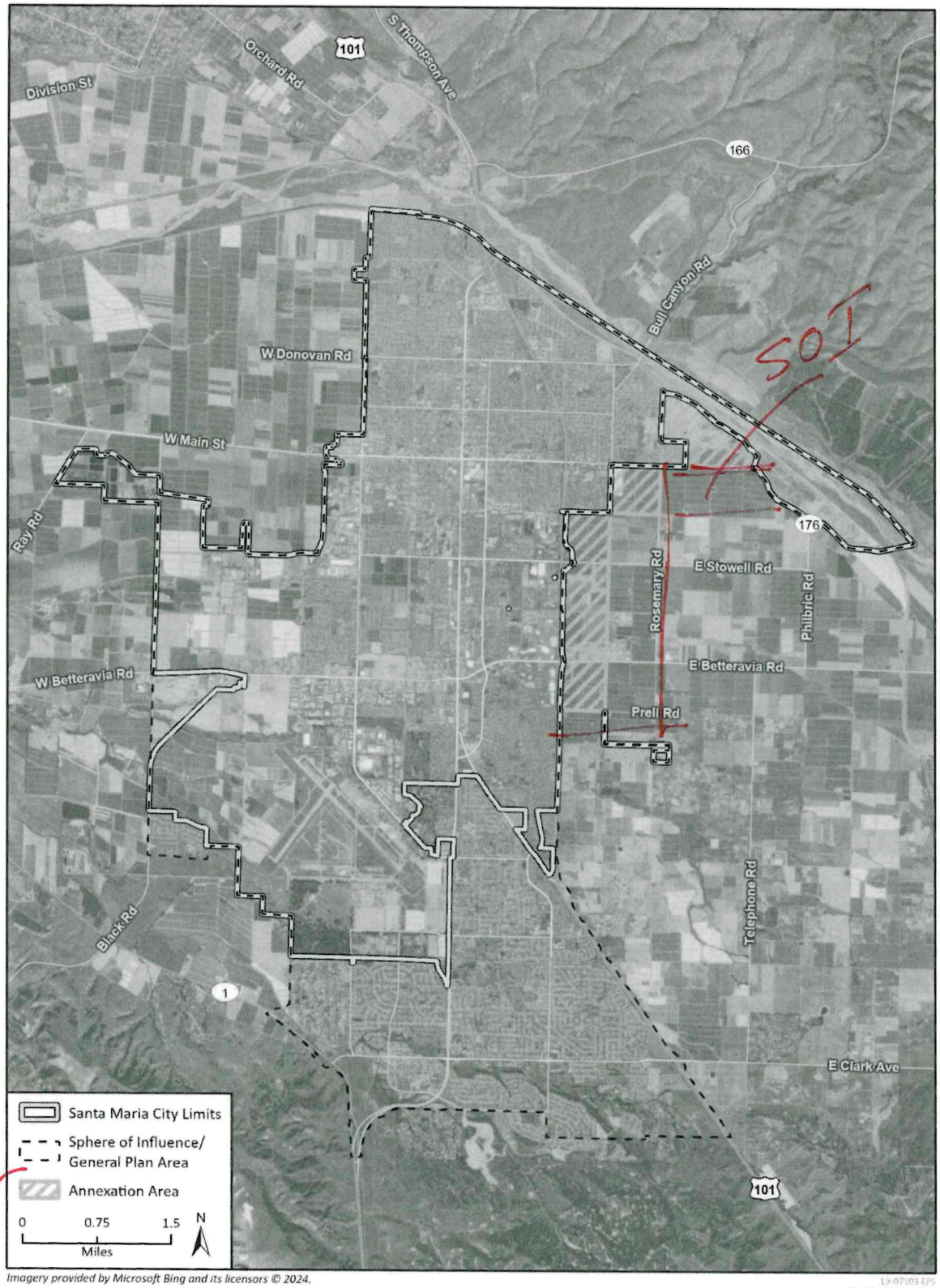
Figure 2 Plan Area Location



Existing

need to have proposed SOI beyond the annexation area or just annexation areas?

U.S. Highway 101 (U.S. 101) forms the eastern edge of the city. A linear portion of Santa Maria is also located to the west of U.S. 101. This portion of the city extends south from Vineyard Trail Road then extends east along an internal farm road. Santa Maria is located approximately 25 miles south of San Luis Obispo, 50 miles northwest of Santa Barbara, 250 miles south of San Francisco and 170 miles north of Los Angeles.

Principal regional transportation facilities serving Santa Maria are U.S. 101, State Route 135 (SR 135), State Route 166 (SR 166), and the Santa Maria Valley Airport. Regional transit is provided by Clean Air Express and the San Luis Obispo Regional Transit Authority. Regional rail is provided by Amtrak.

Local Setting

The City of Santa Maria is characterized as a suburban residential community. The plan area covers approximately 17,200 acres within the city limits and approximately 4,500 acres within the SOI (City of Santa Maria 2020). Approximately 27 percent of land within Santa Maria is occupied with residential uses, primarily consisting of single-family residences (22 percent). Agricultural uses occupy 14 percent of the city, airport uses occupy 11 percent, public and institutional uses occupy 8 percent, and commercial uses occupy 7 percent. Approximately 19 percent of the city is comprised of vacant land. Residential land uses are distributed throughout the city. Non-residential land uses, including industrial and commercial, commonly line major corridors in Santa Maria, including Broadway, Main Street, and Betteravia Road. Agricultural and vacant uses are located at the periphery of the city. The city is underlain by the Santa Maria River Valley Groundwater Subbasin. The local climate in Santa Maria is identified as a Mediterranean climate characterized by warm, dry summers and cool, moist winters.

Existing Plan Area Characteristics

The 2045 Santa Maria General Plan area covers approximately 17,200 acres, which includes 12,700 acres within the city limits and 4,500 acres within the Sphere of Influence (SOI). Approximately 110,608 people live within the General Plan area as of January 2024, resulting in population density of approximately 640 people per square mile. There are 34,412 residential units within the General Plan area as of 2024 (California Department of Finance 2024).

The annexation area evaluated in the plan (discussed in detail in Section **Error! Reference source not found.**) covers 985 acres east of the City of Santa Maria's limits.

Regulatory Setting

State law (Government Code Sections 65300 through 65303.4) requires each municipality to adopt and periodically update its General Plan, and requires that a General Plan include the following mandatory subject areas, or "elements": Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, and Environmental Justice. Municipalities may also prepare optional elements that can be organized or combined at the municipality's discretion.

The 2045 General Plan has been organized into the following elements: Land Use; Circulation; Safety, Health and Environmental Justice; Conservation and Open Space; Noise; Public Facilities and Services; Recreation and Parks Element; and Economic Development.[2] Together, these elements

[2] General Plan element titles and organization of required content in the General Plan is currently in draft status and subject to change.

cover all topics required to be included in a General Plan under State law. The City of Santa Maria City Council adopted the 6th Cycle Housing Element on December 5, 2023. The 2045 General Plan may require additional updates to the adopted Housing Element, although such updates are anticipated to be for consistency with the 2045 General Plan.

Under State law a property's zoning is required to be consistent with its General Plan land use designation (Government Code Section 65860). Section 65860(c) of the Government Code requires that when a General Plan is amended or updated in a way that makes the Zoning Ordinance inconsistent with the General Plan, "the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

Plan Objectives

The 2045 General Plan will serve as a long-term framework for future growth and development, represents the community's view of its future, and contains the goals and policies upon with the City Council, Planning Commission, and the entire community will base land use and resource decisions. The 2045 General Plan will provide a contemporary plan that will guide Santa Maria though the next 20 years. The primary objective of this plan is to update the existing Santa Maria General Plan in order for it to be compliant with State law.

The 2045 General Plan would implement the following vision to guide development.

Vision. Santa Maria in 2045 is a community where families can establish and maintain multi-generational roots. It is close-knit, culturally diverse, and economically inclusive. This is possible, in part, because Santa Maria offers affordable, safe, attractive, and healthy homes and neighborhoods for all residents. This is also possible because of the availability of high-quality education, jobs, and economic opportunity. Building from a strong foundation in the agricultural, retail, healthcare, and business services industries, Santa Maria has continued to diversify by expanding the training and skills of residents and by adapting to new technologies and broader economic trends. People are proud of their history and heritage. This is reflected in the diverse, well-preserved historical resources and the attractive, inviting streets and public gathering places. Museums, art venues, a strong civic sector, and the many welcoming community events and celebrations are all evidence of a vibrant local culture. Residents have convenient access on foot and by car, bus, and bicycle to jobs, schools, community amenities like parks and sports fields, and the region's natural environment. Public services are reliable, inclusive, and efficient, and the community is well-served by equitable, modern, and sustainable infrastructure, facilities, and utilities.

The City identifies the following 11 guiding principles, which also serve as the proposed plan objectives for the purposes of complying with CEQA.

- **Agricultural Identity.** Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy.
- **Culture, History, and Art.** Celebrate and share Santa Maria's multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.
- **Community Design.** Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community's history, culture, and natural

environment. Use lighting, street trees, benches, and other amenities to make sidewalks and public spaces safe and welcoming, with a focus on the Downtown and along the Main and Broadway corridors.

- **Community Health.** Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35 percent of residents. Minimize residents' potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.
- **Natural Environment and Resilience.** Conserve water resources in the city and support efforts to maintain the Santa Maria River. Expand opportunities to enjoy the area's natural resources and the region's beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.
- **Housing Quality and Choice.** Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today's youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling units (ADUs)), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.
- **Resilient Economy.** Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps apace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.
- **Connected Growth.** To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current city limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.
- **Transportation Innovations.** Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.
- **Infrastructure, Utilities, Facilities, and Services**. Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.

- **Governance and Engagement.** Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the City leaders in 2045.

Plan Characteristics

2045 General Plan Update Organization

The elements included in the 2045 General Plan are further described in this section.

- **Conservation and Open Space Element.** This element outlines the development, management, and preservation of natural, tribal, cultural, and historic resources within the plan area. Goals, policies, and actions within this element address climate change adaptation and resilience in relation to natural resources, greenhouse gas emissions reduction, urban forestry, and the use of open space for the conservation of natural, cultural, and other resources as well as for hazard mitigation.
- **Safety Element.** This element addresses natural and manmade safety hazards in Santa Maria, including geologic and seismic hazards, fire hazards, flooding, hazardous materials, and emergency response and establishes policies and actions to mitigate hazard impacts to people and property. The Safety Element also evaluates evacuation capacity under a range of hazard scenarios, identifies single-access neighborhoods, and establishes policies and actions to enhance evacuation capacity throughout the city, consistent with Assembly Bill (AB) 747 and Senate Bill (SB) 99. In accordance with SB 379, this element also includes a climate change vulnerability assessment and measures to address climate vulnerabilities and hazard mitigation and emergency response.
- **Land Use.** This element designates the placement and distribution of future development to facilitate orderly growth within the city. This element establishes future land use patterns and specifies appropriate residential density and development intensity. Goals and policies serve as a guide for decision makers to direct the development of the city. Additionally, this element provides an overall design framework for the city with the goal of preserving community character and highlighting community gateways and views.
- **Circulation.** This element provides a framework for the City's multimodal transportation network, addressing the movement of people and goods in and around Santa Maria, while ensuring the orderly improvement of the circulation system in response to the Land Use Element. This element also establishes policies related to the electrification of vehicles and commercial enterprises promoting Mobility as a Service (MaaS), complete streets (AB 1358) and VMT (SB 743).
- **Public Facilities and Services Element.** This element evaluates existing and future conditions related to the provision and maintenance of public buildings and services, including parks, schools, libraries, police, fire, and water, wastewater, and stormwater infrastructure. This element presents goals, policies, and actions related to public facilities and services in order to sustain existing households and businesses and accommodate future growth in population, employment, and development.

- **Recreation and Parks Element.** This element inventories existing park and recreational resources throughout the city and evaluates future conditions and needs related to parks and recreation. Goals, policies, and actions within this element aim to facilitate equitable distribution of resources and investments to meet the recreational needs of all community members.
- **Economic Development Element.** This element includes goals, policies, and actions related to the retention and expansion of existing business sectors, as well as diversifying the economy to develop new kinds of businesses in Santa Maria.
- **Noise Element.** This element identifies and evaluates sources of noise and groundborne vibration and aims to minimize excessive noise exposure and noise conflicts. This element would be consistent with the Santa Maria Public Airport Master Plan and include new noise contours.
- **Health and Environmental Justice Element.** This element identifies disadvantaged communities within the city and includes goals, policies, and actions to reduce pollution exposure, promote access to food, public facilities, and safe housing, and strengthen civic engagement in City planning and decision making.

The City recently updated its Housing Element, which was adopted on December 5, 2023. The Housing Element provides the City's action plan for meeting the City's 6th Cycle Regional Housing Needs Allocation (RHNA) of 5,418 dwelling units for the 6th Cycle Housing Element (2023 to 2031). The Housing Element has undergone separate CEQA review and for that reason is not part of the plan being evaluated in this EIR. The Housing Element and Initial Study – Mitigated Negative Declaration were adopted on December 5, 2023.

Land Use Designations

The current Santa Maria General Plan Land Use Element establishes 30 separate land use designations to provide a mixture of land uses for the City. The existing City of Santa Maria Land Use Designations Map is shown in Figure 3.

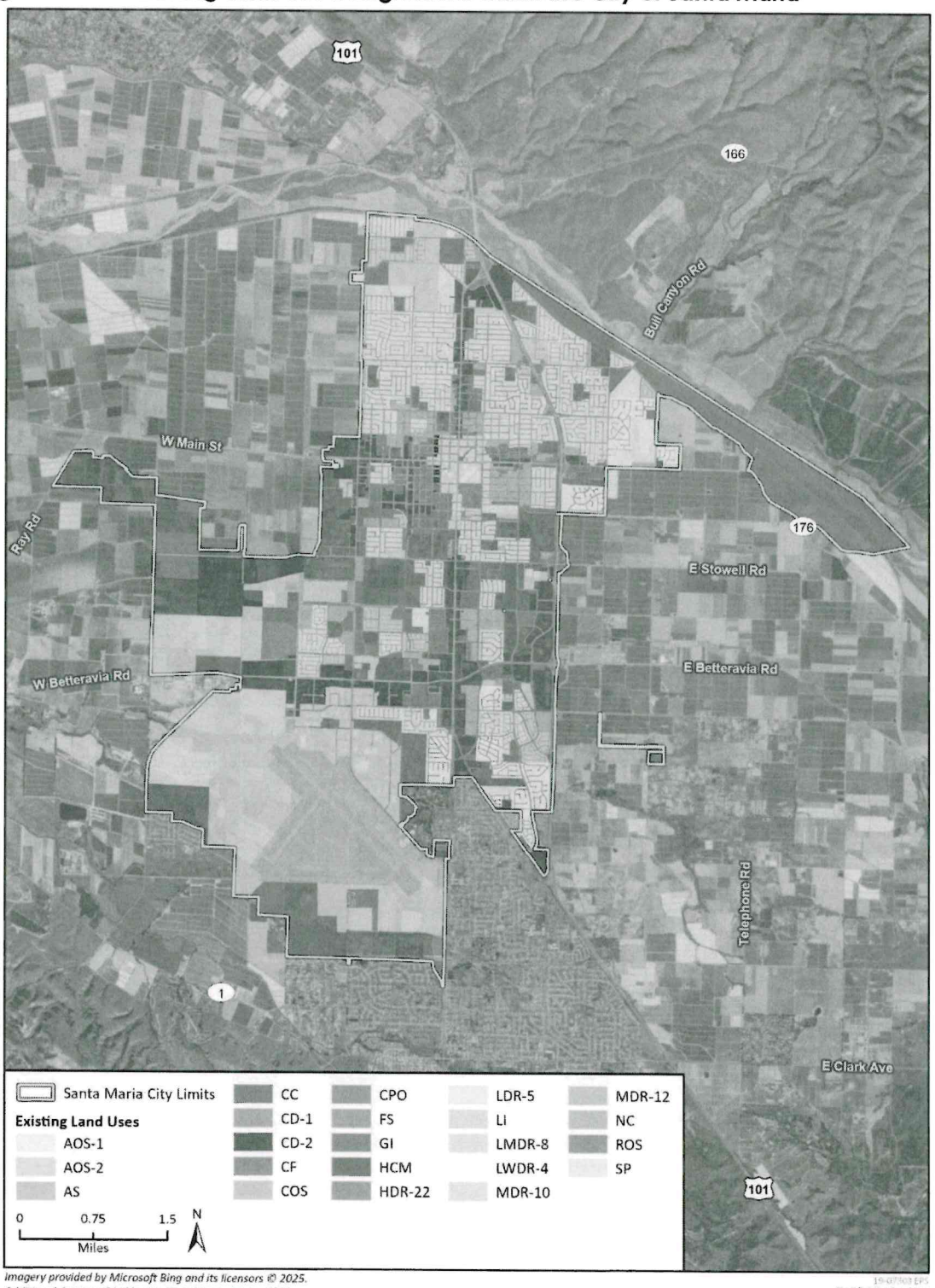
The plan would change some of the land use designations; including planned land use changes that resolve inconsistencies between existing uses and the General Plan land use designations. Land use conflicts primarily consist of industrial, heavy commercial, agricultural, and airport uses in proximity to residential uses. In addition, the plan includes the following land use designation changes:

- Revise the High Density Residential (HDR) land use designation to increase the maximum allowed density from 22 dwelling units/acre to 30 dwelling units/acre.
- Eliminate the Medium Density Residential-10 (MDR-10) land use designation and reassign all parcels currently designated MDR-10 to MDR-12, which would have an allowed density of 12 dwelling units/acre.
- Add two new land use designations, Downtown Specific Plan (SP) and Planned Annexation (PA).

Land use changes for the proposed annexation areas east of the city limits (the planned annexation areas are discussed in detail in the Annexation subsection that follows. Figure 4 shows the changes in land use designations compared to the current General Plan. Proposed changes from the existing General Plan land use pattern include the following:

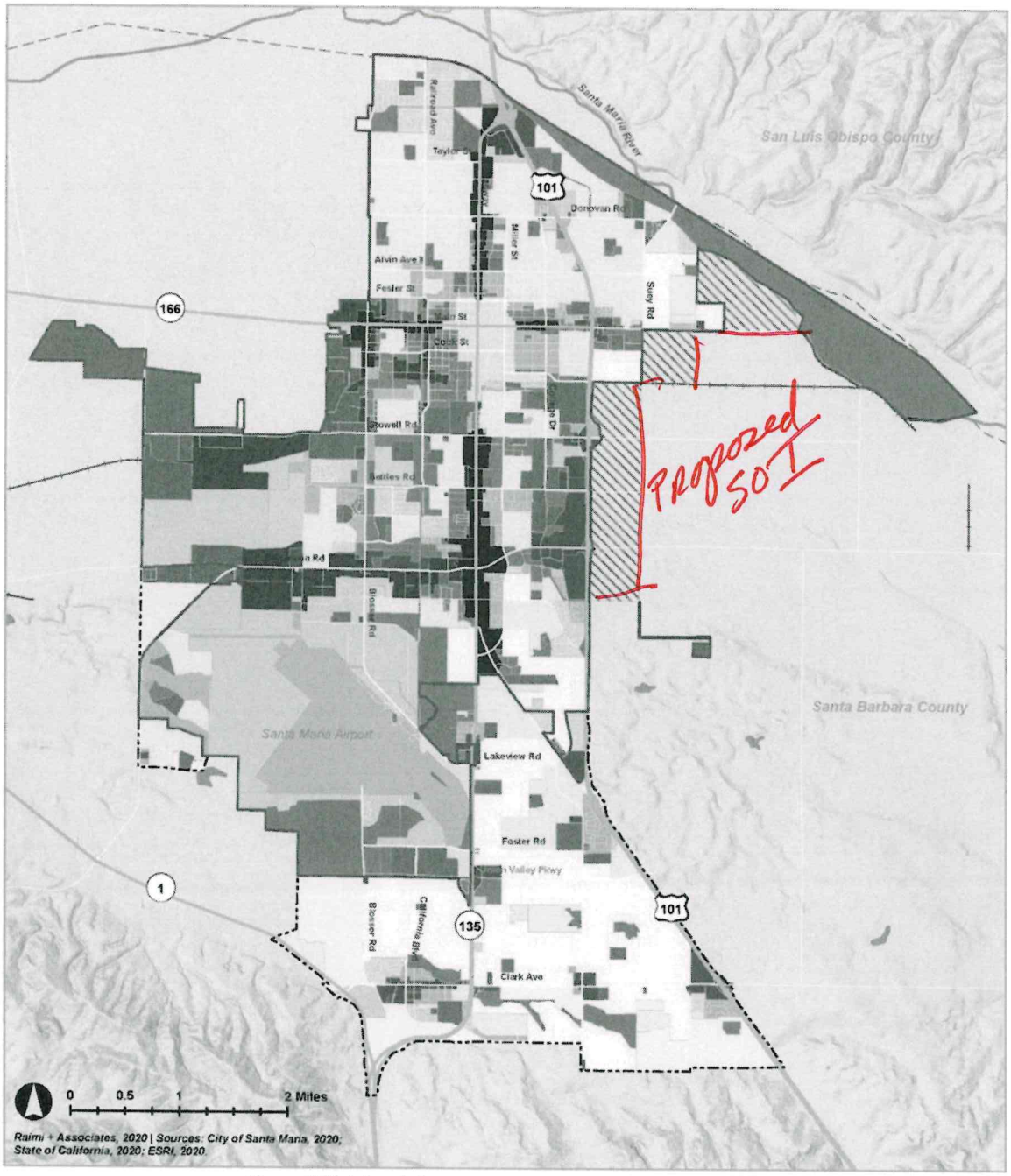
- A parcel along North Broadway from Low Density Residential and Community Commercial to Community Facilities (CF);
- Parcels along Main Street from Community Commercial to Main Mixed Use (MMU);

Figure 3 Existing Land Use Designations within the City of Santa Maria



Imagery provided by Microsoft Bing and its licensors © 2025.
Additional data provided by the City of Santa Maria, 2025.

Figure 4 **Proposed Land Use Changes**



Santa Maria General Plan imagine

General Plan Land Use

- Santa Maria City Limits
- Sphere of Influence
- County Boundaries
- Railroads
- Santa Maria River
- Water
- Residential Agricultural (RA) or Very Low Density (VLDR)
- Lower-Density Residential (LWDR)
- Low-Density Residential (LDR)
- Low-Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Corridor Mixed Use (CMU)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Commercial/Professional Office (CPO)
- Light Industrial (LI)
- General Industrial (GI)
- Heavy Commercial/Manufacturing (HCM)
- Airport Service (AS)
- Primary Agricultural Open Space (AOS-1)
- Secondary Agricultural Open Space (AOS-2)
- Conservation Open Space (COS)
- Recreational Open Space (ROS)
- Community Facilities (CF)
- Specific Plan (SP)
- Planned Annexation (PA)

SOI

- Parcels along Broadway from Community Commercial to Broadway Mixed Use (BMU); and
- Allow Low Density Residential in Area 9 along A Stret in the western portion of the city.

Changes in land use designations within the General Plan would also necessitate revisions to the following Specific Plans:

- Amend the Entrada Specific Plan to reflect the new Broadway and Main Mixed Use land use designations.
- Amend the Area 9 Specific Plan to allow low density residential uses along A Street, consistent with the LMDR-8 designation.

Annexation

The 2045 General Plan would include the annexation of areas east of the city limits and SOI. There are three separate areas (shown in Figure 5) that would be included as part of the proposed annexation ("annexation area") that would total 985 acres.

The first area proposed for annexation is generally bound by Panther Drive to the west, E. Main Street to the south, and the city limits to the north and east. The second area proposed for annexation is generally bound by S. Suey Road to the west, E. Main Street to the north, E. Jones Street to the south, and Rosemary Road to the east. The third area proposed for annexation is generally bound by E. Jones Street to the north, U.S. 101 to the west, Vineyard Trail Road to the south, and Rosemary Road to the east. Much of the annexation area is vacant or agricultural land.

Existing zoning and land use designations within the annexation area are determined by the County of Santa Barbara and consist primarily of agricultural land use designations (Agriculture II with a minimum lot size of 100 acres [AG-II-100] and Agriculture II with a minimum lot size of 40 acres [AG-II-40]). Land use changes for the annexation area would include the establishment of a new land use designation, Planned Annexation, which would allow for a mix of commercial, residential, industrial, and public land uses in annexed land outside of current city limits.

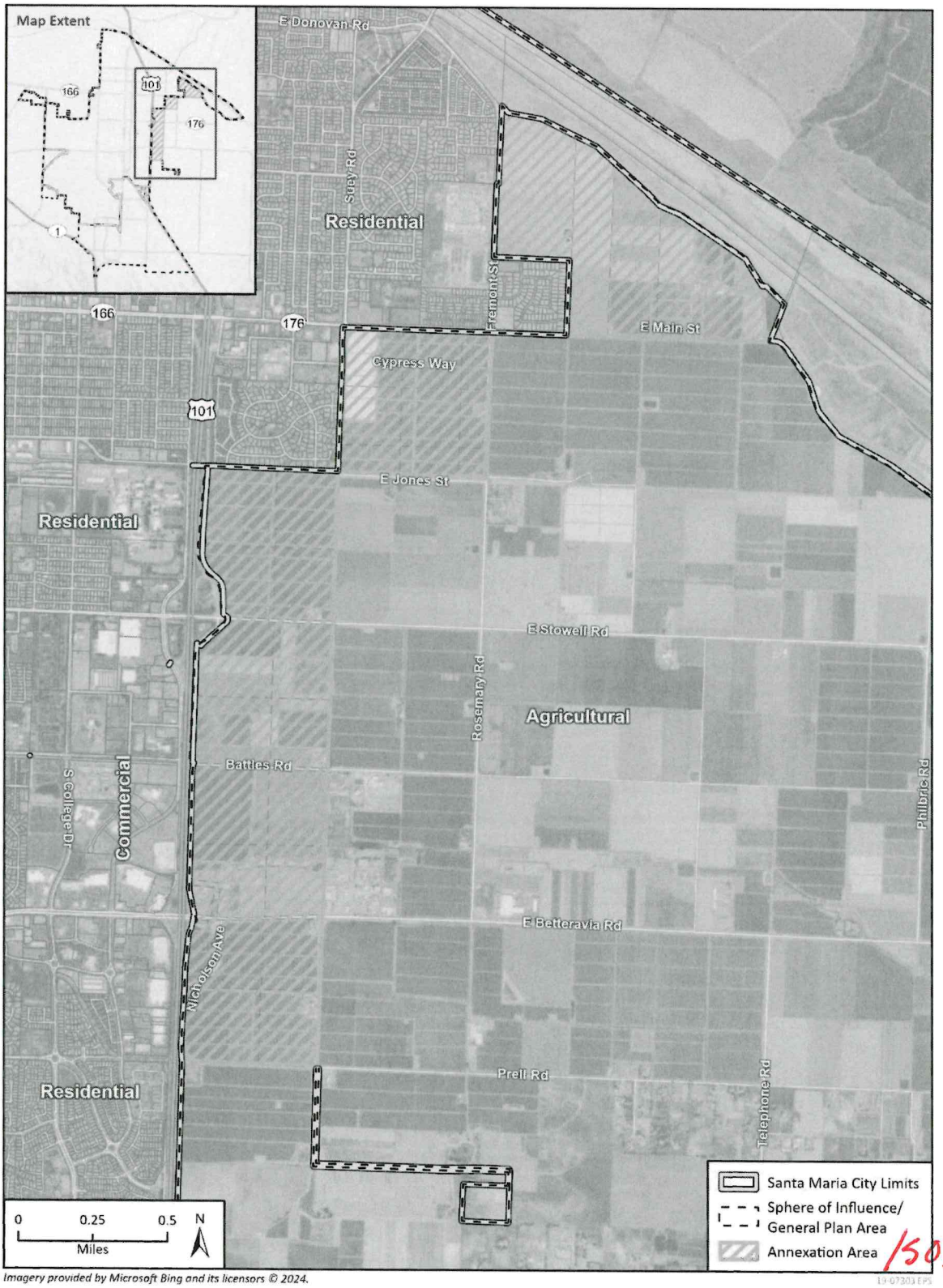
Noise Contour Revisions

The City of Santa Maria noise characteristics are described within the 2045 General Plan Noise Element including descriptions of common sources of noise as well as goals and policies to lessen noise for sensitive land uses (e.g., residences, schools, medical facilities). As required pursuant to the Governor's Office of Planning and Research (OPR) Guidelines, the Noise Element also includes a map of noise contours as depicted via lines that represent equal levels of noise exposure across the city. Noise contours information informs planning decisions, including siting of potential future sensitive land uses.

Proposed 2045 General Plan Buildout

For reasonable analysis purposes in this EIR, the City assumes maximum 2045 General Plan buildout (of both residential and non-residential uses) within the city would occur by 2045. Maximum buildout of the General Plan is assumed to be a locally appropriate projection of development within the plan area based on updated land use designations and the proposed annexation rather than development of every parcel within the city. While complete buildout is not likely to occur by 2045, the maximum buildout assumption represents the most conservative approach to evaluating the plans potential environmental effects and satisfying the requirements of the CEQA Guidelines.

Figure 5 Proposed 2045 General Plan Annexation Area



For the purposes of this EIR, "General Plan Area" would refer to the City of Santa Maria, the proposed annexation area, and the Sphere of Influence.

Table 1 indicates the net change from 2022 conditions in Santa Maria to maximum buildout of the plan by 2045.

Table 1 Existing and Proposed Plan Land Uses Components Summary

	Existing (2022)	Proposed (2045)	Net Change from Existing to Proposed
Acreage within City Limits	15,058 acres	985 acres	16,043 acres
Residential Units	28,200 units	44,340 units	16,140 units
Jobs	43,050 jobs	66,800 jobs	23,750 jobs

The 2045 General Plan would add 985 acres of land to the city limits and would provide the framework for development of up to 16,140 net new[3] primary and accessory dwelling residential units, including the development of 1,300 accessory dwelling units (ADUs).

The 2045 General Plan would provide the framework for development of up to 1,504 net new non-residential acres, with the following composition (numbers in parentheses indicate a reduction in acreage):

- (463) acres of commercial uses
- 452 acres of mixed uses
- 7 acres of Industrial/airport uses
- 33 acres of public and open space
- 1,012 acres of planned future development (specific plan and planned annexation areas)

Approximately 32 percent of the city remains undeveloped. The undeveloped areas of the city are classified as vacant (19 percent) and agricultural (13 percent). The existing General Plan indicates that 43 percent of the land is classified Open Space, and the remaining 32 percent is classified as industrial. Many of the vacant parcels within the city, clustered between Battles Road, Betteravia Road, and U.S. 101 are either already slated for development or are located within a Specific Plan.

Specific land use designations proposed for the 2045 General Plan area are designed to ensure consistency with the updated Housing Element and existing land uses, such as industrial, heavy commercial, or agricultural. These land use changes would allow for increased residential density along Main Street and Broadway, as well as on opportunity sites with a high potential for redevelopment. Areas of the city with the most potential for change are concentrated in Downtown, neighborhoods in the City Core, Main Street and Broadway, Southwest Neighborhoods (northwest, west, and south of the airport), and areas proposed for annexation. The 2045 General Plan serves as the City's long-term development blueprint through 2045, contains goals and policies guiding land use and infrastructure decisions through 2045, and brings the General Plan up to date in response to latest State and regional plans and regulations related to climate-related hazards,[4] emergency evacuation routes and access, water supply, and mobility.

[3] Net new means the change from City of Santa Maria existing (2024) development to full buildout of the proposed plan (i.e., 2045 General Plan) by 2045; this EIR analyzes the net change in terms of potential physical environmental impacts.
[4] Pursuant to SB 379, which amended California Government Code Section 65302.

Intended Use of this EIR

This EIR provides a programmatic environmental review of implementing the City's 2045 General Plan Update. Subsequent activities falling under the City's 2045 General Plan Update will utilize this EIR to focus the environmental review of these consequent activities and to determine their effects. If a new project is proposed that is not anticipated by the 2045 General Plan Update, or that may result in project-level environmental effects not addressed in this program-level EIR, the future project would be evaluated as required under CEQA. This EIR is not intended to prohibit consideration of future projects or CEQA analysis of future projects.

Plan Implementation

Following adoption of the 2045 General Plan Update by the City Council, all subsequent activities and development within the City would be guided by the goals and policies in the 2045 General Plan Update. Therefore, the 2045 General Plan provides specific policy guidance for implementation of plan concepts. The City would also need to coordinate with Santa Barbara County, the Santa Barbara Local Agency Formation Commission (LAFCO), and other public agencies to implement policies that affect their respective jurisdictions, or would affect the region. Implementing these policies in accordance with new development (residential, commercial, or industrial) would be subject to the City's established review and approval processes, with final review and approval by the appropriate departmental staff, as well as the appointed and elected officials. The principal responsibilities that City officials and staff have for plan implementation are briefly summarized below:

- Updating the City of Santa Maria Zoning Ordinance to achieve consistency with the adopted General Plan Update.
- Rezoning properties, as dictated by future development proposals.
- Approval of tentative maps, ~~variances,~~ planned development and conditional use permits, and other land use permits and entitlements.
- Approval of development agreements and issuance of related permits and approvals consistent with the 2045 General Plan Update.
- Analyzing and planning for public infrastructure such as roadway improvements, other capital improvements, and natural/capital resource preservation and/or restoration.
- Conducting or considering further focused planning studies, as appropriate to future development in the city.

Required Approvals

With recommendations from the City's Planning Commission, the Santa Maria City Council would need to take the following discretionary actions in conjunction with the plan:

- Certification of the Final EIR and adoption of required findings, including required findings under CEQA Guidelines Sections 15090, 15091, and 15093.
- Santa Barbara County LAFCO must approve the City's annexation application, which would include certification of this Environmental Impact Report.
- Approval and adoption of the 2045 General Plan Update.

STATE OF CALIFORNIA Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

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nahc@nahc.ca.gov

February 20, 2025

Dana Eady
City of Santa María
110 S. Pine Street
Room 101
Santa María CA 93455

Re: 2025020584 City of Santa María General Plan Update Project, Santa Barbara County

Dear Ms. Eady:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

a. A brief description of the project.

b. The lead agency contact information.

c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).

d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

a. Alternatives to the project.

b. Recommended mitigation measures.

c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

a. Type of environmental review necessary.

b. Significance of the tribal cultural resources.

c. Significance of the project's impacts on tribal cultural resources.

d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

a. Whether the proposed project has a significant impact on an identified tribal cultural resource.

b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Mathew.Lin@NAHC.ca.gov.

Sincerely,

Mathew Lin

Mathew Lin
Cultural Resources Analyst

cc: State Clearinghouse

MARCH 13, 2025

VIA EMAIL: DEADY@CITYOFSANTAMARIA.ORG
DANA EADY, PLANNING AND DIVISION MANGER
COMMUNITY DEVELOPMENT DEPARTMENT
110 SOUTH PINE STREET, SUITE 101
SANTA MARIA, CA 93458

Dear Dana Eady:

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE SANTA MARIA GENERAL PLAN UPDATE PROJECT, SCH# 2025020584

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation of an Environmental Impact Report for the Santa Maria General Plan Update Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents.

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process, and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The Project proposes to update the City's current General Plan, which includes the following chapters: Land Use Element, Circulation Element, Safety Element, Health and Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The plan establishes the City's vision for future development through the horizon year of 2045. The plan will serve as the City's primary guide for

future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. The Project site contains Prime Farmland, Farmland of Statewide Importance, and Unique Farmland as designated by DOC's Farmland Mapping and Monitoring Program, and a portion of the project site is subject to a Williamson Act contract.

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.
- Proposed mitigation measures for impacted agricultural lands within the proposed project area.
- The project's compatibility with lands within an agricultural preserve and/or enrolled in a Williamson Act contract.

WILLIAMSON ACT

Where, as here, the project site is located on land subject to a Williamson Act contract, the Department advises that the environmental review discuss the compatibility of the project with the contract and local Williamson Act program requirements.

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (*See* Cal. Code Regs., tit. 14, § 15370 [mitigation includes "compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements."]; *see also King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

California Council of Land Trusts

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Thank you for giving us the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Santa Maria General Plan Update. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

Monique Wilber

Monique Wilber

Conservation Program Support Supervisor

Santa Maria General Plan Update Scoping Meeting

Three attendees joined us in the room for the presentation and subsequent discussion (at the Santa Maria Public Library).

Speakers:

1. Question from one speaker about what is going to happen with Mahoney Ranch.
    a. **Dana Eady response:** The GP Update isn't proposing to change the land use for this property. Notes question about potential future development due to current concerns about CTS/sensitive species on the property.
    b. **Commenter follow up:** Discussion of potential mitigation banking/land swap for addressing impacts and allowing potential development of the property.
2. A second speaker notes the 900+ acres proposed for annexation, and asks if there a phasing plan for development of these annexation areas (e.g, would it be from north to south?).
    a. **Dana Eady response:** Dana said there is not a current plan for the order of future development – likely landowner/developer driven. Discussed the high-level planning process for potential future development of annexation areas, including potential need for future project-specific environmental review. Commenter follow up: question about whether it would be helpful for the City to have information from landowners about what they may consider bringing forward. Dana Eady/Rincon response: Assumptions for these areas in the EIR will be based on current direction from City Council (CC identified annexation areas being considered, and has expressed a desire for a mix of uses, which informs the EIR PD/projections, and assumptions that will guide the EIR analysis).

Appendix B

CalEEMod Outputs

Santa Maria GPU (Net New) Detailed Report

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6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Maria GPU (Net New)
Operational Year	2045
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.90
Precipitation (days)	10.0
Location	Santa Maria, CA, USA
County	Santa Barbara
City	Santa Maria
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3382
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	16,140	Dwelling Unit	425	15,494,400	0.00	0.00	58,265	—

General Office Building	64,154	1000sqft	1,473	64,154,000	0.00	0.00	—	—
Industrial Park	305	1000sqft	7.00	304,920	0.00	0.00	—	—
City Park	33.0	Acre	33.0	0.00	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2,601	2,518	611	5,409	8.21	45.0	614	659	43.6	155	199	66,208	1,933,889	2,000,098	4,329	87.3	540	2,134,870
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2,017	1,977	587	1,609	7.91	39.6	614	653	39.5	155	195	66,208	1,910,974	1,977,183	4,328	87.8	351	2,111,909
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2,305	2,244	602	3,450	8.02	42.3	610	652	41.5	154	196	66,208	1,918,389	1,984,598	4,328	87.9	430	2,119,420
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	421	410	110	630	1.46	7.72	111	119	7.58	28.2	35.8	10,962	317,611	328,573	717	14.5	71.2	350,894

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	55.3	42.5	85.7	1,314	5.00	1.66	614	615	1.56	155	157	—	508,907	508,907	9.31	13.9	193	513,467
Area	2,491	2,448	32.0	3,724	0.21	5.39	—	5.39	4.07	—	4.07	0.00	13,976	13,976	0.59	0.12	—	14,027
Energy	54.9	27.5	493	372	3.00	38.0	—	38.0	38.0	—	38.0	—	1,374,601	1,374,601	179	16.4	—	1,383,953
Water	—	—	—	—	—	—	—	—	—	—	—	25,729	36,405	62,134	94.3	56.9	—	81,455
Waste	—	—	—	—	—	—	—	—	—	—	—	40,479	0.00	40,479	4,046	0.00	—	141,622
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	346	346
Total	2,601	2,518	611	5,409	8.21	45.0	614	659	43.6	155	199	66,208	1,933,889	2,000,098	4,329	87.3	540	2,134,870
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	54.3	41.8	93.8	1,237	4.91	1.66	614	615	1.56	155	157	—	499,969	499,969	9.08	14.5	5.01	504,532
Area	1,908	1,908	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	54.9	27.5	493	372	3.00	38.0	—	38.0	38.0	—	38.0	—	1,374,601	1,374,601	179	16.4	—	1,383,953
Water	—	—	—	—	—	—	—	—	—	—	—	25,729	36,405	62,134	94.3	56.9	—	81,455
Waste	—	—	—	—	—	—	—	—	—	—	—	40,479	0.00	40,479	4,046	0.00	—	141,622
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	346	346
Total	2,017	1,977	587	1,609	7.91	39.6	614	653	39.5	155	195	66,208	1,910,974	1,977,183	4,328	87.8	351	2,111,909
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	54.6	42.0	93.7	1,242	4.92	1.66	610	611	1.56	154	156	—	500,491	500,491	9.16	14.5	83.5	505,126
Area	2,196	2,174	15.8	1,836	0.10	2.66	—	2.66	2.01	—	2.01	0.00	6,893	6,893	0.29	0.06	—	6,917

Energy	54.9	27.5	493	372	3.00	38.0	—	38.0	38.0	—	38.0	—	1,374,60	1,374,60	179	16.4	—	1,383,95
Water	—	—	—	—	—	—	—	—	—	—	—	25,729	36,405	62,134	94.3	56.9	—	81,455
Waste	—	—	—	—	—	—	—	—	—	—	—	40,479	0.00	40,479	4,046	0.00	—	141,622
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	346	346
Total	2,305	2,244	602	3,450	8.02	42.3	610	652	41.5	154	196	66,208	1,918,389	1,984,598	4,328	87.9	430	2,119,420
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	9.97	7.66	17.1	227	0.90	0.30	111	112	0.28	28.2	28.5	—	82,862	82,862	1.52	2.40	13.8	83,629
Area	401	397	2.88	335	0.02	0.48	—	0.48	0.37	—	0.37	0.00	1,141	1,141	0.05	0.01	—	1,145
Energy	10.0	5.01	90.0	67.9	0.55	6.93	—	6.93	6.93	—	6.93	—	227,581	227,581	29.6	2.71	—	229,129
Water	—	—	—	—	—	—	—	—	—	—	—	4,260	6,027	10,287	15.6	9.42	—	13,486
Waste	—	—	—	—	—	—	—	—	—	—	—	6,702	0.00	6,702	670	0.00	—	23,447
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	57.3	57.3
Total	421	410	110	630	1.46	7.72	111	119	7.58	28.2	35.8	10,962	317,611	328,573	717	14.5	71.2	350,894

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	26,770	26,770	4.33	0.52	—	27,035
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	748,300	748,300	121	14.7	—	755,700
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	3,557	3,557	0.58	0.07	—	3,592
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	778,627	778,627	126	15.3	—	786,326
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	26,770	26,770	4.33	0.52	—	27,035
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	748,300	748,300	121	14.7	—	755,700
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	3,557	3,557	0.58	0.07	—	3,592
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	778,627	778,627	126	15.3	—	786,326
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	4,432	4,432	0.72	0.09	—	4,476
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	123,890	123,890	20.0	2.43	—	125,115
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	589	589	0.10	0.01	—	595

City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	128,911	128,911	20.9	2.53	—	130,185

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	11.9	5.96	102	43.4	0.65	8.24	—	8.24	8.24	—	8.24	—	129,348	129,348	11.4	0.24	—	129,707
General Office Building	42.8	21.4	389	327	2.34	29.6	—	29.6	29.6	—	29.6	—	464,418	464,418	41.1	0.87	—	465,706
Industrial Park	0.20	0.10	1.85	1.55	0.01	0.14	—	0.14	0.14	—	0.14	—	2,207	2,207	0.20	< 0.005	—	2,213
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	54.9	27.5	493	372	3.00	38.0	—	38.0	38.0	—	38.0	—	595,973	595,973	52.7	1.12	—	597,626
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	11.9	5.96	102	43.4	0.65	8.24	—	8.24	8.24	—	8.24	—	129,348	129,348	11.4	0.24	—	129,707
General Office Building	42.8	21.4	389	327	2.34	29.6	—	29.6	29.6	—	29.6	—	464,418	464,418	41.1	0.87	—	465,706
Industrial Park	0.20	0.10	1.85	1.55	0.01	0.14	—	0.14	0.14	—	0.14	—	2,207	2,207	0.20	< 0.005	—	2,213

City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	54.9	27.5	493	372	3.00	38.0	—	38.0	38.0	—	38.0	—	595,973	595,973	52.7	1.12	—	597,626
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	2.18	1.09	18.6	7.91	0.12	1.50	—	1.50	1.50	—	1.50	—	21,415	21,415	1.90	0.04	—	21,474
General Office Building	7.81	3.91	71.0	59.7	0.43	5.40	—	5.40	5.40	—	5.40	—	76,890	76,890	6.80	0.14	—	77,103
Industrial Park	0.04	0.02	0.34	0.28	< 0.005	0.03	—	0.03	0.03	—	0.03	—	365	365	0.03	< 0.005	—	366
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	10.0	5.01	90.0	67.9	0.55	6.93	—	6.93	6.93	—	6.93	—	98,670	98,670	8.73	0.19	—	98,944

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	1,711	1,711	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	197	197	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	583	540	32.0	3,724	0.21	5.39	—	5.39	4.07	—	4.07	—	13,976	13,976	0.59	0.12	—	14,027
Total	2,491	2,448	32.0	3,724	0.21	5.39	—	5.39	4.07	—	4.07	0.00	13,976	13,976	0.59	0.12	—	14,027
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	1,711	1,711	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	197	197	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1,908	1,908	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	312	312	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	35.9	35.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	52.5	48.6	2.88	335	0.02	0.48	—	0.48	0.37	—	0.37	—	1,141	1,141	0.05	0.01	—	1,145
Total	401	397	2.88	335	0.02	0.48	—	0.48	0.37	—	0.37	0.00	1,141	1,141	0.05	0.01	—	1,145

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,212	1,715	2,926	4.44	2.68	—	3,836
General Office Building	—	—	—	—	—	—	—	—	—	—	—	24,367	34,478	58,844	89.3	53.9	—	77,141
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	151	213	364	0.55	0.33	—	477
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	25,729	36,405	62,134	94.3	56.9	—	81,455
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,212	1,715	2,926	4.44	2.68	—	3,836
General Office Building	—	—	—	—	—	—	—	—	—	—	—	24,367	34,478	58,844	89.3	53.9	—	77,141
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	151	213	364	0.55	0.33	—	477
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	25,729	36,405	62,134	94.3	56.9	—	81,455
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	201	284	484	0.74	0.44	—	635
General Office Building	—	—	—	—	—	—	—	—	—	—	—	4,034	5,708	9,742	14.8	8.93	—	12,772
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	24.9	35.3	60.2	0.09	0.06	—	79.0
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	4,260	6,027	10,287	15.6	9.42	—	13,486

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	8,119	0.00	8,119	811	0.00	—	28,405
General Office Building	—	—	—	—	—	—	—	—	—	—	—	32,155	0.00	32,155	3,214	0.00	—	112,499
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	204	0.00	204	20.4	0.00	—	713
City Park	—	—	—	—	—	—	—	—	—	—	—	1.53	0.00	1.53	0.15	0.00	—	5.35
Total	—	—	—	—	—	—	—	—	—	—	—	40,479	0.00	40,479	4,046	0.00	—	141,622

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	8,119	0.00	8,119	811	0.00	—	28,405
General Office Building	—	—	—	—	—	—	—	—	—	—	—	32,155	0.00	32,155	3,214	0.00	—	112,499
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	204	0.00	204	20.4	0.00	—	713
City Park	—	—	—	—	—	—	—	—	—	—	—	1.53	0.00	1.53	0.15	0.00	—	5.35
Total	—	—	—	—	—	—	—	—	—	—	—	40,479	0.00	40,479	4,046	0.00	—	141,622
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,344	0.00	1,344	134	0.00	—	4,703
General Office Building	—	—	—	—	—	—	—	—	—	—	—	5,324	0.00	5,324	532	0.00	—	18,625
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	33.7	0.00	33.7	3.37	0.00	—	118
City Park	—	—	—	—	—	—	—	—	—	—	—	0.25	0.00	0.25	0.03	0.00	—	0.89
Total	—	—	—	—	—	—	—	—	—	—	—	6,702	0.00	6,702	670	0.00	—	23,447

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	111	111
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	156	156
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	79.4	79.4
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	346	346
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	111	111
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	156	156
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	79.4	79.4
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	346	346
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.4	18.4
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.8	25.8

Industria Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	13.1	13.1
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	57.3	57.3

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	873,403	873,403	873,403	318,792,051

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
31376160	10,458,720	96,688,380	32,229,460	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	47,901,841	204	0.0330	0.0040	403,601,456
General Office Building	1,338,982,138	204	0.0330	0.0040	1,449,107,575
Industrial Park	6,364,099	204	0.0330	0.0040	6,887,519
City Park	0.00	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	567,047,831	0.00
General Office Building	11,402,330,869	0.00
Industrial Park	70,512,750	0.00
City Park	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	15,065	—
General Office Building	59,663	—
Industrial Park	378	—
City Park	2.84	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Industrial Park	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.13	annual days of extreme heat
Extreme Precipitation	4.70	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	47.0	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	10.6
AQ-PM	10.0
AQ-DPM	63.0
Drinking Water	11.2
Lead Risk Housing	99.5
Pesticides	94.3
Toxic Releases	11.0
Traffic	35.7
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	77.3
Solid Waste	86.5
Sensitive Population	—
Asthma	86.7
Cardio-vascular	52.0
Low Birth Weights	58.8
Socioeconomic Factor Indicators	—
Education	74.8
Housing	73.7
Linguistic	82.3
Poverty	68.8
Unemployment	11.9

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	16.7842936
Employed	26.07468241
Median HI	19.58167586
Education	—
Bachelor's or higher	21.46798409
High school enrollment	100
Preschool enrollment	24.25253433
Transportation	—
Auto Access	17.51571924
Active commuting	31.00218144
Social	—
2-parent households	26.42114718
Voting	71.23059156
Neighborhood	—
Alcohol availability	39.92044142
Park access	81.35506224
Retail density	93.58398563
Supermarket access	59.20698062
Tree canopy	1.73232388
Housing	—
Homeownership	21.2498396
Housing habitability	23.77774926
Low-inc homeowner severe housing cost burden	59.43795714
Low-inc renter severe housing cost burden	18.86308225

Uncrowded housing	12.81919672
Health Outcomes	—
Insured adults	9.444373155
Arthritis	44.8
Asthma ER Admissions	32.8
High Blood Pressure	74.3
Cancer (excluding skin)	57.8
Asthma	16.4
Coronary Heart Disease	34.0
Chronic Obstructive Pulmonary Disease	16.6
Diagnosed Diabetes	47.0
Life Expectancy at Birth	17.7
Cognitively Disabled	56.3
Physically Disabled	50.9
Heart Attack ER Admissions	66.1
Mental Health Not Good	18.5
Chronic Kidney Disease	45.1
Obesity	26.8
Pedestrian Injuries	59.4
Physical Health Not Good	24.5
Stroke	34.3
Health Risk Behaviors	—
Binge Drinking	40.3
Current Smoker	18.8
No Leisure Time for Physical Activity	31.5
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	1.1
Elderly	85.6
English Speaking	30.5
Foreign-born	45.8
Outdoor Workers	1.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	66.6
Traffic Density	39.0
Traffic Access	0.0
Other Indices	—
Hardship	89.0
Other Decision Support	—
2016 Voting	53.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	67.0
Healthy Places Index Score for Project Location (b)	23.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Population based on a pph of 3.61.
Operations: Hearths	No fireplaces or wood stoves
Operations: Architectural Coatings	SBCAPCD Rule 323.1 nonflat coating

Santa Maria GPU (Net Reduction) Detailed Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Maria GPU (Net Reduction)
Operational Year	2045
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.90
Precipitation (days)	10.0
Location	Santa Maria, CA, USA
County	Santa Barbara
City	Santa Maria
Air District	Santa Barbara County APCD
Air Basin	South Central Coast
TAZ	3382
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	20,170	1000sqft	463	20,170,000	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	656	637	135	1,064	1.11	11.0	39.2	50.1	10.6	9.91	20.5	17,770	428,192	445,962	1,090	22.8	61.4	480,059
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	500	492	128	182	1.05	9.41	39.2	48.6	9.40	9.91	19.3	17,770	424,014	441,785	1,090	22.8	49.4	475,869
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	577	563	132	615	1.07	10.2	38.9	49.1	9.98	9.85	19.8	17,770	425,827	443,597	1,090	22.8	54.4	477,692
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	105	103	24.1	112	0.20	1.86	7.10	8.96	1.82	1.80	3.62	2,942	70,500	73,443	180	3.77	9.00	79,087

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.53	2.71	5.47	83.8	0.32	0.11	39.2	39.3	0.10	9.91	10.0	—	32,467	32,467	0.59	0.89	12.3	32,758

Area	639	627	7.38	877	0.05	1.56	—	1.56	1.18	—	1.18	—	3,607	3,607	0.15	0.03	—	3,620
Energy	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	381,278	381,278	51.0	4.89	—	384,009
Water	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Waste	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Total	656	637	135	1,064	1.11	11.0	39.2	50.1	10.6	9.91	20.5	17,770	428,192	445,962	1,090	22.8	61.4	480,059
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.46	2.66	5.98	78.9	0.31	0.11	39.2	39.3	0.10	9.91	10.0	—	31,896	31,896	0.58	0.93	0.32	32,188
Area	483	483	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	381,278	381,278	51.0	4.89	—	384,009
Water	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Waste	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Total	500	492	128	182	1.05	9.41	39.2	48.6	9.40	9.91	19.3	17,770	424,014	441,785	1,090	22.8	49.4	475,869
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.48	2.68	5.98	79.2	0.31	0.11	38.9	39.0	0.10	9.85	9.95	—	31,930	31,930	0.58	0.93	5.33	32,226
Area	560	554	3.64	433	0.03	0.77	—	0.77	0.58	—	0.58	—	1,779	1,779	0.07	0.02	—	1,785
Energy	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	381,278	381,278	51.0	4.89	—	384,009
Water	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Waste	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Total	577	563	132	615	1.07	10.2	38.9	49.1	9.98	9.85	19.8	17,770	425,827	443,597	1,090	22.8	54.4	477,692
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.64	0.49	1.09	14.5	0.06	0.02	7.10	7.12	0.02	1.80	1.82	—	5,286	5,286	0.10	0.15	0.88	5,335
Area	102	101	0.66	79.0	< 0.005	0.14	—	0.14	0.11	—	0.11	—	295	295	0.01	< 0.005	—	296
Energy	2.46	1.23	22.3	18.8	0.13	1.70	—	1.70	1.70	—	1.70	—	63,125	63,125	8.44	0.81	—	63,577

Water	—	—	—	—	—	—	—	—	—	—	—	1,268	1,795	3,063	4.65	2.81	—	4,015
Waste	—	—	—	—	—	—	—	—	—	—	—	1,674	0.00	1,674	167	0.00	—	5,856
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.12	8.12
Total	105	103	24.1	112	0.20	1.86	7.10	8.96	1.82	1.80	3.62	2,942	70,500	73,443	180	3.77	9.00	79,087

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	235,265	235,265	38.1	4.61	—	237,592
Total	—	—	—	—	—	—	—	—	—	—	—	—	235,265	235,265	38.1	4.61	—	237,592
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	235,265	235,265	38.1	4.61	—	237,592
Total	—	—	—	—	—	—	—	—	—	—	—	—	235,265	235,265	38.1	4.61	—	237,592
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	38,951	38,951	6.30	0.76	—	39,336
Total	—	—	—	—	—	—	—	—	—	—	—	—	38,951	38,951	6.30	0.76	—	39,336

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	146,013	146,013	12.9	0.27	—	146,418
Total	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	146,013	146,013	12.9	0.27	—	146,418
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	146,013	146,013	12.9	0.27	—	146,418
Total	13.5	6.73	122	103	0.73	9.30	—	9.30	9.30	—	9.30	—	146,013	146,013	12.9	0.27	—	146,418
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	2.46	1.23	22.3	18.8	0.13	1.70	—	1.70	1.70	—	1.70	—	24,174	24,174	2.14	0.05	—	24,241
Total	2.46	1.23	22.3	18.8	0.13	1.70	—	1.70	1.70	—	1.70	—	24,174	24,174	2.14	0.05	—	24,241

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	432	432	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	51.2	51.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	156	144	7.38	877	0.05	1.56	—	1.56	1.18	—	1.18	—	3,607	3,607	0.15	0.03	—	3,620
Total	639	627	7.38	877	0.05	1.56	—	1.56	1.18	—	1.18	—	3,607	3,607	0.15	0.03	—	3,620
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	432	432	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	51.2	51.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	483	483	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	78.8	78.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	9.35	9.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	14.1	13.0	0.66	79.0	< 0.005	0.14	—	0.14	0.11	—	0.11	—	295	295	0.01	< 0.005	—	296
Total	102	101	0.66	79.0	< 0.005	0.14	—	0.14	0.11	—	0.11	—	295	295	0.01	< 0.005	—	296

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Total	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Total	—	—	—	—	—	—	—	—	—	—	—	7,661	10,840	18,501	28.1	16.9	—	24,253
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1,268	1,795	3,063	4.65	2.81	—	4,015
Total	—	—	—	—	—	—	—	—	—	—	—	1,268	1,795	3,063	4.65	2.81	—	4,015

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Total	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Total	—	—	—	—	—	—	—	—	—	—	—	10,109	0.00	10,109	1,010	0.00	—	35,370
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1,674	0.00	1,674	167	0.00	—	5,856
Total	—	—	—	—	—	—	—	—	—	—	—	1,674	0.00	1,674	167	0.00	—	5,856

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.1	49.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.12	8.12
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.12	8.12

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	55,720	55,720	55,720	20,337,945

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	30,255,000	10,085,000	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	420,975,617	204	0.0330	0.0040	455,599,024

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	3,584,889,697	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	18,758	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.13	annual days of extreme heat
Extreme Precipitation	4.70	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	47.0	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	10.6
AQ-PM	10.0
AQ-DPM	63.0
Drinking Water	11.2
Lead Risk Housing	99.5
Pesticides	94.3
Toxic Releases	11.0
Traffic	35.7
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	58.3
Impaired Water Bodies	77.3
Solid Waste	86.5
Sensitive Population	—
Asthma	86.7
Cardio-vascular	52.0
Low Birth Weights	58.8

Socioeconomic Factor Indicators	—
Education	74.8
Housing	73.7
Linguistic	82.3
Poverty	68.8
Unemployment	11.9

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	16.7842936
Employed	26.07468241
Median HI	19.58167586
Education	—
Bachelor's or higher	21.46798409
High school enrollment	100
Preschool enrollment	24.25253433
Transportation	—
Auto Access	17.51571924
Active commuting	31.00218144
Social	—
2-parent households	26.42114718
Voting	71.23059156
Neighborhood	—
Alcohol availability	39.92044142
Park access	81.35506224
Retail density	93.58398563

Supermarket access	59.20698062
Tree canopy	1.73232388
Housing	—
Homeownership	21.2498396
Housing habitability	23.77774926
Low-inc homeowner severe housing cost burden	59.43795714
Low-inc renter severe housing cost burden	18.86308225
Uncrowded housing	12.81919672
Health Outcomes	—
Insured adults	9.444373155
Arthritis	44.8
Asthma ER Admissions	32.8
High Blood Pressure	74.3
Cancer (excluding skin)	57.8
Asthma	16.4
Coronary Heart Disease	34.0
Chronic Obstructive Pulmonary Disease	16.6
Diagnosed Diabetes	47.0
Life Expectancy at Birth	17.7
Cognitively Disabled	56.3
Physically Disabled	50.9
Heart Attack ER Admissions	66.1
Mental Health Not Good	18.5
Chronic Kidney Disease	45.1
Obesity	26.8
Pedestrian Injuries	59.4
Physical Health Not Good	24.5
Stroke	34.3

Health Risk Behaviors	—
Binge Drinking	40.3
Current Smoker	18.8
No Leisure Time for Physical Activity	31.5
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	1.1
Elderly	85.6
English Speaking	30.5
Foreign-born	45.8
Outdoor Workers	1.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	66.6
Traffic Density	39.0
Traffic Access	0.0
Other Indices	—
Hardship	89.0
Other Decision Support	—
2016 Voting	53.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	67.0
Healthy Places Index Score for Project Location (b)	23.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Operations: Architectural Coatings	SBCAPCD RULE 323.1 nonflat coating

Appendix C

Potential to Occur Table

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Plants and Lichens				
Astragalus didymocarpus var. *milesianus* Miles' milk-vetch	None/None G5T2/S2 1B.2	Annual herb. Coastal scrub. Clay soils. Elevations: 65-295ft. (20-90m.) Blooms Mar-Jun.	Low Potential	Suitable coastal scrub habitat does not occur in the study area. The elevation range of the study area is within the expected range of the species. The most recent CNDDB documented occurrence of the species within 2 miles of the study area is from 1935.
Caulanthus californicus California jewelflower	FE/SE G1/S1 1B.1	Chenopod scrub, Pinyon and juniper woodland, Valley and foothill grassland. Sandy. Elevations: 200-3281ft. (61 - 1000 m.) Blooms Feb-May.	Low Potential	Suitable valley and foothill grassland occurs in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Cirsium loncholepis La Graciosa thistle	FE/ST G5T1/S1 1B.1	Cismontane woodland, Coastal dunes, Coastal scrub, Marshes and swamps (brackish), Valley and foothill grassland. Mesic, Sandy. Elevations: 13-723ft. (4 - 220 m.) Blooms May-Aug.	Low Potential	Suitable valley and foothill grassland occurs in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Cordylanthus maritimus ssp. *Maritimus* salt marsh bird's-beak	FE/SE G4?T1/S1 1B.2	Coastal dunes, Marshes and swamps (coastal salt). Limited to the higher zones of salt marsh habitat. Elevations: 0-98ft. (0 - 30 m.) Blooms May-Oct(Nov)	Low Potential	Suitable higher zones of salt marsh habitat is not present in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Deinandra paniculata paniculate tarplant	None/None G4/S4 4.2	Annual herb. Coastal scrub, valley and foothill grassland, vernal pools. Usually in vernally mesic sites. Sometimes in vernal pools or on mima mounds near them. Elevations: 80-3085ft. (25-940m.) Blooms (Mar)Apr-Nov.	Low Potential	Suitable vernal pool habitat may occur in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Delphinium parryi ssp. *blochmaniae* dune larkspur	None/None G4T2/S2 1B.2	Perennial herb. Chaparral, coastal dunes. On rocky areas and dunes. Elevations: 0-655ft. (0-200m.) Blooms Apr-Jun.	Low Potential	Suitable chaparral and coastal dune habitat does not occur in the study area. Suitable rocky areas do not occur in the study area. The elevation range of the study area is within the expected range of the species. The most recent CNDDB documented occurrence of the species within 2 miles of the study area is from 1943.

Erigeron blochmaniae Blochman's leafy daisy	None/None G2/S2 1B.2	Perennial rhizomatous herb. Coastal dunes, coastal scrub. Sand dunes and hills. Elevations: 10-150ft. (3-45m.) Blooms Jun-Aug.	Low Potential	Suitable coastal dune and coastal scrub habitat does not occur in the study area. Suitable hills may occur in the study area. The elevation range of the study area is within the expected range of the species. The most recent CNDDB documented occurrence of the species within 2 miles of the study area is from 1991.
Eriogonum elegans elegant wild buckwheat	None/None G4G5/S4S5 4.3	Annual herb. Cismontane woodland, valley and foothill grassland. Usually in sandy or gravelly substrates; often in washes, sometimes roadsides. Elevations: 655-5005ft. (200-1525m.) Blooms May-Nov.	No Potential	Suitable valley and foothill grassland and wash habitats occur in the study area. However, the elevation range of the study area is outside of the expected range of the species. There are no CNDDB documented occurrences of the species within 2 miles of the study area.
Erysimum suffrutescens suffrutescent wallflower	None/None G3/S3 4.2	Perennial herb. Chaparral, coastal bluff scrub, coastal dunes, coastal scrub. Coastal dunes and bluffs. Elevations: 0-490ft. (0-150m.) Blooms Jan-Jul(Aug).	Low Potential	Suitable chaparral, coastal bluff scurb, coastal dune, and coastal scrub habitat does not occur in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurences of the species within 2 miles of the study area.
Horkelia cuneata var. *puberula* mesa horkelia	None/None G4T1/S1 1B.1 USFS S	Perennial herb. Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. Elevations: 230-2660ft. (70-810m.) Blooms Feb-Jul(Sep).	Low Potential	Suitable chaparral, cismontane woodland, and coastal scrub habitats do not occur in the study area. Suitable sandy or gravelly sites may occur in the study area. The elevation range of the study area is within the expected range of the species. The most recent CNDDB documented occurrence of the species within 2 miles of the study area is from 1895.
Layia erubescens blushing layia	None/None G2/S2 1B.2	Coastal dunes, Coastal scrub. Openings, Sandy 10-245m. Blooms (Feb)Mar-May(Jun).	Low Potential	Suitable coastal dune and coastal scrub habitat does not occur in the study area. The elevation range of the study area is within the expected range of the species. The most recent CNDDB documented occurrence of the species within 2 miles of the study area is from 1937.

Leptosiphon grandiflorus large-flowered leptosiphon	None/None G3G4/S3S4 4.2	Annual herb. Cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland. Open, grassy flats, generally sandy soil. 5-. Elevations: 15-4005ft. (5-1220m.) Blooms Apr-Aug.	Low Potential	Suitable valley and foothill grassland habitat occurs in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Lessingia tenuis spring lessingia	None/None G4/S4 4.3	Annual herb. Chaparral, cismontane woodland, lower montane coniferous forest. Openings. Elevations: 985-7055ft. (300-2150m.) Blooms May-Jul.	No Potential	Suitable chaparral, cismontane woodland, and lower montane coniferous forest habitats do not occur in the study area. The elevation range of the study area is not within the expected range of the species. There are no CNDDB documented occurrences of the species within 2 miles of the study area.
Monardella sinuata ssp. *sinuata* southern curly-leaved monardella	None/None G3T2/S2 1B.2	Annual herb. Chaparral, cismontane woodland, coastal dunes, coastal scrub. Sandy soils. Elevations: 0-985ft. (0-300m.) Blooms Apr-Sep.	Low Potential	Suitable chaparral, cismontane woodland, coastal dune, and coastal scrub habitats do not occur in the study area. The elevation range of the study area is within the expected range of the species. The most recent CNDDB documented occurrence of the species within 2 miles of the study area is from 1895.
Navarretia fossalis spreading navarretia	FT/None G2/S2 1B.1	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools. San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools, often surrouded by other habitat types. Elevations: 49-2789 ft. (15-850 m.) Blooms Apr-Jun.	Low Potential	Suitable vernal pool habitat may be present in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Rorippa gambellii Gambel's watercress	FE/ST G1/S1 1B.1	Marshes and swamps (brackish, freshwater). Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. Elevations: 16-1083t. (5-330 m.) Blooms Apr-Oct.	No Potential	Suitable marsh and swamp habitat do not occur in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Senecio blochmaniae Blochman's ragwort	None/None G3/S3 4.2	Perennial herb. Coastal dunes. Elevations: 0-330ft. (0-100m.) Blooms May-Oct.	No Potential	Suitable coastal dune habitat does not occur in the study area. The elevation range of the study area is within the expected range of the species. However, there are no CNDDB documented occurrences of the species within 2 miles of the study area.
Invertebrates				

Branchinecta lynchi vernal pool fairy shrimp	FT/None G3/S3	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	Moderate Potential	Suitable vernal pool habitat may occur in the study area. There are 3 recent CNDDB documented occurrences of the species within 5 miles of the study area from 2006 and 2010.
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	FPT/None G4T1T2Q/S2 USFS S	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	Moderate Potential	Suitable winter roost sites may occur in the study area. There is a recent CNDDB documented occurrence of the species within 5 miles of the study area from 2022.
Fishes				
Eucyclogobius newberryi tidewater goby	FE/None G3/S3 CDFW SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	No Potential	Suitable brackish water habitat does not occur in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Amphibians				
Ambystoma californiense pop. 2 California tiger salamander - Santa Barbara County DPS	FE/ST G2G3T2/S2 CDFW WL	Lives in vacant or mammal-occupied burrows throughout most of the year; in grassland, savanna, or open woodland habitats. Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	Moderate Potential	Suitable vernal pool and upland habitats may occur in the study area. However, the most recent CNDDB documented occurrence of the species within 5 miles of the study area is from 1995.
Anaxyrus californicus arroyo toad	FE/None G2G3/S2 CDFW SSC	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc. Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	Moderate Potential	Suitable wash and river habitats occur in the study area. However, the most recent CNDDB documented occurrence of the species within 5 miles of the study area is from 1992.
Rana boylii foothill yellow-legged frog	None/SE G3/S3 CDFW SSC USFS S	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	No Potential	Suitable aquatic habitat is likely not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Rana draytonii California red-legged frog	FT/None G2G3/S2S3 CDFW SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Moderate Potential	Suitable lowland and foothill habitats in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation does not occur in the study area. There is a recent CNDDB documented occurrence of the species within 5 miles of the study area from 2003.

Spea hammondii western spadefoot	FPT/None G2G3/S3S4 CDFW SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Moderate Potential	Suitable grassland and vernal pool habitats may occur in the study area. There are 3 recent CNDDB documented occurrences of the species within 5 miles of the study area from 2001 and 2004.
Reptiles				
Actinemys pallida southwestern pond turtle	FPT/None G2G3/SNR CDFW SSC USFS S	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying. Occurs in southern California from Monterey County south to Los Angeles, Riverside, and San Diego Counties into northern Baja California, Mexico.	Low Potential	Suitable aquatic habitat is likely not present in the study area. The most recent CNDDB documented occurrence of the species within 5 miles of the study area is from 1995.
Anniella pulchra Northern California legless lizard	None/None G3/S2S3 CDFW SSC USFS S	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.	Moderate Potential	Suitable sandy or loose loamy soils under sparse vegetation with high moisture content may be present in the study area. There are 5 recent CNDDB documented occurrences of the species within 5 miles of the study area from 2009, 2010, 2012, 2016, and 2019.
Phrynosoma blainvillii coast horned lizard	None/None G4/S4 CDFW SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Moderate Potential	Suitable sandy wash habitat is present in the study area. There are 3 recent CNDDB documented occurrences of the species within 5 miles of the study area from 2008 and 2015.
Birds				
Agelaius tricolor tricolored blackbird	None/ST G1G2/S2 CDFW SSC USFWS BCC	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Low Potential	Suitable open water habitat is not present in the study area. Suitable nesting and foraging habitat may be present in the study area. The most recent CNDDB documented occurrence of the species within 5 miles of the study area is from 1992.
Aquila chrysaetos golden eagle	None/None G5/S3 CDFW FP CDFW WL	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	Low Potential	Suitable foothill habitat may be present in the study area. Suitable nesting habitat may also be present in the study area. However, the study area is largely developed. There are no CNDDB documented occurrences of the species within 5 miles of the study area.

Athene cunicularia burrowing owl	None/SCE G4/S2 CDFW SSC USFWS BCC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Moderate Potential	Suitable grassland with low-growing vegetation is present in the study area. Suitable burrowing habitat is present in the study area. There are 2 recent CNDDB documented occurrences of the species within 5 miles of the study area from 2003 and 2009.
Baeolophus inornatus oak titmouse	None/None G4/S4 USFWS BCC	Oak woodlands. Cavity nester. Many will use scrub oaks or other brush as long as woodlands are nearby. Mostly live in warm, open, dry oak or oak-pine woodlands.	No Potential	Suitable oak woodland habitat does not occur in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Brachyramphus marmoratus marbled murrelet	FT/SE G3/S2	Feeds near-shore; nests inland along coast from Eureka to Oregon border and from Half Moon Bay to Santa Cruz. Nests in old-growth redwood-dominated forests, up to six miles inland, often in Douglas-fir.	Low Potential	Suitable nesting habitat is likely not present in the study area. Transient species may be present in the study area. However, there are no CNDDB documented occurrences of the species within 5 miles of the study area.
Circus hudsonius northern harrier	None/None G5/S3 CDFW SSC USFWS BCC	Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	Low Potential	Suitable coastal salt and freshwater marsh habitat Is not present in the study area. Suitable nesting habitat may be present in the study area. However, there are no CNDDB documented occurrences of thes species within 5 miles of the study area.
Contopus cooperi olive-sided flycatcher	None/None G4/S3 CDFW SSC USFWS BCC	Nesting habitats are mixed conifer, montane hardwood-conifer, Douglas-fir, redwood, red fir and lodgepole pine. Most numerous in montane conifer forests where tall trees overlook canyons, meadows, lakes or other open terrain.	No Potential	Suitable nesting habitat is likely not present in the study area. Suitable montane coniferous forest habitat is not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.

Empidonax traillii extimus southwestern willow flycatcher	FE/SE G5T2/S3	Riparian woodlands in Southern California. For nesting, requires dense riparian habitats with cottonwood/willow and tamarisk vegetation. Saturated soils, standing water or nearby streams, pools, or cienegas are a component of nesting habitat.	No Potential	Suitable riparian woodland habitat is not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Geothlypis trichas sinuosa common yellowthroat	None/None G5T3/S3 CDFW SSC USFWS BCC	Resident of the San Francisco Bay region, in fresh and salt water marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	No Potential	Suitable fresh and saltwater marsh habitat is not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Gymnogyps californianus California condor	FE/SE G1/S2 CDFW FP	Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	No Potential	Suitable vast expanses of open grassland habitat is not present in the study area. There are no CNDDB documented occurences of the species within 5 miles of the study area.
Haliaeetus leucocephalus bald eagle	FD/SE G5/S3 CDFW FP USFS S	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water. Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	Low Potential	Suitable nesting habitat may be present in the study area. However, the study area is largely developed. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Laurs californicus California gull	None/None G5/S4 CDFW WL USFWS BCC	Littoral waters, sandy beaches, waters and shorelines of bays, tidal mud-flats, marshes, lakes, etc. Colonial nester on islets in large interior lakes, either fresh or strongly alkaline.	Low Potential	Suitable littoral waters, waters and shorelines of bays, tidal mud-flats, marshes, and lake habitats are not present in the study area. Suitable nesting habitat is also not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.

Passerculus sandwichensis beldingi Belding's savannah sparrow	None/SE G5T3/S3 USFWS BCC	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in Salicornia on and about margins of tidal flats.	No Potential	Suitable coastal salt marsh habitat and nesting habitat are not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Pica nuttalli yellow-billed magpie	None/None G3G4/S3S4 USFWS BCC	Central Valley and coastal mountain ranges from south of San Francisco to Santa Barbara County. Open oak and riparian woodland, farm and ranchland or urban areas with tall trees near grassland, pasture or cropland.	Low Potential	Suitable farm, ranchland, and urban habitats with tall trees near grassland, pasture, or cropland is present in the study area. However, there are no CNDDB documented occurrences of the species within 5 miles of the study area.
Rallus obsoletus obsoletus California Ridgway's rail	FE/SE G3T1/S2 CDFW FP	Salt water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. Associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs.	No Potential	Suitable salt water and brackish marsh habitat is not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Rynchops niger black skimmer	None/None G5/S2 CDFW SSC USFWS BCC	Nests on gravel bars, low islets, and sandy beaches, in unvegetated sites. Nesting colonies usually less than 200 pairs.	Low Potential	Suitable nesting habitat may be present in the study area. However, the study area is largely developed. There are no CNDDB documented occurrences of the species within 5 miles of the study area.
Spinus lawrencei Lawrence's goldfinch	None/None G3G4/S4 USFWS BCC	Nests in open oak or other arid woodland and chaparral, near water. Nearby herbaceous habitats used for feeding. Closely associated with oaks.	Low Potential	Suitable nesting habitat is not present in the study area. Suitable foraging habitat is also not present in the study area. There are no CNDDB documented occurrences of the species within 5 miles of the study area.

Vireo bellii pusillus least Bell's vireo	FE/SE G5T2/S3	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	Low Potential	Suitable dry river bottom habitat below 2000 feet is present in the study area. Suitable nesting habitat may also be present in the study area. However, there are no CNDDB documented occurrences of the species within 5 miles of the study area.
Mammals				
Antrozous pallidus pallid bat	None/None G4/S3 CDFW SSC USFS S WBWG High	Found in a variety of habitats including deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in crevices of rock outcrops, caves, mine tunnels, buildings, bridges, and hollows of live and dead trees which must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Low Potential	Suitable grassland, shrubland, and roosting habitats are present in the study area. However, the most recent CNDDB documented occurrence of the species within 5 miles of the study area is from 1994.
Taxidea taxus American badger	None/None G5/S3 CDFW SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Low Potential	Suitable habitat with friable soils is present in the study area. Suitable foraging habitat may not be present in the study area. The most recent CNDDB documented occurrence of the species within 5 miles of the study area is from 1991.
Sensitive Natural Communities				
Southern Vernal Pool	None/None GNR/SNR			

Appendix D

Traffic Noise Modeling Data

Existing

Traffic Noise Calculator: FHWA 77-108 **Project: 19-07303 (Existing)**

	Output						Inputs														Auto Inputs	
	dBA at 50 feet			Distance to CNEL Contour																		
ID	$L_{eq\text{-}24hr}$	L_{dn}	CNEL	70 dBA	65 dBA	60 dBA	Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Reciever	Ground Absorption	Lane Distance
1	77.6	81.3	81.8	307	662	1427	US 101	N. of Clark Ave	45,500	65	0.0%	86.0%	6.0%	8.0%	70.0%	14.0%	15.0%	4	Soft	50	0.5	44
2	76.5	80.3	80.8	262	564	1216	US 101	S. of Clark Ave	35,800	65	0.0%	86.0%	6.0%	8.0%	70.0%	14.0%	15.0%	4	Soft	50	0.5	44
3	78.8	82.5	82.9	363	783	1687	US 101	N. of Santa Maria Wy Junction	57,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
4	78.7	82.4	82.8	358	772	1664	US 101	S. of Santa Maria Wy Junction	59,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
5	79.6	83.3	83.7	409	881	1897	US 101	N. of Betteravia Rd	68,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
6	78.8	82.5	82.9	363	783	1687	US 101	S. of Betteravia Rd	57,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
7	80.0	83.7	84.1	432	932	2007	US 101	N. of Stowell Rd	74,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
8	79.6	83.3	83.7	409	881	1897	US 101	S. of Stowell Rd	68,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
9	79.7	83.4	83.8	417	898	1934	US 101	N. of SR 166 (Main St)	70,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
10	80.0	83.7	84.1	432	932	2007	US 101	S. of SR 166 (Main St)	74,000	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
11	80.4	84.7	85.2	513	1106	2382	US 101	N. of SR 135 (Broadway)	82,090	65	0.0%	86.0%	6.0%	8.0%	68.0%	13.0%	19.0%	6	Soft	50	0.5	68
12	79.5	83.9	84.3	448	966	2081	US 101	S. of SR 135 (Broadway)	67,000	65	0.0%	86.0%	6.0%	8.0%	68.0%	13.0%	19.0%	6	Soft	50	0.5	68
13	70.3	74.0	74.4	98	211	455	Orcutt Expressway (SR 135)	N. of Clark Ave	29,500	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
14	68.6	72.3	72.7	76	163	352	Orcutt Expressway (SR 135)	S. of Clark Ave	20,100	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
15	71.3	75.0	75.4	114	245	529	Orcutt Expressway (SR 135)	N. of Foster Rd	37,000	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
16	69.5	73.2	73.6	87	187	403	Orcutt Expressway (SR 135)	S. of Foster Rd	24,600	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
17	70.6	74.4	74.7	103	223	480	Orcutt Expressway (SR 135)	N. of Lakeview Rd	32,000	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
18	71.9	75.6	76.0	126	271	585	Orcutt Expressway (SR 135)	N. of Miller St	43,000	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
19	71.3	75.0	75.4	115	248	534	Orcutt Expressway (SR 135)	S. of Miller St	37,500	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
20	71.7	75.4	75.8	122	263	566	Orcutt Expressway (SR 135)	N. of Santa Maria Way	41,000	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
21	72.1	75.8	76.2	129	278	598	Orcutt Expressway (SR 135)	S. of Santa Maria Way	44,500	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
22	71.2	75.0	75.3	113	244	526	Broadway (SR 135)	N. of Betteravia Rd	47,000	45	0.0%	99.3%	0.0%	0.7%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
23	71.9	75.6	76.0	125	269	580	Broadway (SR 135)	S. of Betteravia Rd	47,500	45	0.0%	98.4%	0.0%	1.6%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
24	68.6	72.3	72.6	75	162	348	Broadway (SR 135)	N. of Stowell Rd	40,500	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
25	68.7	72.4	72.8	77	166	358	Broadway (SR 135)	S. of Stowell Rd	44,500	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
26	67.3	71.0	71.4	62	133	287	Broadway (SR 135)	N. of Main St	28,500	35	0.0%	97.9%	0.0%	2.1%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
27	66.5	70.2	70.6	55	118	253	Broadway (SR 135)	S. of Main St	26,500	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
28	67.0	70.7	71.1	59	127	274	Broadway (SR 135)	N. of Donovan Rd	27,000	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
29	67.1	70.8	71.2	60	129	277	Broadway (SR 135)	S. of Donovan Rd	27,500	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
30	69.7	73.4	73.8	90	193	416	Broadway (SR 135)	W. of US 101	23,900	45	0.0%	93.0%	5.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
31	66.9	70.7	70.7	56	121	260	Main St (SR 166)	W. of Blosser Rd	14,200	35	0.0%	88.0%	7.0%	5.0%	76.0%	11.0%	13.0%	2	Soft	50	0.5	20
32	67.4	70.8	71.2	60	130	280	Main St (SR 166)	E. of Blosser Rd	15,900	35	0.0%	89.0%	6.0%	5.0%	76.0%	11.0%	13.0%	4	Soft	50	0.5	44
33	63.1	65.9	66.4	29	62	134	Main St (SR 166)	E. of Suey Rd	6,400	45	0.0%	98.0%	0.0%	2.0%	79.0%	10.0%	10.0%	4	Soft	50	0.5	44
34	64.5	67.3	67.7	35	76	164	Main St (SR 166)	W. of Suey Rd	8,700	45	0.0%	98.0%	0.0%	2.0%	79.0%	10.0%	10.0%	4	Soft	50	0.5	44
35	69.5	72.3	72.8	77	165	356	Main St (SR 166)	US 101 SB-Off Ramp	29,500	35	0.0%	92.0%	3.1%	4.9%	79.0%	10.0%	10.0%	2	Soft	50	0.5	20
36	69.9	73.3	73.7	88	191	411	Main St (SR 166)	E. of Broadway (SR 135)	26,500	35	0.0%	89.1%	5.0%	5.9%	76.0%	11.0%	13.0%	4	Soft	50	0.5	44
37	67.7	71.1	71.5	63	137	294	Main St (SR 166)	W. of Broadway (SR 135)	19,800	35	0.0%	92.0%	3.1%	4.9%	76.0%	11.0%	13.0%	4	Soft	50	0.5	44
38	55.1	58.2	58.7	9	19	41	A St	S. of Betteravia Dr	3,450	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
39	60.6	63.8	64.2	21	44	95	A St	S. of Sonya Ln	3,650	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
40	62.0	65.2	65.6	25	55	118	Alvin Ave	W. of Railroad Ave	8,510	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
41	61.5	64.7	65.1	24	51	110	Alvin Ave	W. of College Dr	7,700	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
42	60.9	64.1	64.5	22	46	100	Alvin Ave	E. of Bradley Rd	6,670	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
43	58.0	61.2	61.6	14	30	64	Alvin Ave	W. of Suey Rd	3,440	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
44	63.0	66.7	67.1	32	69	148	Battles Rd	E. of Blosser Rd	10,740	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
45	59.5	63.2	63.6	19	40	87	Battles Rd	W. of Blosser Rd	9,320	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
46	63.9	67.7	68.0	37	80	172	Battles Rd	W. of Bradley Rd	7,670	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
47	61.0	64.7	65.1	24	51	110	Battles Rd	E. of Broadway (SR 135)	13,220	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
48	60.5	64.2	64.6	22	47	101	Battles Rd	W. of Broadway (SR 135)	11,650	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
49	55.1	58.8	59.2	10	21	44	Bay Ave	b/w Donovan Rd and Harding Ave	3,490	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
50	66.8	71.2	71.5	63	135	290	Betteravia Dr	E. of A St	14,630	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	4	Soft	50	0.5	44
51	67.0	71.4	71.7	65	139	300	Betteravia Dr	E. of Skyway Dr	15,390	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	4	Soft	50	0.5	44
52	71.2	75.7	75.9	123	266	573	Betteravia Dr	E. of Bradley Dr	38,460	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	6	Soft	50	0.5	68
53	70.7	75.1	75.4	114	246	530	Betteravia Dr	W. of College Dr	34,170	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	6	Soft	50	0.5	68
54	68.2	72.7	72.9	79	169	365	Betteravia Dr	W. of Depot St	20,620	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	4	Soft	50	0.5	44
55	70.4	74.9	75.1	110	237	511	Betteravia Dr	E. of Broadway (SR 135)	30,350	45	0.0%	97.5%	0.0%	2.5%	73.0%	7.0%	20.0%	6	Soft	50	0.5	68
56	56.0	59.2	59.6	10	22	47	Blosser Rd	S. of Foster Rd	2,220	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
57	68.9	72.0	72.5	73	158	339	Blosser Rd	S. of Stowell Rd	24,120	45	0.0%	98.1%	0.0%	1.9%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
58	67.6	70.8	71.3	61	131	282	Blosser Rd	b/w Boone St and Cook St	23,530	40	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
59	66.4	69.5	70.0	50	107	231	Blosser Rd	S. of Main St (SR 166)	24,960	40	0.0%	99.9%	0.0%	0.1%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
60	65.4	68.6	69.0	43	93	201	Blosser Rd	S. of Alvin Ave	14,140	40	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
61	65.8	68.9	69.4	45	98	210	Blosser Rd	S. of Donovan Rd	15,200	40	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
62	62.1	65.2	65.7	26	55	119	Blosser Rd	N. of Taylor St	5,120	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
63	64.1	67.3	67.7	35	76	164	Blosser Rd	S. of Taylor St	7,970	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
64	59.3	62.5	62.9	17	36	78	Blosser Rd	N. of Canal St	2,700	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
65	52.7	56.4	56.8	7	14	30	Bradley Rd	S. of Cottage Ln	1,000	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
66	59.6	63.3	63.7	19	41	88	Bradley Rd	S. of Bello Rd	4,960	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
67	66.2	69.9	70.3	53	113	244	Bradley Rd	S. of Betteravia Dr	22,740	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
68	67.3	71.0	71.3	61	132	285	Bradley Rd	N. of Battles Rd	16,420	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
69	65.4	69.1	69.5	46	100	215	Bradley Rd	S. of Battles Rd	10,760	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
70	62.9	66.6	67.0	31	68	146	Bradley Rd	N. of Stowell Rd	14,860	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
71	58.3	62.0	62.4	16	33	72	Bradley Rd	iR 101 SB-On Ramp and Cypress St (one-	3,750	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
72	55.6	59.4	59.7	10	22	48	Bradley Rd	E. of College Dr	3,950	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
73	46.7	50.4	50.8	3	6	12	Bull Canyon Rd	N. of Panther Dr	260	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
74	54.2	57.9	58.3	8	18	38	California Blvd	S. of Foster Rd	1,460	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
75	50.8	54.5	54.8	5	11	23	Camino Colegio	E. of Miller St	1,280	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
76	51.1	54.9	55.2	5	11	24	Camino Colegio	W. of Miller St	1,400	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
77	50.2	54.0	54.6	5	10	22	Canal St	E. of Blosser Rd	1,140	25	0.0%	98.0%	0.0%	2.0%	69.0%	16.0%	15.0%	2	Soft	50	0.5	20
78	59.9	63.6	64.0	20	43	93	Carlotti Dr	b/w Noble Wy and Paden St	5,490	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
79	58.2	61.9	62.3	15	33	71	Carlotti Dr	b/w Stanford Dr and Murray Dr	3,700	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
80	57.0	60.4	60.9	12	27	58	Carmen Ln	W. of Thornburg St	5,440	25	0.0%	98.0%	0.0%	2.0%	74.0%	13.0%	13.0%	2	Soft	50	0.5	20
81	58.5	61.8	62.4	15	33	72	Carmen Ln	W. of Broadway (SR 135)	7,580	25	0.0%	98.0%	0.0%	2.0%	74.0%	13.0%	13.0%	2	Soft	50	0.5	20
82	51.4	55.1	55.5	5	12	25	Centennial St	b/w Mt Whitney Wy and Panther Dr	1,480	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
83	55.0	58.7	59.1	9	20	43	Cesar E Chavez Dr	S. of Hidden Pines Wy	3,390	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
84	59.7	61.6	62.2	15	32	70	College Dr	E. of Santa Maria Wy	9,730	25	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
85	64.4	66.3	66.9	31	67	145	College Dr	N. of McCoy Ln (Roundabout)	11,240	40	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
86	63.1	65.0	65.6	25	55	118	College Dr	S. of McCoy Ln (Roundabout)	8,230	40	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
87	60.2	62.1	62.7	16	35	76	College Dr	S. of Sunrise Dr	10,960	25	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
88	64.8	66.7	67.3	33	71	153	College Dr	N. of Betteravia Dr	9,300	45	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
89	64.3	66.2	66.8	31	66	142	College Dr	S. of Betteravia Dr	10,840	40	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
90	60.1	62.0	62.6	16	35	75	College Dr	N. of Battles Rd	10,760	25	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44

91	63.6	65.4	66.1	27	59	127	College Dr	N. of Stowell Rd	12,310	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
92	62.4	64.2	64.9	23	49	106	College Dr	N. of Boone St/Jones St	9,610	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	2	Soft	50	0.5	20
93	62.5	64.4	65.0	23	50	108	College Dr	S. of Boone St/Jones St	9,930	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	2	Soft	50	0.5	20
94	62.0	63.9	64.5	22	46	100	College Dr	N. of Main (SR 166)	8,620	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
95	60.3	62.2	62.8	17	36	77	College Dr	N. of Alvin Ave	5,820	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
96	61.7	63.6	64.2	21	44	95	College Dr	S. of Donovan Rd	8,020	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
97	49.5	53.3	53.6	4	9	19	Concepcion Ave	N. of Jones St	970	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
98	60.5	64.2	64.6	22	47	101	Cook St	W. of Depot St	6,190	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
99	60.8	64.5	64.9	23	49	106	Cook St	W. of Broadway (SR 135)	8,870	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
100	60.8	64.5	64.9	23	49	107	Cook St	E. of Broadway (SR 135)	8,990	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
101	56.2	59.9	60.2	11	24	52	Cook St	b/w Miller St and School St	3,150	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
102	54.6	58.3	58.7	9	19	41	Cook St	b/w East Ave and College Dr	2,190	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
103	59.4	63.1	63.4	18	39	85	Crossroad Ln	W. of Bradley Rd	4,800	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
104	59.2	62.9	63.3	18	38	83	Depot St	N. of Carmen Ln	4,500	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
105	65.2	68.9	69.3	45	96	207	Depot St	N. of Battles Rd	10,450	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
106	61.1	64.8	65.2	24	52	111	Depot St	N. of Stowell Rd	9,560	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
107	60.7	64.4	64.8	22	48	104	Depot St	N. of Main (SR 166)	8,940	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
108	60.4	64.1	64.4	21	46	99	Depot St	S. of Cook St	8,280	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
109	63.3	66.5	66.9	31	67	145	Donovan Rd	W. of Railroad Ave	11,580	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
110	65.1	68.9	69.5	46	99	213	Donovan Rd	W. of Broadway (SR 135)	17,390	35	0.0%	98.0%	0.0%	2.0%	70.0%	14.0%	16.0%	4	Soft	50	0.5	44
111	64.8	69.3	69.7	48	103	221	Donovan Rd	E. of Broadway (SR 135)	16,580	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
112	65.4	69.9	70.3	52	112	242	Donovan Rd	W. of College Dr	19,010	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
113	66.4	70.9	71.3	61	131	282	Donovan Rd	E. of College Dr	23,900	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
114	66.3	70.8	71.1	59	128	275	Donovan Rd	W. of Carlotti Dr	23,040	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
115	61.4	64.0	64.5	22	46	100	Donovan Rd	W. of Suey Rd	7,530	35	0.0%	98.0%	0.0%	2.0%	81.0%	10.0%	9.0%	4	Soft	50	0.5	44
116	54.2	57.9	58.3	8	18	39	Enos Dr	E. of College Dr	2,850	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
117	58.1	61.8	62.2	15	33	70	Fairway Dr	E. of A St	2,700	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
118	59.2	63.3	63.5	18	40	85	Fairway Dr	E. of Skyway Dr	3,490	40	0.0%	98.0%	0.0%	2.0%	77.0%	6.0%	17.0%	2	Soft	50	0.5	20
119	54.1	57.8	58.1	8	17	38	Farrell Dr	N. of Jones St	2,740	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
120	60.2	63.9	64.3	21	45	96	Fesler St	E. of Broadway (SR 135)	5,640	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
121	61.0	64.8	65.1	24	51	110	Fesler St	W. of Broadway (SR 135)	6,880	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
122	57.0	60.7	61.1	13	27	59	Fesler St	b/w Benwiley Ave and Railroad Ave	3,800	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
123	58.8	62.5	62.9	17	36	78	Foster Rd	W. of Orcutt Expressway (SR 135)	4,190	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
124	48.8	52.5	52.9	4	8	17	Foxenwood Ln	S. of Foster Rd	810	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
125	56.9	60.6	61.0	12	27	58	Grant St	/w Broadway (SR 135) and River Ranch D	5,230	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
126	61.5	64.9	65.5	25	54	116	Hidden Pines Wy	W. of Preisker Ln	7,950	35	0.0%	98.0%	0.0%	2.0%	72.0%	14.0%	13.0%	2	Soft	50	0.5	20
127	56.5	60.2	60.4	12	25	53	Industrial Pkwy	E. of Skyway Dr	1,870	40	0.0%	98.0%	0.0%	2.0%	80.0%	5.0%	15.0%	2	Soft	50	0.5	20
128	55.4	59.1	59.4	10	21	46	La Brea Ave	W. of Blosser Rd	1,910	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
129	57.2	60.9	61.3	13	28	61	Lynne Dr	b/w Lee Dr and Donovan Rd	5,670	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
130	62.8	66.5	66.9	31	67	145	Jones St	E. of Farrell Dr	7,990	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
131	60.2	63.9	64.3	21	45	97	Jones St	W. of Bradley Rd	4,400	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
132	54.9	58.6	59.0	9	20	43	McClelland St	S. of Cook St	3,330	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
133	54.3	58.0	58.4	8	18	39	McCoy Ln	E. of A St	2,880	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
134	65.8	69.5	69.9	49	107	230	McCoy Ln	E. of Skyway Dr	11,850	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
135	63.7	67.4	67.8	36	77	166	McCoy Ln	E. of Broadway (SR 135)	12,760	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
136	66.9	70.6	70.9	58	125	268	McCoy Ln	W. of Broadway (SR 135)	14,960	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
137	59.9	63.6	64.0	20	43	93	McCoy Ln	E. of College Dr (roundabout)	5,330	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
138	60.7	64.4	64.8	23	49	105	McCoy Ln	W. of College Dr (roundabout)	6,380	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
139	65.6	68.2	68.7	41	88	190	Miller St	N. of Battles Rd	14,540	40	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
140	61.0	63.6	64.1	20	43	94	Miller St	N. of Stowell Rd	13,420	25	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	2	Soft	50	0.5	20
141	64.4	67.0	67.5	34	73	158	Miller St	S. of Main (SR 166)	14,770	35	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
142	61.9	64.4	65.0	23	50	107	Miller St	S. of Alvin Ave	8,520	35	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	2	Soft	50	0.5	20
143	55.9	58.5	59.0	9	20	43	Miller St	b/w Lee Dr and Donovan Rd	4,160	25	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	2	Soft	50	0.5	20
144	60.4	62.9	63.5	18	40	85	Miller St	S. of Donovan Rd	5,840	35	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
145	64.4	67.0	67.5	34	74	159	Miller St	E. of Santa Maria Wy	11,120	40	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
146	65.4	68.0	68.5	40	86	185	Miller St	S. of Betteravia Dr	13,990	40	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
147	58.3	62.0	62.4	16	33	72	Morrison Ave	W. of Broadway (SR 135)	5,140	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
148	58.6	62.3	62.7	16	35	75	Morrison Ave	W. of Depot St	5,500	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
149	58.4	62.1	62.5	16	34	73	Palisade Dr	S. of Main (SR 166)	7,440	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
150	56.6	58.8	59.2	10	20	44	Panther Dr	S. of Suey Crossing Rd	4,810	25	0.0%	98.0%	0.0%	2.0%	85.0%	8.0%	7.0%	4	Soft	50	0.5	44
151	62.9	66.1	66.4	29	62	133	Preisker Ln	N. of Broadway (SR 135)	10,880	35	0.0%	98.0%	0.0%	2.0%	81.0%	7.0%	12.0%	2	Soft	50	0.5	20
152	54.1	57.8	58.2	8	18	38	Professional Pkwy	N. of McCoy Ln	2,760	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
153	62.0	65.1	65.6	25	55	118	Railroad Ave	N. of Fesler Ave	8,750	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
154	62.5	65.7	66.1	28	60	128	Railroad Ave	b/w Donovan Rd and Harding Ave	9,980	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
155	57.6	60.8	61.2	13	28	60	Railroad Ave	N. of Taylor St	6,160	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
156	61.5	64.6	65.1	23	50	109	Railroad Ave	S. of Taylor St	7,780	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
157	62.9	66.6	67.0	31	68	146	Santa Maria Wy	S. of Miller Wy	10,470	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
158	65.3	69.0	69.4	45	98	211	Santa Maria Wy	S. of Dauphin St	10,420	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
159	52.5	56.2	56.6	6	14	29	Shepard Dr	N. of Battles Rd	1,900	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
160	53.8	57.6	57.9	8	17	36	Sierra Madre Ave	W. of Bradley Rd	1,350	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
161	67.1	70.8	71.2	60	129	277	Skyway Dr	S. of Industrial Pkwy	15,740	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
162	67.5	71.2	71.6	64	137	296	Skyway Dr	W. of Orcutt Expressway (SR 135)	17,350	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
163	67.3	71.0	71.4	62	133	287	Skyway Dr	N. of Fairway Dr	16,540	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
164	64.5	68.2	68.6	40	87	187	Skyway Dr	S. of Fairway Dr	15,260	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
165	68.1	71.8	72.2	70	151	326	Skyway Dr	N. of Betteravia Dr	20,010	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
166	68.0	71.7	72.1	69	149	320	Skyway Dr	S. of Betteravia Dr	19,530	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
167	45.2	49.0	49.3	2	5	10	Sonya Ln	E. of A St	360	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
168	51.1	54.9	55.2	5	11	24	Southside Pkwy	E. of Centerpoint Pkwy	1,400	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
169	56.6	60.3	60.7	12	26	56	Southside Pkwy	W. of Bradley Rd (Roundabout)	4,940	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
170	65.3	69.0	69.4	46	98	211	Stowell Rd	W. of Bradley Rd	20,220	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
171	65.4	69.1	69.5	46	100	215	Stowell Rd	W. of Depot St	14,020	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
172	65.2	68.9	69.3	45	97	208	Stowell Rd	W. of Blosser Rd	9,510	40	0.0%	95.4%	0.0%	4.6%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
173	66.1	69.8	70.2	52	111	239	Stowell Rd	W. of Hanson Wy	8,020	55	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
174	61.0	64.4	65.0	23	50	107	Suey Rd	N. of Jones St	5,300	40	0.0%	98.0%	0.0%	2.0%	73.0%	14.0%	13.0%	2	Soft	50	0.5	20
175	62.6	66.0	66.5	29	63	136	Suey Rd	N. of Main (SR 166)	7,590	40	0.0%	98.0%	0.0%	2.0%	73.0%	14.0%	13.0%	2	Soft	50	0.5	20
176	60.8	64.2	64.7	22	48	103	Suey Rd	N. of Alvin Ave	4,850	40	0.0%	98.0%	0.0%	2.0%	73.0%	14.0%	13.0%	4	Soft	50	0.5	44
177	53.6	57.3	57.6	8	16	35	Sunrise Dr	W. of College Dr	2,440	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
178	54.3	58.0	58.4	8	18	39	Sunrise Dr	E. of Santa Maria Wy	2,910	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
179	58.8	62.5	63.0	17	37	79	Taylor St	W. of Railroad Ave	5,740	30	0.0%	98.0%	0.0%	2.0%	71.0%	14.0%	15.0%	2	Soft	50	0.5	20
180	61.6	65.3	65.8	26	56	122	Taylor St	W. of Broadway (SR 135)	10,930	30	0.0%	98.0%	0.0%	2.0%	71.0%	14.0%	15.0%	2	Soft	50	0.5	20
181	59.1	62.2	62.7	16	35	75	Thornburg St	N. of Betteravia Dr	6,150	30	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
182	58.2	61.4	61.8	14	31	66	Thornburg St	N. of Carmen Ln	3,710	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
183	58.1	61.3	61.7	14	30	65	Thornburg St	S. of Battles Rd	3,590	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
184	62.9	65.5	66.0	27	58	125	Union Valley Parkway	W. of Orcutt Expressway (SR 135)	5,990	45	0.0%	98.0%	0.0%	2.0%	80.0%	11.0%	9.0%	4	Soft	50	0.5	44
185	57.1	60.3	60.7	12	26	56	Union Valley Parkway	E. of Blosser Rd	1,630	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
186	58.9	62.1	62.5	16	34	73	Western Ave	N. of Stowell Rd	8,330	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
187	56.0	59.2	59.6	10	22	47	Western Ave	N. of Main (SR 166)	4,290	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
188	56.1	59.3	59.7	10	22	48	Western Ave	S. of Main (SR 166)	4,390	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
189	58.1	61.8	62.2	15	32	70	Westgate Rd	S. of Battles Rd	3,590	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
190	54.7	58.4	58.8	9	19	41	Westgate Rd	N. of Carmen Ln	1,640	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20

2050 Preferred Alternative (Future)

Traffic Noise Calculator: FHWA 77-108 **Project: 19-07303 (2050 Preferred Alternative)**

	Output						Inputs														Auto Inputs	
	dBA at 50 feet			Distance to CNEL Contour																		
ID	$L_{eq\text{-}24hr}$	L_{dn}	CNEL	70 dBA	65 dBA	60 dBA	Roadway	Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Reciever	Ground Absorption	Lane Distance
1	79.4	83.1	83.7	408	879	1894	US 101	N. of Clark Ave	69,570	65	0.0%	86.0%	6.0%	8.0%	70.0%	14.0%	15.0%	4	Soft	50	0.5	44
2	77.8	81.5	82.0	317	683	1472	US 101	S. of Clark Ave	47,690	65	0.0%	86.0%	6.0%	8.0%	70.0%	14.0%	15.0%	4	Soft	50	0.5	44
3	81.9	85.6	86.0	580	1249	2691	US 101	N. of Santa Maria Wy Junction	114,840	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
4	80.9	84.6	85.0	499	1074	2314	US 101	S. of Santa Maria Wy Junction	96,780	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
5	82.0	85.8	86.1	595	1282	2763	US 101	N. of Betteravia Rd	119,490	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
6	81.9	85.6	86.0	580	1249	2691	US 101	S. of Betteravia Rd	114,840	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
7	82.7	86.4	86.8	654	1410	3037	US 101	N. of Stowell Rd	137,740	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
8	82.9	86.6	87.0	677	1458	3142	US 101	S. of Stowell Rd	144,940	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
9	84.1	87.8	88.2	813	1752	3774	US 101	N. of SR 166 (Main St)	190,760	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
10	83.7	87.5	87.8	773	1665	3587	US 101	S. of SR 166 (Main St)	176,760	65	0.0%	86.0%	6.0%	8.0%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
11	85.3	89.7	90.1	1094	2356	5076	US 101	N. of SR 135 (Broadway)	255,300	65	0.0%	86.0%	6.0%	8.0%	68.0%	13.0%	19.0%	6	Soft	50	0.5	68
12	84.2	88.6	89.0	921	1985	4276	US 101	S. of SR 135 (Broadway)	197,400	65	0.0%	86.0%	6.0%	8.0%	68.0%	13.0%	19.0%	6	Soft	50	0.5	68
13	71.3	75.1	75.4	115	248	534	Orcutt Expressway (SR 135)	N. of Clark Ave	37,580	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
14	69.6	73.3	73.7	88	190	409	Orcutt Expressway (SR 135)	S. of Clark Ave	25,120	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
15	74.6	78.3	78.7	190	409	881	Orcutt Expressway (SR 135)	N. of Foster Rd	79,580	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
16	71.8	75.5	75.9	124	267	576	Orcutt Expressway (SR 135)	S. of Foster Rd	42,050	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
17	73.1	76.9	77.2	152	327	705	Orcutt Expressway (SR 135)	N. of Lakeview Rd	56,990	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
18	72.9	76.6	77.0	146	315	680	Orcutt Expressway (SR 135)	N. of Miller St	53,890	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
19	73.5	77.2	77.6	160	344	742	Orcutt Expressway (SR 135)	S. of Miller St	61,470	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
20	74.0	77.7	78.1	173	373	804	Orcutt Expressway (SR 135)	N. of Santa Maria Way	69,330	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
21	73.0	76.7	77.1	149	322	693	Orcutt Expressway (SR 135)	S. of Santa Maria Way	55,530	45	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
22	73.2	77.0	77.3	154	332	716	Broadway (SR 135)	N. of Betteravia Rd	74,580	45	0.0%	99.3%	0.0%	0.7%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
23	74.7	78.4	78.8	194	417	898	Broadway (SR 135)	S. of Betteravia Rd	91,630	45	0.0%	98.4%	0.0%	1.6%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
24	70.7	74.4	74.8	105	225	485	Broadway (SR 135)	N. of Stowell Rd	66,600	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	6	Soft	50	0.5	68
25	71.7	75.4	75.8	122	263	567	Broadway (SR 135)	S. of Stowell Rd	88,700	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
26	70.0	73.7	74.1	94	203	437	Broadway (SR 135)	N. of Main St	53,420	35	0.0%	97.9%	0.0%	2.1%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
27	69.3	73.0	73.4	84	180	388	Broadway (SR 135)	S. of Main St	50,360	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
28	70.6	74.3	74.7	102	220	474	Broadway (SR 135)	N. of Donovan Rd	61,560	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
29	69.6	73.3	73.7	88	190	409	Broadway (SR 135)	S. of Donovan Rd	49,310	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
30	74.5	78.2	78.6	188	404	871	Broadway (SR 135)	W. of US 101	72,350	45	0.0%	93.0%	5.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
31	70.1	73.4	73.9	91	195	420	Main St (SR 166)	W. of Blosser Rd	29,220	35	0.0%	88.0%	7.0%	5.0%	76.0%	11.0%	13.0%	2	Soft	50	0.5	20
32	69.8	73.1	73.6	87	186	402	Main St (SR 166)	E. of Blosser Rd	27,260	35	0.0%	89.0%	6.0%	5.0%	76.0%	11.0%	13.0%	4	Soft	50	0.5	44
33	67.9	70.7	71.1	60	128	276	Main St (SR 166)	E. of Suey Rd	19,050	45	0.0%	98.0%	0.0%	2.0%	79.0%	10.0%	10.0%	4	Soft	50	0.5	44
34	68.3	71.2	71.6	64	138	298	Main St (SR 166)	W. of Suey Rd	21,310	45	0.0%	98.0%	0.0%	2.0%	79.0%	10.0%	10.0%	4	Soft	50	0.5	44
35	71.7	74.5	75.0	107	231	499	Main St (SR 166)	US 101 SB-Off Ramp	48,790	35	0.0%	92.0%	3.1%	4.9%	79.0%	10.0%	10.0%	2	Soft	50	0.5	20
36	71.3	74.7	75.1	110	237	510	Main St (SR 166)	E. of Broadway (SR 135)	36,700	35	0.0%	89.1%	5.0%	5.9%	76.0%	11.0%	13.0%	4	Soft	50	0.5	44
37	69.4	72.8	73.2	82	177	382	Main St (SR 166)	W. of Broadway (SR 135)	27,740	35	0.0%	92.0%	3.1%	4.9%	76.0%	11.0%	13.0%	4	Soft	50	0.5	44
38	58.6	61.8	62.2	15	33	70	A St	S. of Betteravia Dr	7,820	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
39	67.4	70.5	71.0	58	125	269	A St	S. of Sonya Ln	17,330	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
40	64.1	67.3	67.7	35	76	164	Alvin Ave	W. of Railroad Ave	14,010	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
41	66.1	69.2	69.7	48	103	221	Alvin Ave	W. of College Dr	21,860	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
42	65.7	68.9	69.3	45	97	209	Alvin Ave	E. of Bradley Rd	20,130	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
43	63.9	67.1	67.5	34	73	158	Alvin Ave	W. of Suey Rd	13,250	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
44	65.2	68.9	69.3	45	96	208	Battles Rd	E. of Blosser Rd	17,860	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
45	62.5	66.3	66.6	30	64	138	Battles Rd	W. of Blosser Rd	18,760	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
46	70.1	73.8	74.2	95	204	440	Battles Rd	W. of Bradley Rd	31,450	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
47	63.0	66.8	67.1	32	69	150	Battles Rd	E. of Broadway (SR 135)	21,080	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
48	62.0	65.8	66.1	28	60	128	Battles Rd	W. of Broadway (SR 135)	16,740	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
49	55.1	58.8	59.2	10	21	44	Bay Ave	b/w Donovan Rd and Harding Ave	3,490	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
50	71.6	76.3	76.3	132	285	614	Betteravia Dr	E. of A St	45,090	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	4	Soft	50	0.5	44
51	72.0	76.4	76.7	139	300	646	Betteravia Dr	E. of Skyway Dr	48,570	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	4	Soft	50	0.5	44
52	73.6	78.1	78.3	179	385	830	Betteravia Dr	E. of Bradley Dr	67,060	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	6	Soft	50	0.5	68
53	74.5	79.0	79.2	207	445	959	Betteravia Dr	W. of College Dr	83,220	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	6	Soft	50	0.5	68
54	72.9	77.4	77.6	161	347	748	Betteravia Dr	W. of Depot St	60,520	45	0.0%	98.0%	0.0%	2.0%	73.0%	7.0%	20.0%	4	Soft	50	0.5	44
55	73.8	78.3	78.5	186	400	862	Betteravia Dr	E. of Broadway (SR 135)	66,480	45	0.0%	97.5%	0.0%	2.5%	73.0%	7.0%	20.0%	6	Soft	50	0.5	68
56	69.0	72.2	72.6	74	160	345	Blosser Rd	S. of Foster Rd	44,050	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
57	73.3	76.5	76.9	144	311	670	Blosser Rd	S. of Stowell Rd	66,950	45	0.0%	98.1%	0.0%	1.9%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
58	70.8	74.0	74.4	99	213	459	Blosser Rd	b/w Boone St and Cook St	49,050	40	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
59	69.3	72.4	72.9	78	167	361	Blosser Rd	S. of Main St (SR 166)	48,700	40	0.0%	99.9%	0.0%	0.1%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
60	69.3	72.5	73.0	79	169	365	Blosser Rd	S. of Alvin Ave	34,740	40	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
61	69.0	72.2	72.6	75	161	346	Blosser Rd	S. of Donovan Rd	32,070	40	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
62	63.7	66.9	67.4	33	72	155	Blosser Rd	N. of Taylor St	7,530	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
63	67.8	71.0	71.4	62	133	287	Blosser Rd	S. of Taylor St	18,500	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
64	60.0	63.2	63.6	19	40	87	Blosser Rd	N. of Canal St	3,170	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
65	60.2	63.9	64.3	21	45	96	Bradley Rd	S. of Cottage Ln	5,620	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
66	60.9	64.6	65.0	23	50	107	Bradley Rd	S. of Bello Rd	6,640	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
67	68.0	71.7	72.1	69	149	321	Bradley Rd	S. of Betteravia Dr	34,340	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
68	72.3	76.0	76.4	133	287	618	Bradley Rd	N. of Battles Rd	52,270	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
69	69.4	73.1	73.5	85	183	395	Bradley Rd	S. of Battles Rd	26,750	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
70	65.2	68.9	69.2	45	96	207	Bradley Rd	N. of Stowell Rd	25,010	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
71	61.2	64.9	65.3	24	53	113	Bradley Rd	SR 101 SB-On Ramp and Cypress St (one-	7,390	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
72	55.6	59.4	59.7	10	22	48	Bradley Rd	E. of College Dr	3,950	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
73	57.8	61.5	61.9	14	31	67	Bull Canyon Rd	N. of Panther Dr	3,360	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
74	57.5	61.2	61.6	14	30	64	California Blvd	S. of Foster Rd	3,160	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
75	53.0	56.7	57.1	7	15	32	Camino Colegio	E. of Miller St	2,140	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
76	53.3	57.0	57.4	7	15	33	Camino Colegio	W. of Miller St	2,280	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
77	52.6	56.4	57.0	7	15	31	Canal St	E. of Blosser Rd	1,980	25	0.0%	98.0%	0.0%	2.0%	69.0%	16.0%	15.0%	2	Soft	50	0.5	20
78	65.6	69.3	69.7	48	103	222	Carlotti Dr	b/w Noble Wy and Paden St	20,360	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
79	65.6	69.3	69.7	47	102	220	Carlotti Dr	b/w Stanford Dr and Murray Dr	20,070	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
80	56.8	60.1	60.7	12	26	55	Carmen Ln	W. of Thornburg St	5,110	25	0.0%	98.0%	0.0%	2.0%	74.0%	13.0%	13.0%	2	Soft	50	0.5	20
81	60.2	63.6	64.1	20	44	94	Carmen Ln	W. of Broadway (SR 135)	11,350	25	0.0%	98.0%	0.0%	2.0%	74.0%	13.0%	13.0%	2	Soft	50	0.5	20
82	51.4	55.1	55.5	5	12	25	Centennial St	b/w Mt Whitney Wy and Panther Dr	1,480	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
83	54.9	58.6	59.0	9	20	43	Cesar E Chavez Dr	S. of Hidden Pines Wy	3,320	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
84	64.0	65.8	66.5	29	63	135	College Dr	E. of Santa Maria Wy	26,090	25	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
85	66.0	67.9	68.5	40	86	185	College Dr	N. of McCoy Ln (Roundabout)	16,150	40	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
86	67.2	69.0	69.7	47	102	220	College Dr	S. of McCoy Ln (Roundabout)	21,020	40	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
87	63.7	65.6	66.2	28	60	129	College Dr	S. of Sunrise Dr	24,390	25	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
88	70.7	72.6	73.2	81	176	378	College Dr	N. of Betteravia Dr	36,140	45	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
89	66.0	67.9	68.5	40	86	185	College Dr	S. of Betteravia Dr	16,250	40	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
90	65.3	67.2	67.8	36	77	167	College Dr	N. of Battles Rd	35,740	25	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44

91	68.9	70.8	71.4	62	134	288	College Dr	N. of Stowell Rd	42,110	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
92	69.3	71.1	71.8	65	141	304	College Dr	N. of Boone St/Jones St	46,900	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	2	Soft	50	0.5	20
93	69.2	71.1	71.7	65	140	303	College Dr	S. of Boone St/Jones St	46,630	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	2	Soft	50	0.5	20
94	67.2	69.1	69.7	48	103	222	College Dr	N. of Main (SR 166)	28,520	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
95	65.9	67.8	68.4	39	84	182	College Dr	N. of Alvin Ave	21,110	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
96	66.2	68.1	68.7	41	88	190	College Dr	S. of Donovan Rd	22,510	35	0.0%	98.0%	0.0%	2.0%	83.0%	11.0%	6.0%	4	Soft	50	0.5	44
97	49.3	53.0	53.4	4	8	18	Concepcion Ave	N. of Jones St	920	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
98	62.1	65.8	66.2	28	60	129	Cook St	W. of Depot St	9,030	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
99	63.0	66.7	67.1	32	69	148	Cook St	W. of Broadway (SR 135)	14,740	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
100	62.3	66.0	66.4	29	62	134	Cook St	E. of Broadway (SR 135)	12,650	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
101	59.6	63.3	63.7	19	41	88	Cook St	b/w Miller St and School St	6,990	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
102	58.5	62.2	62.6	16	34	74	Cook St	b/w East Ave and College Dr	5,360	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
103	61.8	65.5	65.9	27	58	124	Crossroad Ln	W. of Bradley Rd	8,470	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
104	62.2	65.9	66.3	28	61	132	Depot St	N. of Carmen Ln	9,040	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
105	66.7	70.4	70.8	56	121	262	Depot St	N. of Battles Rd	14,850	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
106	66.1	69.8	70.2	52	112	240	Depot St	N. of Stowell Rd	30,420	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
107	62.1	65.8	66.2	28	60	130	Depot St	N. of Main (SR 166)	12,420	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
108	66.2	69.9	70.3	53	113	244	Depot St	S. of Cook St	32,050	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
109	65.7	68.9	69.3	45	97	208	Donovan Rd	W. of Railroad Ave	20,010	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	4	Soft	50	0.5	44
110	67.8	71.7	72.2	70	152	327	Donovan Rd	W. of Broadway (SR 135)	32,900	35	0.0%	98.0%	0.0%	2.0%	70.0%	14.0%	16.0%	4	Soft	50	0.5	44
111	65.4	69.9	70.3	52	112	241	Donovan Rd	E. of Broadway (SR 135)	18,940	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
112	66.7	71.2	71.6	64	137	295	Donovan Rd	W. of College Dr	29,650	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
113	68.5	73.0	73.4	84	181	389	Donovan Rd	E. of College Dr	38,800	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
114	68.6	73.1	73.4	85	182	393	Donovan Rd	W. of Carlotti Dr	39,300	35	0.0%	98.0%	0.0%	2.0%	68.0%	11.0%	20.0%	4	Soft	50	0.5	44
115	63.1	65.7	66.2	28	60	130	Donovan Rd	W. of Suey Rd	11,150	35	0.0%	98.0%	0.0%	2.0%	81.0%	10.0%	9.0%	4	Soft	50	0.5	44
116	55.0	58.8	59.1	9	20	44	Enos Dr	E. of College Dr	3,440	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
117	61.7	65.4	65.8	26	57	122	Fairway Dr	E. of A St	6,180	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
118	61.5	65.6	65.8	26	56	121	Fairway Dr	E. of Skyway Dr	5,930	40	0.0%	98.0%	0.0%	2.0%	77.0%	6.0%	17.0%	2	Soft	50	0.5	20
119	55.1	58.8	59.2	10	21	44	Farrell Dr	N. of Jones St	3,500	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
120	64.9	68.6	69.0	43	93	200	Fesler St	E. of Broadway (SR 135)	16,860	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
121	65.0	68.7	69.1	44	94	202	Fesler St	W. of Broadway (SR 135)	17,130	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
122	59.1	62.8	63.2	18	38	82	Fesler St	b/w Benwiley Ave and Railroad Ave	6,210	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
123	67.7	71.5	71.8	66	143	308	Foster Rd	W. of Orcutt Expressway (SR 135)	33,160	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
124	50.2	53.9	54.3	4	10	21	Foxenwood Ln	S. of Foster Rd	1,120	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
125	57.2	60.9	61.3	13	28	61	Grant St	/w Broadway (SR 135) and River Ranch D	5,680	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
126	61.9	65.3	65.9	26	57	123	Hidden Pines Wy	W. of Preisker Ln	8,720	35	0.0%	98.0%	0.0%	2.0%	72.0%	14.0%	13.0%	2	Soft	50	0.5	20
127	60.8	64.5	64.7	22	48	103	Industrial Pkwy	E. of Skyway Dr	5,010	40	0.0%	98.0%	0.0%	2.0%	80.0%	5.0%	15.0%	2	Soft	50	0.5	20
128	64.5	68.2	68.6	40	87	187	La Brea Ave	W. of Blosser Rd	15,730	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
129	57.9	61.6	62.0	15	31	68	Lynne Dr	b/w Lee Dr and Donovan Rd	6,630	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
130	67.9	71.6	72.0	68	147	316	Jones St	E. of Farrell Dr	25,780	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
131	67.4	71.1	71.5	63	136	292	Jones St	W. of Bradley Rd	22,960	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
132	57.7	61.4	61.8	14	31	66	McClelland St	S. of Cook St	6,350	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
133	55.1	58.8	59.1	9	20	44	McCoy Ln	E. of A St	3,450	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
134	68.3	72.0	72.4	72	155	333	McCoy Ln	E. of Skyway Dr	20,720	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
135	65.9	69.6	70.0	50	107	231	McCoy Ln	E. of Broadway (SR 135)	20,870	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
136	69.9	73.6	74.0	92	198	427	McCoy Ln	W. of Broadway (SR 135)	30,060	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
137	60.0	63.7	64.1	20	43	93	McCoy Ln	E. of College Dr (roundabout)	5,370	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
138	65.1	68.8	69.2	44	95	204	McCoy Ln	W. of College Dr (roundabout)	17,370	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
139	69.8	72.3	72.8	77	167	359	Miller St	N. of Battles Rd	37,810	40	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
140	63.5	66.1	66.6	30	64	138	Miller St	N. of Stowell Rd	24,030	25	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	2	Soft	50	0.5	20
141	67.4	70.0	70.5	54	116	250	Miller St	S. of Main (SR 166)	29,430	35	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
142	63.9	66.5	67.0	31	68	146	Miller St	S. of Alvin Ave	13,520	35	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	2	Soft	50	0.5	20
143	58.8	61.3	61.9	14	31	66	Miller St	b/w Lee Dr and Donovan Rd	8,020	25	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	2	Soft	50	0.5	20
144	62.9	65.5	66.0	27	58	126	Miller St	S. of Donovan Rd	10,500	35	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
145	68.1	70.7	71.2	60	130	280	Miller St	E. of Santa Maria Wy	26,050	40	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
146	69.4	71.9	72.5	73	158	339	Miller St	S. of Betteravia Dr	34,750	40	0.0%	98.0%	0.0%	2.0%	81.0%	11.0%	9.0%	4	Soft	50	0.5	44
147	59.9	63.6	64.0	20	43	92	Morrison Ave	W. of Broadway (SR 135)	7,440	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
148	59.8	63.5	63.9	20	42	91	Morrison Ave	W. of Depot St	7,330	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
149	58.8	62.5	62.8	17	36	77	Palisade Dr	S. of Main (SR 166)	8,080	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
150	57.6	59.8	60.2	11	24	52	Panther Dr	S. of Suey Crossing Rd	6,070	25	0.0%	98.0%	0.0%	2.0%	85.0%	8.0%	7.0%	4	Soft	50	0.5	44
151	63.3	66.5	66.8	31	66	142	Preisker Ln	N. of Broadway (SR 135)	12,010	35	0.0%	98.0%	0.0%	2.0%	81.0%	7.0%	12.0%	2	Soft	50	0.5	20
152	55.1	58.8	59.2	10	20	44	Professional Pkwy	N. of McCoy Ln	3,480	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
153	63.9	67.1	67.5	34	74	159	Railroad Ave	N. of Fesler Ave	13,740	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
154	63.8	67.0	67.4	34	72	156	Railroad Ave	b/w Donovan Rd and Harding Ave	13,340	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
155	60.7	63.9	64.3	21	45	97	Railroad Ave	N. of Taylor St	12,730	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
156	64.6	67.8	68.2	38	82	177	Railroad Ave	S. of Taylor St	16,170	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
157	67.3	71.0	71.4	62	134	289	Santa Maria Wy	S. of Miller Wy	29,220	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
158	70.3	74.0	74.4	98	211	454	Santa Maria Wy	S. of Dauphin St	32,950	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
159	57.1	60.8	61.2	13	28	60	Shepard Dr	N. of Battles Rd	5,520	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
160	60.5	64.2	64.6	22	47	101	Sierra Madre Ave	W. of Bradley Rd	6,240	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
161	70.9	74.6	75.0	108	233	502	Skyway Dr	S. of Industrial Pkwy	38,270	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
162	71.0	74.8	75.1	110	237	510	Skyway Dr	W. of Orcutt Expressway (SR 135)	39,260	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
163	71.2	74.9	75.3	112	241	520	Skyway Dr	N. of Fairway Dr	40,390	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
164	68.6	72.3	72.7	75	162	350	Skyway Dr	S. of Fairway Dr	39,010	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
165	71.5	75.2	75.6	118	254	547	Skyway Dr	N. of Betteravia Dr	43,520	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
166	70.8	74.5	74.9	105	227	490	Skyway Dr	S. of Betteravia Dr	36,890	45	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
167	52.4	56.1	56.5	6	14	29	Sonya Ln	E. of A St	1,880	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
168	52.0	55.7	56.1	6	13	27	Southside Pkwy	E. of Centerpoint Pkwy	1,700	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
169	56.6	60.3	60.7	12	26	56	Southside Pkwy	W. of Bradley Rd (Roundabout)	4,950	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
170	68.1	71.8	72.2	70	152	327	Stowell Rd	W. of Bradley Rd	38,840	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
171	69.9	73.7	74.0	93	200	431	Stowell Rd	W. of Depot St	39,870	40	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
172	71.3	75.0	75.4	114	246	531	Stowell Rd	W. of Blosser Rd	38,640	40	0.0%	95.4%	0.0%	4.6%	75.0%	10.0%	15.0%	4	Soft	50	0.5	44
173	71.6	75.3	75.7	120	258	557	Stowell Rd	W. of Hanson Wy	28,430	55	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
174	64.3	67.7	68.2	38	82	177	Suey Rd	N. of Jones St	11,210	40	0.0%	98.0%	0.0%	2.0%	73.0%	14.0%	13.0%	2	Soft	50	0.5	20
175	65.4	68.8	69.3	45	97	209	Suey Rd	N. of Main (SR 166)	14,410	40	0.0%	98.0%	0.0%	2.0%	73.0%	14.0%	13.0%	2	Soft	50	0.5	20
176	64.9	68.3	68.8	42	90	194	Suey Rd	N. of Alvin Ave	12,460	40	0.0%	98.0%	0.0%	2.0%	73.0%	14.0%	13.0%	4	Soft	50	0.5	44
177	53.8	57.5	57.9	8	17	36	Sunrise Dr	W. of College Dr	2,570	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
178	54.6	58.3	58.7	9	19	41	Sunrise Dr	E. of Santa Maria Wy	3,080	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
179	62.3	66.0	66.5	29	63	136	Taylor St	W. of Railroad Ave	12,870	30	0.0%	98.0%	0.0%	2.0%	71.0%	14.0%	15.0%	2	Soft	50	0.5	20
180	63.0	66.7	67.2	33	70	152	Taylor St	W. of Broadway (SR 135)	15,210	30	0.0%	98.0%	0.0%	2.0%	71.0%	14.0%	15.0%	2	Soft	50	0.5	20
181	59.2	62.3	62.8	16	36	77	Thornburg St	N. of Betteravia Dr	6,300	30	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
182	61.2	64.4	64.8	23	49	105	Thornburg St	N. of Carmen Ln	7,330	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
183	62.0	65.1	65.6	25	55	117	Thornburg St	S. of Battles Rd	8,730	35	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
184	70.6	73.2	73.7	89	191	411	Union Valley Parkway	W. of Orcutt Expressway (SR 135)	35,530	45	0.0%	98.0%	0.0%	2.0%	80.0%	11.0%	9.0%	4	Soft	50	0.5	44
185	69.0	72.2	72.6	75	162	348	Union Valley Parkway	E. of Blosser Rd	25,460	45	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
186	59.9	63.1	63.5	18	40	86	Western Ave	N. of Stowell Rd	10,550	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
187	57.7	60.9	61.3	13	28	61	Western Ave	N. of Main (SR 166)	6,340	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
188	57.1	60.3	60.7	12	26	56	Western Ave	S. of Main (SR 166)	5,560	25	0.0%	98.0%	0.0%	2.0%	78.0%	10.0%	12.0%	2	Soft	50	0.5	20
189	58.1	61.8	62.2	15	33	70	Westgate Rd	S. of Battles Rd	3,600	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20
190	54.7	58.4	58.8	9	19	41	Westgate Rd	N. of Carmen Ln	1,640	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Soft	50	0.5	20

Appendix E

WSC Technical Memorandum

Technical Memorandum

Date:	12/16/2024
To:	Raimi & Associates
Prepared By:	Cason Roberts, Stephanie Ard, PE
Reviewed By:	Joshua Reynolds, PE
Project:	Santa Maria General Plan Update
Subject:	Annexation Study

1.0 Introduction

This technical memorandum provides foundational background analysis for the City of Santa Maria's Sphere of Influence (SOI) and Annexation applications. The purpose of this analysis is to support the City in evaluating the capacity of its existing water and wastewater systems to meet current and future needs, including potential annexation areas.

The memorandum is organized as follows:

- Present and Probable Needs
- Capacity Analysis of Sewer and Water Facilities
- Recommended Infrastructure to Support Annexation Area

2.0 Present and Probable Needs

This section addresses SOI Section 10.B: “Present and probable needs for sewer and water facilities.” It is divided into two primary parts: one focusing on the present water and sewer system needs and the other summarizes the projected buildout needs.

2.1 Present Needs

Table 2.1 summarizes the City’s current water system demand. System demand represents the total quantity of water used, encompassing customer consumption, authorized non-customer usage, and distribution losses. This demand is calculated by summing supply data from all sources over a calendar year, covering the years 2020 through 2023, with an average calculated over this period.

Table 2.1 Current System Water Demand in acre-feet per year

	2020	2021	2022	2023	Average
Annual Water Demand (AFY)[1]	13,106	13,091	12,515	12,597	12,827

[1] System-wide demand calculated from total water production data provided by the City.

Table 2.2 summarizes the City's current wastewater flow, based on influent data from the City's Wastewater Treatment Plant (WWTP) for the years 2019 through 2023.

Table 2.2 Existing Wastewater Flow in million gallons per day

	2019	2020	2021	2022	2023	Average
Annual Wastewater Flow at WWTP (mgd)[1]	6.80	7.30	6.95	7.31	7.7	7.2

[1] Flow data provided by the City.

2.2 Probable Buildout Needs

Water demand and wastewater flow at buildout was estimated by multiplying the average annual per capita need with the population expected at buildout. The population at buildout was estimated based on the existing and proposed housing units within City limits, proposed housing units in the annexation area, and a persons per household factor of 3.76 sourced from US Census data. Table 2.3 shows the projected housing units and population at buildout.

Table 2.3 Projected Population at Buildout

	Housing Units [1]	Population [2,3]
Existing in City Limits	29,860	112,273
Proposed in City Limits	12,260	46,098
Proposed in Annexation	3,880	14,589
Total at Buildout	46,000	172,960

[1] Total household units at buildout per City staff.
[2] 3.73 person per household sourced from census.gov (United States Census Bureau, 2024)
[3] Total population at buildout calculated as the total housing units at buildout multiplied by the persons per housing unit factor.

The water demand at buildout was estimated by combining the projected demand from proposed growth with the existing water demand. The projected demand was determined using the anticipated population growth and a per capita water use factor of 109 gallons per person per day (gpcd) as indicated in the City's 2020 Urban Water Management Plan (UWMP). This water demand factor was used because the UWMP is the City's most recently published planning document. Table 2.4 summarizes the projected buildout water demand for the City and the annexation area.

Table 2.4 Buildout System Water Demand

	Population	Annual Water Demand	
		gpd	AFY
Existing in City Limits[1]	112,273	11,451,208	12,827
Proposed in City Limits[2]	46,098	5,024,638	5,628
Proposed in Annexation[2]	14,589	1,590,179	1,781
Total at Buildout	172,960	18,852,640	20,236

[1] Existing Annual Water Demand is based on historical data as presented in Table 2.1.
[2] Water demand projections assume 109 gpcd to be consistent with the City's 2020 UWMP.

Similar to the water demand projections, sewer flow at buildout was estimated by combining the projected flows from proposed growth with the existing sewer flows. The projected flow was determined based on the anticipated population growth and a per capita flow factor of 66.1 gpcd. This factor was selected as it aligns with the City's draft Wastewater Treatment Plant Master Plan, currently in development. Table 2.5 summarizes the projected wastewater flow at buildout.

Table 2.5 Projected Wastewater Flow at Buildout

	Population	Annual Water Demand[1]	
		gpd	mgd
Existing in City Limits[1]	112,273	7,200,000	7.20
Proposed in City Limits[2]	46,098	3,047,051	3.05
Proposed in Annexation[2]	14,589	964,320	0.96
Total at Buildout	172,960	11,211,371	11.21

[1] Existing sewer flow is based on historical data as presented in Table 2.2.
[2] Sewer flow projections assume 66.1 gpcd per the City's draft WWTP Master plan.

3.0 Capacity Analysis of Sewer and Water Facilities

This section addresses SOI Section 10.C, which evaluates the "Present capacity of sewer and water facilities and adequacy of sewer and water facilities the affected agency provides or is authorized to provide." The City's water and wastewater system capacities are analyzed and compared to current and projected needs below.

3.1 Water System Capacity

This analysis evaluates the City's water system capacity in terms of supply, storage, and distribution.

3.1.1 Supply Capacity

The supply capacity of the City's water system was assessed for normal, single dry, and multiple dry year conditions. Available supply under each scenario is based on the City's 2020 Urban Water Management Plan (UWMP). (Provost & Pritchard Consulting Group, 2021)

Tables 3.1, 3.2, and 3.3 present the available supply under each scenario. All scenarios show the City having sufficient supply to meet demand. The City anticipates that annexation will include the transfer of water rights sufficient to reliably offset the increased demand created by the annexation, thereby increasing the City's available supply.

Table 3.1. Normal Year Water Supply Capacity

	2025	2030	2035	2040	2045	Buildout
Available Supply (AFY)	36,558	36,403	36,250	36,095	35,941	35,941
Projected Demand (AFY)	15,026	17,247	17,869	18,490	18,716	20,237
Surplus/(Deficit) (AFY)	21,532	19,156	18,381	17,605	17,225	15,704

Table 3.2. Single Dry Year Water Supply Capacity

	2025	2030	2035	2040	2045	Buildout
Water Supply Total (AFY)	26,419	26,571	26,724	26,876	27,029	27,029
Projected Demand (AFY)	15,026	17,247	17,869	18,490	18,716	20,237
Surplus/(Deficit) (AFY)	11,393	9,324	8,855	8,386	8,313	6,792

Table 3.3 Multiple Dry Year Water Supply Capacity

		2025	2030	2035	2040	2045	Buildout
1st Year	Supply totals[1]	29,189	29,662	30,136	30,610	31,084	31,084
	Demand totals[1]	15,026	17,247	17,869	18,490	18,716	20,237
	Surplus/(Deficit)	14,163	12,415	12,267	12,120	12,368	10,847
2nd Year	Supply totals[1]	29,605	28,989	28,374	27,758	27,143	27,143
	Demand totals[1]	15,026	17,247	17,869	18,490	18,716	20,237
	Surplus/(Deficit)	14,579	11,742	10,505	9,268	8,427	6,906
3rd Year	Supply totals[1]	27,169	26,417	25,665	24,913	24,161	24,161
	Demand totals[1]	15,026	17,247	17,869	18,490	18,716	20,237
	Surplus/(Deficit)	12,143	9,170	7,796	6,423	5,445	3,924
4th Year	Supply totals[1]	30,126	30,121	30,116	30,111	30,106	30,106
	Demand totals[1]	15,026	17,247	17,869	18,490	18,716	20,237
	Surplus/(Deficit)	15,100	12,874	12,247	11,621	11,390	9,869
5th Year[2]	Supply totals[1]	25,180	25,180	25,180	25,180	25,180	25,180
	Demand totals[1]	15,026	17,247	17,869	18,490	18,716	20,237
	Surplus/(Deficit)	10,154	7,933	7,311	6,690	6,464	4,943

[1] Supply and demand values are in acre-feet.

[2] Fifth year demand values have been revised from what is in the UWMP to match those in the first through fourth year scenarios because the UWMP inexplicably shows an increase in demand in the fifth year of a drought.

3.1.2 Storage Capacity

The City's storage capacity was assessed based on the 2012 UCS. Usable storage volume is approximately 18 MG, distributed across three reservoirs.

Table 3.5 presents current and buildout storage requirements, including operational, fire flow, and emergency storage needs. The operational and emergency storage volumes are calculated as factors of ADD and PHD compared to reliable well capacity. The fire flow storage volume is calculated based on the City's largest fire flow. (Water Systems Consulting (WSC), Inc, 2015)

To meet buildout needs, storage improvements will be required, as indicated in the 2012 UCS. The 2012 UCS recommended increasing the number of generators in the distribution system from 3 to 5. This analysis found that 5 generators would be sufficient with the addition of the annexed areas. This analysis is summarized in Table 3.6.

Table 3.5. Existing Storage Requirements with Annexation

Storage Component	Required Volume (in million gallons)		
	Existing	Buildout (no improvements)	Buildout (with 5 Generators)
Operational Storage[1]	3.2	5.0	3.9
Fire Flow Storage[2]	0.7	0.7	0.7
Emergency Storage[3]	4.4	14.5	1.1
Total (MG) =	8.3	20.2[4]	5.7

[1] Calculated as 4 hours of PHD minus existing reliable well capacity. Note that the MDD peaking factor was calculated from 2023 production data while the PHD peaking factor was taken from the California Department of Public Health's criteria.

[2] Assumes a fire flow of 3,000 gpm for 4 hours.

[3] Calculated as 2 days of ADD minus existing reliable well capacity.

[4] Required volumes at buildout are greater than available storage volume.

3.1.3 Distribution System Capacity

Once an annexation area is determined, the City's hydraulic model will be used to analyze the system's capability to meet this increased demand. The City's water system is well looped, has average system pressures between 60 and 80 psi, and has a strong background of mains that are 18-inch diameter or greater. These factors indicate that the distribution system is adequately sized to provide maximum day demand + fire flows under existing plus annexation demands. Minor distribution system improvements may be recommended to meet build-out demands.

3.2 Wastewater System Capacity

The wastewater capacity analysis evaluates both the WWTP and the wastewater collection system.

3.2.1 Wastewater Treatment Plant Capacity

The City's current WWTP capacity is 8.0 mgd (California Regional Water Quality Control Board, Central Coast Region, 2010). Table 3.8 compares the current WWTP capacity to various flow conditions.

Table 3.8. WWTP Capacity Evaluation

	Existing	Existing + Annexation	Buildout + Annexation
WWTP Capacity (mgd)	8.0	8.0	8.0
System Flow (mgd)	7.2	8.2	11.2
Surplus/(Deficit) (mgd)	0.8	(0.2)	(3.2)

The City is currently updating its wastewater treatment plant master plan and has submitted a time schedule compliance plan to the Regional Water Quality Control Board with timelines for upgrading and expanding the existing WWTP to meet more strict discharge requirements and increased flows due to annexation and buildout. Based on this draft master plan, the WWTP will be expanded in two phases. The first phase, expected to be complete in 2032, will increase the WWTP's capacity to 10 mgd. The second phase, expected to be complete in 2052, will further increase the WWTP's capacity to 11.5 mgd. Buildout flows, including annexation, are projected at 11.2 mgd, so no additional improvements will be necessary.

3.2.2 Wastewater Collection System

The annexation will increase wastewater flows and likely require upgrades to the City's collection system. The existing collection system experiences some capacity issues, specifically in pipes near the WWTP, which can experience surcharging during high flows. The annexation will require either upsizing the City's existing trunk lines between the annexation area and the WWTP or the installation of dedicated sewer trunk lines from the annexation area to the WWTP. Final annexation details will determine specific improvements.

4.0 Recommended Infrastructure to Support Annexation Area

This section addresses requirements outlined in Annex Section 14.B, "Describe the level and range of the proposed sewer and water infrastructure," and Annex Section 14.D, "Indicate any improvements or upgrading of sewer and water facilities that will be required."

4.1 Proposed Infrastructure for Annexation Area

The annexation area will be developed with essential infrastructure, including water distribution system piping, valves, and other components, as well as wastewater collection system piping, manholes, and related appurtenances. Both water and wastewater systems will be integrated into the City's existing infrastructure, designed to support reliable service to the annexation area.

4.2 Required Improvements of Existing Systems

For the water system, no substantial improvements are anticipated. The current system has adequate supply and storage capacity to accommodate the annexation area, and the areas under consideration fall within the City's existing pressure zone, eliminating the need for additional capacity adjustments.

The wastewater system, however, will likely require the construction of a new sewer trunk line extending approximately 6.5 to 8.5 miles to effectively serve the annexation area. Additionally, if development proceeds rapidly, the City's WWTP may require upgrades to meet the increased

demand from both the annexation area and future growth within the City, ensuring sufficient treatment capacity for planned expansion.

References

California Regional Water Quality Control Board, Central Coast Region. (2010). *Waste Discharge Requirements.* Santa Maria: California Regional Water Quality Control Board.

Provost & Pritchard Consulting Group. (2021). *City of Santa Maria 2020 Urban Water Management Plan.* Santa Maria: City of Santa Maria Utilities Department.

United States Census Bureau. (2024, December 16). *Santa Maria City, California*. Retrieved from census.gov: https://www.census.gov/quickfacts/fact/table/santamariacitycalifornia/PST045223

Water Systems Consulting (WSC), Inc. (2015). *Utilities Capacity Study for the City of Santa Maria.* Santa Maria: City of Santa Maria.

Attachment F

Appendix A

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

Statutory Requirements

When a Lead Agency makes findings on significant environmental effects identified in an Environmental Impact Report (EIR), the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (Public Resources Code [PRC] Section 21081.6(a) and California Environmental Quality Act [CEQA] Guidelines Sections 15091(d) and 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

Administration of the Mitigation Monitoring and Reporting Program

The City of Santa Maria (City) is the Lead Agency responsible for the adoption and implementation of the MMRP. According to State CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. The City may delegate responsibility for verifying and documenting compliance with the MMRP to an Applicant as coordinator of the project and its construction, and the Applicant will be responsible for compliance. However, until mitigation measures have been completed, the City, as the Lead Agency, remains responsible for ensuring that the implementation of the measures occurs in accordance with the program.

Mitigation Measures

Table ES-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in Chapter 4, Environmental Impact Analysis, of the EIR.

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Table ES-1 Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality and Greenhouse Gas Emissions						
AQGHG-2 Project-Level Air Quality Analysis and Mitigation. The City shall require, where it is determined as necessary, applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD's adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.	The project applicant shall submit all mitigation measures to the lead agency for review and approval prior to project approval or issuance of grading/building permits.	The lead agency shall verify compliance with mitigation measures during construction.	Lead agency			
AQGHG-3 Construction Equipment Exhaust Control Measures. For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring the following: a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board's Tier 4 Final engine emissions standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities. b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).	The project applicant shall submit the construction equipment exhaust control documentation to the City for review and approval prior to project approval or issuance of grading and construction permits.	City staff shall spot check for compliance during construction.	City of Santa Maria			
Biological Resources						
BIO-1(a) Biological Resources Screening and Assessment. For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City Staff, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-1[b] through BIO-1[k]) shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.	The applicant shall submit the results of the baseline Biological Resources Screening and Assessment to the City prior to project approval or issuance of grading and construction permits. If required, the applicant shall submit the biological assessment to the City prior to project approval or issuance of grading and construction permits.	The City shall ensure that the applicable biological resource assessment has been completed and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			
BIO-1(b) Special-status Plant Species Surveys. For development facilitated by the plan where the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval. If special-status plants are not found during special-status plant surveys, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2B plant populations are found during special-status plant surveys, the Mitigation Measures BIO-1(c) and BIO-1(d) shall be implemented.	The applicant shall submit the survey results to the City and CDFW and/or USFWS, as appropriate, for review and/or approval prior to project approval or issuance of grading and construction permits.	The City and CDFW and/or USFWS, as appropriate, shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria; CDFW; USFWS			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
BIO-1(c) Special-status Plant Species Avoidance, Minimization, and Mitigation. If federally-listed and/or state-listed individuals, and/or CRPR 1B or 2 plant populations are found during special-status plant surveys (pursuant to Mitigation Measure BIO-1[b]) and would be directly impacted by development, then the project shall be re-designed to avoid impacting listed plant species or CRPR 1B or 2 populations, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. Prior to initiation of construction activities the project proponent shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval. If special-status plants can be avoided, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2 plant populations cannot be avoided, then Mitigation Measure BIO-1(d) shall be implemented.	The applicant shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval prior to the issuance of grading or construction permits.	The City shall review the site plan and avoidance buffers and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			
BIO-1(d) Habitat Mitigation and Monitoring Plan. If federally- and/or state-listed plants, non-listed special-status plant populations, sensitive natural communities, or waters of the US and/or State cannot be avoided and will be impacted by development facilitated by the plan, the City shall require mitigation at a minimum ratio of 1:1 per acre of impact (and 1:1 per tree), to be determined in coordination with CDFW and USFWS as and if applicable, for each species as a component of habitat restoration. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to the City for review and approval. The HMMP shall include, at a minimum, the following components. 1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type). 2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved). 3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values). 4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan). 5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule). 6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports). 7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist. 8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria. 9. Notification of completion of compensatory mitigation and agency confirmation. 10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 11. All nursery plants used in restoration shall be inspected for sudden oak death. If a federally and/or state-listed plant species has the potential be impacted, an HMMP shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies. Within 30 days of completion of monitoring, a final monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.	The applicant shall submit the HMMP to the City, and CDFW and/or USFWS, as applicable, for review and approval prior to the issuance of grading and construction permits. Within 30 days of completion of monitoring, a final HMMP monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.	The City, CDFW and/or USFWS shall review and approve the HMMP for compliance prior to issuance of the grading and construction permits.	City of Santa Maria			
BIO-1(e) Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys. For development facilitated by the plan where the project-specific biological analysis (Mitigation Measure BIO-1[a]) determines that suitable habitat may be present for federal- or state-listed, candidate, or proposed species, the City shall require protocol habitat assessments/surveys be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the project applicant shall be required to complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.)	The applicant shall submit results of required protocol survey(s) and consultation with CDFW and/or USFWS to the City for review and approval prior to the issuance of any grading and construction permits.	The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure	City of Santa Maria			
BIO-1(f) Endangered/Threatened Animal Species Avoidance and Minimization. For development facilitated by the plan where potential impacts to aquatic and/or terrestrial animal species are identified by the project specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1(a), the following measures shall be applied.	These measures shall be implemented during grading and construction activities. The applicant shall provide monthly maintenance reports during construction to the City	City staff shall spot check for compliance during construction.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. 2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31,if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and maybe subject to regulatory agency approval. 3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented. 4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. 5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. 6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete. 7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies. 8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland. 9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment. 10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. 11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Santa Barbara County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1[a]) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits. 12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation MeasureBIO-1[a]). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state “take” authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction	compliance monitoring staff to document compliance with the measures.				
BIO-1(g) Worker Environmental Awareness Program. For development facilitated by the plan within undeveloped parcels and prior to construction activities (including staging and mobilization), the City shall require the project proponent to arrange Worker Environmental Awareness Program (WEAP) training for all construction personnel to attend, conducted by a City-approved biologist, to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the City to document compliance.	City compliance monitoring staff shall review WEAP information prior to the training and verify the selected biologist is qualified with the appropriate professional qualification standards. The applicant shall provide the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any ground disturbing activities in the project area.	The City shall review training materials, notification, and attendance log and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
BIO-1(h) Northern California Legless Lizard Avoidance and Minimization. For all development facilitated by the plan in undeveloped areas and if determined necessary based on preliminary review conducted by City staff, a pre-construction clearance survey for Northern California legless lizard shall be conducted by a City-approved qualified biologist within 48 hours prior to the start of construction (including staging and mobilization). The survey shall cover the entire disturbance footprint within suitable habitats with moist loose soil, plus a minimum 100-foot buffer, where permissible, and should identify all special-status wildlife species observed on the project site. During the pre-construction survey the qualified biologist shall inspect under logs, leaf litter, or other suitable refuge. If Northern California legless lizards are identified, individuals shall be relocated by a qualified biologist to suitable cover with loose soils a minimum of 500 feet from the project site, as accessible. A report of the survey results shall be submitted to the City, for review and approval.	A report of the survey results conducted within 48 hours prior to the start of construction shall be submitted to the City, for review and approval.	The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure.	City of Santa Maria			
BIO-1(i) Roosting Bat Surveys and Avoidance Prior to Removal. For all development facilitated by the plan that will require the removal of large trees (greater than 20 inches in diameter at five feet from the ground), abandoned buildings, bridges, or other suitable roosting structure identified during a Biological Resources Screening and Assessment prior to tree and/or structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required. If roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City's approval. Additionally, the qualified biologist shall determine compensatory mitigation for temporary or permanent habitat loss due to tree removal, in conjunction with CDFW. The plan shall incorporate the following guidance as appropriate: ▪ When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following: ▫ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5inch of rainfall within 24 hours occurs. ▫ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs. ▪ If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or exceeding the following: ▫ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure. ▫ If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season(April 15 to August 31). ▪ Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two. ▪ Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required. ▪ If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.	Results of the survey(s) shall be submitted to the City within 30 days of completion. If necessary, the biologist shall provide a roosting bat protection plan for City review and approval. The qualified biologist shall determine compensatory mitigation, as applicable, in conjunction with CDFW.	The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure. The City shall conduct spot checks during construction to ensure compliance with the roosting bat protection plan.	City of Santa Maria; CDFW			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
BIO-1(j) Monarch Butterfly Avoidance and Minimization. For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, the City shall require that all construction activities (including equipment staging, grading, and construction) shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event construction activities cannot be avoided during the overwintering season, the City shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence. If no monarch butterflies are observed during pre-construction surveys, no further actions are necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure. If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall have the authority to stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.	City staff shall conduct a preliminary review of undeveloped parcels prior to the initiation of construction activities. If necessary, the City shall retain a qualified biologist to conduct pre-construction survey(s) within seven days prior to initiation of construction activities. The applicant shall consult with a qualified biologist during construction.	The City shall review the survey(s) prior to project approval and provide confirmation of compliance with the conditions outlined in the measure. City compliance monitoring staff shall spot check in the field throughout grading and construction.	City of Santa Maria			
BIO-1(k) Pre- Construction Bird Surveys, Avoidance, and Notification. For all development facilitated by the plan, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radius surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Santa Maria region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall cease work causing those changes and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an “Ecologically Sensitive Area” and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities. Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.	The applicant shall submit the results of the pre-construction survey(s) prepared by a qualified biologist to the City prior to the commencement of construction activities. The City shall verify that project site plans include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code.	The City shall review the survey(s) prior to project approval and provide confirmation of compliance with the conditions outlined in the measure. City compliance monitoring staff shall spot check in the field throughout grading and construction.	City of Santa Maria			
Cultural and Tribal Cultural Resources						
CUL-1 Historical Built Environment. If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over 50 years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are 50 years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All	The applicant shall submit the historical resources evaluation report prepared by a qualified architectural historian to the City for review and concurrence prior to project approval.	The City shall review and approve the historic resources evaluation prior to project approval.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval. If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.						
CUL-2(a) Archaeological Resources Assessment. If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that involve ground disturbance activities (that may include but are not limited to, pavement removal, potholing, grubbing, tree removal, and grading) shall be required to submit to the City an archaeological resources assessment prepared by a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and a SLF Search from the NAHC. The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the development site. A qualified archaeologist shall conduct a Phase I pedestrian survey for those projects which include development in archaeologically sensitive areas, as designated by the City, to locate any surface cultural materials. If the Phase I archaeological survey identifies resources that may be affected, the applicant shall also conduct Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, the qualified professional shall identify appropriate site-specific mitigation measures in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant level by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit, to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist. The City shall review and approve the archaeological resources assessment prior to project approval.	The applicant shall submit the archaeological resources assessment prepared by a qualified archaeologist to the City for review and concurrence prior to project approval.	The City shall review and approve the archaeological resources assessment prior to project approval.	City of Santa Maria			
CUL-2(b) Unanticipated Discoveries. For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall be required to retain a qualified cultural resource specialist to monitor construction activities that involve ground disturbing activities within 60 feet of a potentially significant cultural resource. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find. If determined to be necessary by the qualified archaeologist, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as excavating the cultural deposit to fully characterize its extent and collecting and curating artifacts, may be determined to be necessary by the qualified archaeologist to mitigate any significant impacts to cultural resources. If archaeological resources of Native American origin are identified during construction, a qualified archaeologist shall consult with the City to begin Native American consultation procedures. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.	If necessary, the Applicant shall submit to the City a contract or Letter of Commitment with a qualified archaeologist prior to the issuance of project approval and the issuance of grading and construction permits. The City shall verify the selected archaeologist is qualified with the appropriate professional qualification standards.	City permit compliance staff shall confirm monitoring by the City-approved archaeologist and City grading inspectors shall spot check fieldwork. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.	City of Santa Maria			
CUL-2(c) Workers Environmental Awareness Program. For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall ensure a City-approved archaeologist provides a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.	City compliance monitoring staff shall review WEAP information prior to conducting the training. The City shall review and approve the selected archaeologist to ensure qualification with the appropriate professional qualification standards. The applicant shall provide the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any project-related ground disturbing activities in the project area.	The City shall review training materials and attendance log and provide confirmation of compliance with the conditions outlined in the measure.				

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
CUL-4(a) Workers Environmental Awareness Program. For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP would emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and would discuss appropriate behaviors and responsive actions, consistent with local tribal values.	City compliance monitoring staff shall review WEAP information prior to conducting the training. The City shall invite consulting Tribe(s) to the WEAP training. The applicant shall submit the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any project-related ground disturbing activities in the project area.	The City shall review training materials and attendance log and provide confirmation of compliance with the conditions outlined in the measure.				
CUL-4(b) Tribal Cultural Monitoring. For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource.	If necessary, the Applicant shall submit to the City a contract or Letter of Commitment with a tribal monitor prior to the issuance of project approval and the initiation of ground-disturbing activities.	City staff shall spot check for compliance during construction.	City of Santa Maria			
Noise						
NOI-1 Conditions of Approval to Reduce Construction Noise. The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible measures as standard conditions of approval. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions. ▪ **Mufflers**. During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. ▪ **Stationary Equipment**. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors. ▪ **Equipment Staging Areas.** Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors. ▪ **Smart Back-up Alarms**. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations. ▪ **Electrically-Powered Tools and Facilities.** Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible. ▪ **Noise Disturbance Coordinator.** The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site. ▪ **Temporary Noise Barriers.** Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.	Construction plans shall note construction hours, truck routes, and required noise reduction measures, and shall be submitted to the City for approval prior to grading and construction permit issuance for each project phase. Noise reduction measures shall be identified and described for submittal to the City for review and approval prior to issuance of grading and construction permits. They shall be adhered to for the duration of the project. The applicant shall provide and post signs stating these restrictions at construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. The City of Santa Maria Building Division shall confirm that construction noise reduction measures are incorporated in plans prior to approval of grading and construction permit issuance.	City staff shall ensure compliance throughout all construction phases. Building inspectors and permit compliance staff shall periodically inspect the site for compliance with activity schedules and respond to complaints.	City of Santa Maria			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
NOI-2 Conditions of Approval to Reduce Construction Vibration. The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible buffers for construction equipment as standard conditions of approval. Construction plans submitted to the City shall include construction vibration analysis and identify the following buffer distances during demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions. To reduce potential construction vibration impacts, the City of Santa Maria shall require the following: ▪ Prior to the issuance of a building permit for a project requiring pile driving during construction, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to the following construction activities: 1) within 135 feet of fragile structures such as historical resources; 2) within 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); 3) use of a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or 4) use of a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure. The noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City's architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure the FTA's vibration thresholds are not exceeded.	Construction plans shall note construction hours, truck routes, and required vibration reduction measures, and shall be submitted to the City for approval prior to grading and construction permit issuance for each project phase. If necessary, based on the findings of the groundborne noise and vibration analysis, vibration reduction measures shall be identified and described for submittal to the City for review and approval prior to issuance of grading and construction permits. They shall be adhered to for the duration of the project. The City of Santa Maria Building Division shall confirm that construction vibration reduction measures are incorporated in plans prior to project approval and issuance of grading and construction permits.	City staff shall ensure compliance throughout all construction phases. Building inspectors and permit compliance staff shall periodically inspect the site for compliance with applicable mitigation. If necessary, construction vibration monitoring shall be conducted.	City of Santa Maria			

ATTACHMENT G

CEQA FINDINGS
CITY OF SANTA MARIA 2045 GENERAL PLAN UPDATE

A. Findings that with regard to certain project and cumulative effects, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

The following topics were discussed in detail within the Environmental Impact Report (EIR) for the 2045 Santa Maria General Plan Update (SCH # 2025020584) and were determined to result in less than significant impacts after implementation of the mitigation measures identified in the EIR.

1. AIR QUALITY (AQ) AND GREENHOUSE GAS (GHG) EMISSIONS

a. **Impact AQGHG-3.** Construction activities for projects lasting longer than two months or located within 1,000 feet of sensitive receptors could expose sensitive receptors to substantial pollutant concentrations. However, with implementation of Mitigation Measure AQGHG-3, This impact would be less than significant. This measure requires that for individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring off-road heavy-duty diesel engines to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate filters to the extent that this equipment is commercially available. “Commercially available” shall be defined as the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters are not commercially available, documentation shall be provided by the project applicant to the City stating that Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters are not commercially available with supporting evidence from the contractor. If CARB-certified Level 3 diesel particulate filters are utilized, they shall be kept in working order and maintained in operable condition according to manufacturer’s specifications, as applicable. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

2. BIOLOGICAL RESOURCES (BIO)

a. **Impact BIO-1**. Development facilitated by the 2045 General Plan Update could have a substantial adverse effect on special-status species, either directly or as a result of habitat modification. Implementation of federal, State, and local regulations and policies, as well as Mitigation Measures BIO-1(a) through BIO-1(k) would ensure that impacts from development facilitated by the 2045 General Plan Update on candidate, sensitive, or special-status species would be less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

b. **Impact BIO-2.** Wetlands within the Plan Area may be affected by Development facilitated by the 2045 General Plan Update. Development projects would be subject to adopted City regulations to minimize impacts to riparian habitat, sensitive natural communities, and wetlands. Compliance with the NPDES Construction General Permit, Santa Maria Municipal Code, proposed policies in the 2045 General Plan Update, and Mitigation Measures BIO-1(a) and BIO-1(d) would ensure potential impacts to riparian habitat, sensitive natural communities, and wetlands would be less than significant with mitigation.

3. CULTURAL AND TRIBAL CULTURAL RESOURCES (CUL)

a. **Impact CUL-1**. Development facilitated by the 2045 General Plan has the potential to adversely affect previously unidentified historic-period resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts on historical resources. Additionally, Mitigation Measure CUL-1 requiring the submittal of a historical resources evaluation if determined necessary based on a preliminary review conducted by city staff for any structures that are 45 years of age or older and are proposed to be altered or demolished would reduce impacts to less than significant. If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

b. **Impact CUL-2**. Development facilitated by the 2045 General Plan Update has the potential to disturb or damage archaeological resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts to archaeological resources. Additionally, implementation of mitigation measures CUL-2(a), CUL-2(b), and CUL-2(c) requiring archeological resources assessments prepared by a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards in either prehistoric or historic archaeology, retaining a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities within 60 feet of a potentially significant cultural resource identified through a Phase I archaeological survey, and the completion by a City-approved archaeologist of a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers for projects where a Phase I archaeological survey identifies archaeological resources that may be affected would reduce impacts to less than significant.

c. **Impact CUL-4**. Development facilitated by the 2045 General Plan Update has the potential to disturb or damage tribal cultural resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts to tribal cultural resources. Mitigation Measure CUL-4(a), requires that for any project with the potential to encounter tribal cultural resources as determined through consultation

and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. Mitigation Measure CUL-4(b) requires that for any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

4. NOISE (NOI)

a. **Impact NOI-2.** Construction activity from buildout of the 2045 General Plan Update would generate groundborne vibration, potentially affecting nearby land uses. Implementation of required mitigation measure NOI-2 requiring the City of Santa Maria to review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement feasible buffers for construction equipment as standard conditions of approval, as well as policies and actions in the plan, would ensure vibration levels would not exceed applicable thresholds for building damage. Therefore, this impact would be Class II, less than significant with incorporation of mitigation.

B. Findings that with regard to certain project and cumulative effects, those changes or alterations which mitigate those effects, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

No impacts were identified in the EIR for which mitigation measures were the responsibility and jurisdiction of another public agency.

C. Findings that with regard to certain project and cumulative effects, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

The EIR identified significant, unavoidable adverse project-specific or cumulative related environmental impacts associated with the proposed project that cannot be mitigated to less than significant levels by the adoption of mitigation measures in the topic areas of Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

The City Council finds that these impacts will be mitigated to the maximum extent

feasible, but will still remain significant and unavoidable, consistent with the following findings.

1. AGRICULTURAL RESOURCES (AG)

a. **Impact AG-1.** Land use changes in the annexation area have the potential to conflict with existing zoning for agriculture. There are no feasible mitigation measures that would avoid or fully mitigate for the conversion of Farmland or agriculturally zoned lands. As a result, this would be a significant and unavoidable impact. No feasible mitigation is available to reduce this impact to less than significant.

2. AIR QUALITY (AQ) AND GREENHOUSE GAS EMISSIONS

a. **Impact AQGHG-1**. The 2045 General Plan Update would result in new emissions that may exceed the 2022 Ozone Plan's direct and indirect emissions inventory for the County. As a result, the plan would conflict with or obstruct implementation of the 2022 Ozone Plan. No feasible mitigation is available that would reduce this impact to less than significant. This impact would be significant and unavoidable.

b. **Impact AQGHG-2**. The 2045 General Plan Update could result in a cumulatively considerable net increase of all criteria pollutants for which the plan region is in non-attainment under an applicable federal or State ambient air quality standard. Even with implementation of Mitigation Measure AQGHG-2, impacts would be significant and unavoidable. The measures identified in Mitigation Measure AQGHG-2 will be implemented, including requiring applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD's adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits. As mentioned above, impacts from the 2045 General Plan Update would result in cumulatively considerable net increase in criteria pollutants. Impacts would remain significant and unavoidable after implementation of Mitigation Measure AQGHG-2.

c. **Impact AQGHG-5**. Development facilitated by the 2045 General Plan Update would generate GHG emissions that may have a significant impact on the environment and conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No feasible mitigation is available that would reduce this impact to less than significant. This impact would be significant and unavoidable.

3. NOISE

a. Impact NOI-1. Development facilitated by the 2045 General Plan Update would result in construction noise that may impact nearby noise-sensitive land uses. The plan would introduce new noise sources and contribute to an increase in long-term operational noise levels within the city limit as well as the annexation area. Implementation of required noise-reduction mitigation, as well as policies and actions in the plan, would minimize disturbance to noise-sensitive land uses. Implementation of Mitigation Measure NOI-1 requiring the City of Santa Maria to review future developments within 500 feet of a sensitive receptor, and where applicable, requiring construction contractors to implement feasible noise reduction measures as standard conditions of approval would reduce these impacts but would not avoid or fully mitigate for the increase in construction and traffic noise in the plan area. As a result, impacts would remain significant and unavoidable after implementation of Mitigation Measure NOI-1.

4. TRANSPORTATION AND TRAFFIC

a. **Impact TRA-2**. The future (2045) citywide rates of VMT with the 2045 General Plan Update would not meet the 17% VMT reduction target required to be consistent with CEQA Guidelines 15064.3(b). There are no feasible General Plan policies or mitigation measures that could reduce citywide rates of VMT below the VMT reduction target. No feasible mitigation is available that would reduce this impact to less than significant. As a result, this would be a significant and unavoidable impact.

D. Findings that with regard to certain project effects, those effects found to be less than significant and no mitigation measures are required.

The EIR identified the following potential impacts to be less than significant or no impact.

1. AGRICULTURAL RESOURCES

a. **Impact AG-2**. The 2045 General Plan Update would not conflict with existing zoning for forest land, timberland, or timberland production, nor result in the loss of forest land or convert forest land to non-forest uses. There would be no impact.

2. AIR QUALITY AND GREENHOUSE GAS EMISSIONS (GHG)

a. **Impact AQGHG-4**. Future development facilitated by the 2045 General Plan Update would not create objectionable odors that could affect a substantial number of people or expose future residents to odors that would produce a public nuisance or hazard. This impact would be less than significant.

3. BIOLOGICAL RESOURCES (BIO)

a. **Impact BIO-3.** Due to the existing level of development, there are no essential wildlife connectivity areas within the plan area. With adherence to the proposed policies of the 2045 General Plan Update and compliance with the Santa Maria Municipal Code, implementation of the 2045 General Plan Update would have a less than significant impact on the movement of native resident or migratory fish or wildlife species within the plan area, or on established native resident or

migratory wildlife corridors.

b. **Impact BIO-4**. Development facilitated by the 2045 General Plan Update would be required to adhere to the proposed policies of the 2045 General Plan Update and Santa Maria Municipal Code requirements related to protection of trees and biological resources. Therefore, this impact would be less than significant.

c. **Impact BIO-5**. Implementation of the 2045 General Plan Update would not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

4. CULTURAL (CUL) AND TRIBAL CULTURAL RESOURCES

a. **Impact CUL-3**. Ground disturbing activities associated with development facilitated by the 2045 General Plan Update could result in disturbance of human remains. Compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.8 would ensure this potential impact would be less than significant.

5. HYDROLOGY AND WATER QUALITY

a. **Impact HYD-1**. Development facilitated by the 2045 General Plan Update would result in construction and operational activities which may contribute to soil erosion and degraded water quality. Development facilitated by the plan would be required to adhere to existing NPDES permits and Municipal Code requirements which would minimize the potential for development to degrade water quality. This impact would be less than significant.

b. **Impact HYD-2**. Development facilitated by the 2045 General Plan Update would increase the amount of impervious surface area and increase groundwater demand in Santa Maria. Compliance with the Central Coast RWQCB, Municipal Code, and 2045 General Plan Update policies would ensure the proposed Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. This impact would be less than significant.

c. **Impact HYD-3**. Development facilitated by the 2045 General Plan Update would potentially alter the existing drainage pattern on individual project sites throughout the city. Development facilitated by the 2045 General Plan Update would be required to adhere to existing NPDES Permit and Municipal Code requirements which would ensure development would not substantially alter existing drainage patterns. This impact would be less than significant.

d. **Impact HYD-4**. Development facilitated by the 2045 General Plan Update may occur in flood hazard areas. Compliance with applicable municipal code requirements and proposed Safety Element policies would ensure development within areas subject to inundation would be sited, designed, and constructed as to not exacerbate risks from release of pollutants from inundation. This impact would be less than significant.

e. **Impact HYD-5**. There is no sustainable groundwater management plans for the

Santa Maria Valley Groundwater Basin; however, development facilitated by the 2045 General Plan Update would be subject to the Basin Plan. Future development facilitated by the plan would not conflict with the Basin Plan as it would be required to adhere to federal, State, and local regulations to minimize water quality impacts in compliance with the Basin Plan. This impact would be less than significant.

6. NOISE (NOI)

a. **Impact NOI-3**. Buildout of the 2045 General Plan Update could expose people residing or working in the plan area to excessive noise levels from airport noise. Implementation of policies and actions in the plan would ensure this impact would be less than significant.

7. TRANSPORTATION AND TRAFFIC

a. **Impact TRA-1**. The 2045 General Plan Update would not conflict with the Connected 2050 RTP/SCS, the Sant Maria Active Transportation Plan, or any other applicable program, plan, ordinance, or policy relevant to the transportation system. This impact would be less than significant.

b. **Impact TRA-3**. Development facilitated by the 2045 General Plan Update would comply with State, Santa Maria Fire Department, and City requirements related to transportation design safety and emergency access. With adherence to these requirements, the 2045 General Plan Update would not substantially increase hazards due to a geometric design feature or result in inadequate emergency access, and this impact would be less than significant.

8. UTILITIES AND SERVICE SYSTEMS

a. **Impact UTIL-1**. Development facilitated by the 2045 General Plan Update would increase demand for additional utility infrastructure which may require relocation or construction of utility facilities or services to serve plan buildout beyond existing conditions, specifically within the annexation area. However, development facilitated by the 2045 General Plan Update would be constructed consistent with applicable City code, buildings standards, and engineering standards. Therefore, these impacts would be less than significant.

b. **Impact UTIL-2**. The overall growth anticipated by the 2045 General Plan Update would generate additional water demand in Santa Maria that could exceed projected water supplies during some Multiple Dry-Years. With the implementation of existing policies and programs, this impact would be less than significant.

c. **Impact UTIL-3**. The 2045 General Plan Update would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure. New development facilitated by the plan would be required to comply with applicable solid waste reduction statutes and regulations. This impact would be less than significant.

E. CEQA findings of Infeasibility of Alternatives pursuant to PRC Section 21081 and CCR Section 15091

As a Programmatic analysis of a citywide general plan update for a twenty-year planning period, the EIR provides a comparative impact analysis for a range of growth scenarios and policy options under community consideration and concludes that some of the alternatives could potentially lessen some environmental impacts. The City Council finds that specific economic, legal, social, technological and other considerations make the alternatives identified in the EIR infeasible, based on the EIR analysis, public comment, and Council deliberations as follows:

1. No Project Alternative. Under the No Project Alternative, the City of Santa Maria would not adopt the 2045 General Plan Update. Instead, development would continue in accordance with the existing General Plan. This alternative assumes that current land use designations, policies, and growth projections would remain in effect, guiding future development and infrastructure decisions. For the purpose of this analysis, the No Project Alternative is assumed to result in reduced overall buildout potential compared to the 2045 General Plan Update, as it reflects continuation of existing land use designations and policies without the proposed changes that would facilitate additional growth. As discussed in detail in Section 6.2.2 of the EIR, this alternative would avoid the potential environmental impacts associated with the increased development intensity and expanded planning strategies in the plan.

   While some development would still occur under existing entitlements and zoning regulations, the City would not implement the new land use strategies, environmental protections, or housing and mobility policies in the plan. As a result, the No Project Alternative would not fulfill the objectives of the 2045 General Plan Update because it would not fully address evolving community needs, state housing requirements (future RHNA cycles), or infrastructure demands anticipated through 2045. Therefore, the city rejects this Alternative. The findings for the proposed plan set forth in this document and the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations provide support for the proposed project and the elimination of this alternative from future consideration.

2. Infill Only Alternative. Under the Infill Only Alternative, the City of Santa Maria would adopt the 2045 General Plan Update, including all goals and policies. However, the Infill Only Alternative would exclude the annexation of areas located east of the current City limits and direct development to areas within existing urban or suburban areas such as infill, redevelopment, or increased densities. For the purpose of this analysis, the Infill Only Alternative is assumed to result in a similar overall level of buildout and population growth compared to the 2045 General Plan Update, despite the exclusion of future development in the Eastern Annexation area. As discussed in detail in Section 6.3.2 of the EIR, this alternative would avoid environmental impacts in the annexation area, such as conversion of agricultural land, fragmentation of

open space, or potential effects on biological resources, while potentially exacerbating environmental impacts associated with the increased development density in existing neighborhoods.

While this alternative would reduce the geographic footprint of development, it would result in increased development pressure on existing neighborhoods and infrastructure. As a result, the Infill Only Alternative would not fulfill the primary objectives of the 2045 General Plan Update because it would not fully address evolving community health needs, state housing requirements, or opportunities for connected growth anticipated through 2045. The City therefore rejects this Alternative. The findings for the proposed plan set forth in this document and the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations provide support for the proposed project and the elimination of this alternative from future consideration.

3. Greater Annexation Alternative. Under the Greater Annexation Alternative, the City of Santa Maria would adopt the 2045 General Plan Update, including all goals, policies, and land use changes. However, the Greater Annexation Alternative would include a larger annexation area east of the current City limits. This alternative assumes a similar level of development density would occur in the larger annexation area, resulting in increased total development and an increased population compared to the 2045 General Plan Update. For the purpose of this analysis, the Greater Annexation Alternative is assumed to result in increased overall buildout potential and population growth compared to the 2045 General Plan Update, due to the inclusion of a larger annexation area and expanded Sphere of Influence.

   The expanded geographic footprint of the Greater Annexation Alternative would fulfill many of the primary objectives of the 2045 General Plan Update because it would have the capacity to meet state housing requirements and address some community needs; however, the distributed development that may occur under this alternative would not fully address evolving community health needs or opportunities for connected growth anticipated through 2045. As discussed in detail in Section 6.4.2, of the EIR, this alternative would result in greater environmental impacts across many resource areas as the increased footprint would reduce available agricultural land and increase VMT and associated criteria pollutant and GHG emissions. Therefore, the city rejects this Alternative. The findings for the proposed plan set forth in this document and the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations provide support for the proposed project and the elimination of this alternative from future consideration.

ATTACHMENT H

SANTA MARIA 2045 GENERAL PLAN UPDATE

Statement of Overriding Considerations

CEQA requires the decision-making agency to balance the benefits of a project against its significant unavoidable impacts when determining whether to approve a project. If the benefits of the project outweigh its unavoidable adverse environmental effects, those effects may be considered acceptable (CEQA Guidelines Section 15093(a)). CEQA requires the agency to state in writing the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (CEQA Guidelines Section 15093(b)).

Having reduced the adverse significant environmental effects of the Santa Maria 2045 General Plan ("Project") to the extent feasible by adopting mitigation measures, and having considered the entire administrative record on the project, the City Council has weighed the benefits of the Project against its unavoidable adverse impacts after mitigation in regard to Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Transportation and Traffic. While recognizing that the unavoidable adverse impacts are significant under CEQA thresholds, the City Council nonetheless finds that the unavoidable adverse impacts that will result from the Project are acceptable and outweighed by specific social, economic and other benefits of the Project.

The City Council of the City of Santa Maria adopts and makes this Statement of Overriding Considerations regarding the significant unavoidable impacts of the Project and the anticipated benefits of the Project as required by Section 21081(b) of the California Environmental Quality Act. The City Council finds that each of the benefits set forth below in this Statement constitutes a separate and independent ground for finding that the benefits of the Project outweigh the risks of their potential significant adverse environmental impacts. The benefits of the Project, which constitute the specific economic, legal, social, technological and other considerations that justify the approval of the Project are as follows:

1. The Project considers and plans for future growth in the City of Santa Maria through the year 2045 based on the City's historic growth patterns, current and potential land available for development, and current and future economic and social conditions in Santa Maria. The growth projections were informed by job and population projections from the Santa Barbara County Association of Governments (SBCAG) and three cycles of potential Regional Housing Needs Allocation (RHNA).

2. The Project plans for future growth within existing City boundaries and future planned annexation areas while balancing the need for adequate infrastructure, housing, and economic vitality with the needs for resource management,

environmental protection, and preservation of quality of life for Santa Maria residents.

3. The Project provides a Land Use Policy Map that accounts for existing development, physical constraints, future growth areas including proposed annexation areas, economic development, hazards, and incompatible uses, and assigns densities and use types accordingly to enhance the safety, livability, and economic vitality of Santa Maria.

4. The Project implements principles of sustainable growth by concentrating intensification of existing urban uses primarily along key commercial and transportation corridors (ex. Main Street and Broadway), thereby providing opportunities for a diverse mix of uses while maintaining the City's existing single family residential neighborhoods.

5. The Project enhances the local economy and provides opportunities for future jobs and business development commensurate with forecasted growth by planning for a mix of residential and commercial development near existing urbanized areas and transportation corridors.

6. The Project improves mobility options through the development of a multi-modal transportation network that enhances connectivity, supports community development patterns, limits traffic congestion, promotes public and alternative transportation methods, and supports the goals of adopted regional transportation plans.

7. The Project is the product of a comprehensive planning effort driven by members of the general public, members of the Technical Advisory Committee, city stakeholders, the Planning Commission and the City Council through numerous surveys, public meetings, hearings, and workshops that resulted in a thoughtful balance of community, economic, social, and environmental interests.

Attachment I

Zoning Designations

Public

OS	Open Space
PF	Public Facilities
PF-A	Public Facilities Airport

Residential

RA	Residential Agriculture
R-1	Single Family Residential
RSL-1	Small Lot Single Family Residential
R-2	Medium Density Residential
R-3	High Density Residential
RMH	Residential Mobile Home Park

Commercial

CPO	Commercial & Prof. Office
CC	Convenience Center
C-1	Central Business District
C-2	General Commercial

Airport

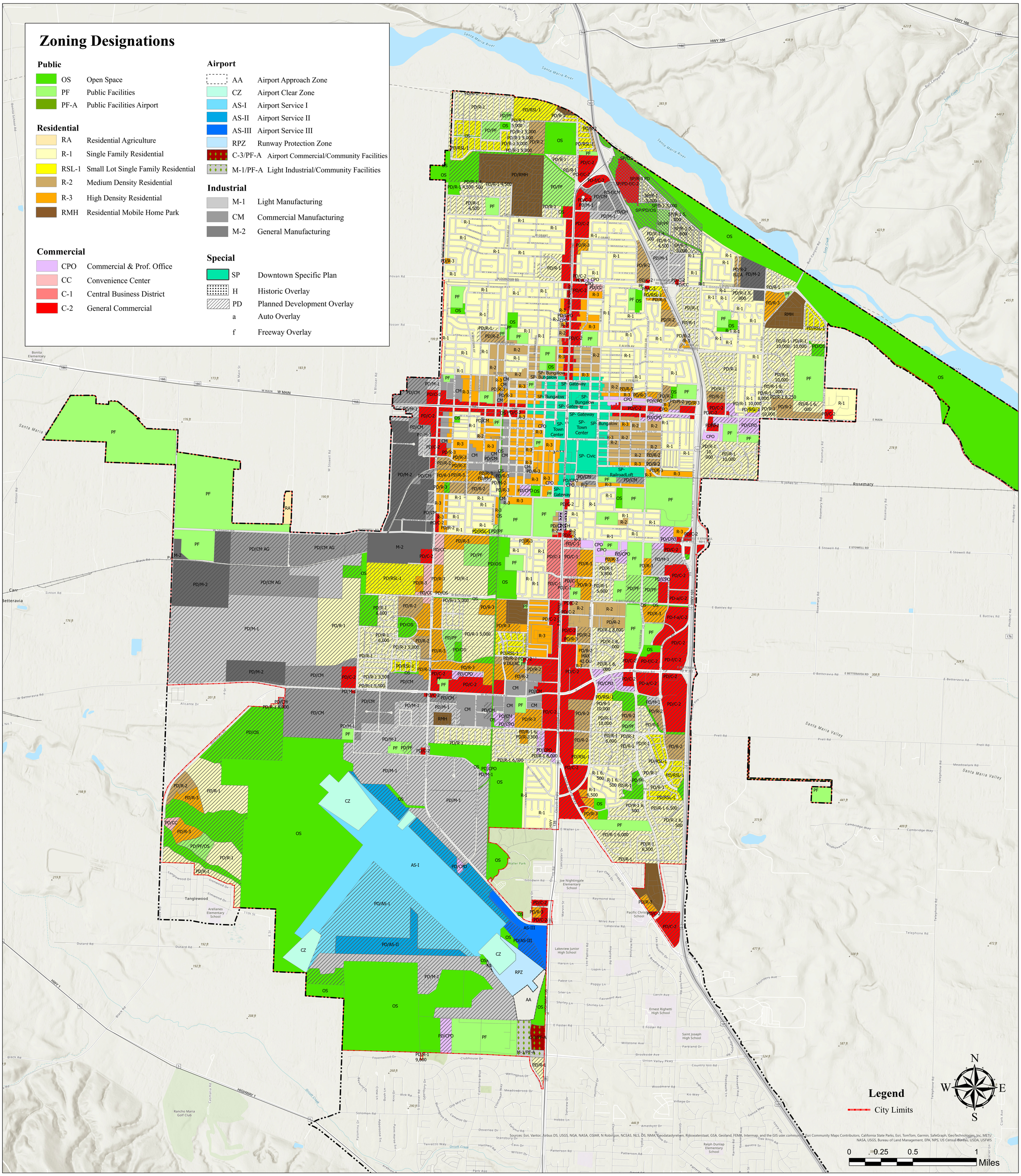
AA	Airport Approach Zone
CZ	Airport Clear Zone
AS-I	Airport Service I
AS-II	Airport Service II
AS-III	Airport Service III
RPZ	Runway Protection Zone
C-3/PF-A	Airport Commercial/Community Facilities
M-1/PF-A	Light Industrial/Community Facilities

Industrial

M-1	Light Manufacturing
CM	Commercial Manufacturing
M-2	General Manufacturing

Special

SP	Downtown Specific Plan
H	Historic Overlay
PD	Planned Development Overlay
a	Auto Overlay
f	Freeway Overlay



City of Santa Maria

Zoning Map

Approved:

Ordinance XXXX
Adopted XXXX

Director of Community Development

City of Santa Maria Community Development Dept. 110 S. Pine St. #101, Santa Maria, CA 93458

Zoning map as of December 2025.
This map is updated periodically. Please check with the Community Development Department for any possible changes.
This is the unoffical zoning map for illustration only. Base data provided by Santa Barbara County.

Not drawn to engineering standards.

Update by: Carol Zorendorfer

CITY OF SANTA MARIA

PLANNING COMMISSION STAFF REPORT

MARCH 4, 2026

5.a

Attachment J. Planning Commission Staff Report 3-4-26.docx

Property Location: Citywide

The City of Santa Maria Planning Commission will review and consider for recommendation to City Council, certification of the Final Environmental Impact Report, adoption of the Santa Maria 2045 General Plan including initiation of proceedings to amend the City's Sphere of Influence and annex the territory designated "Planned Annexation", and approval of a Zoning Map Amendment repealing and reenacting the City of Santa Maria Official Zoning Map for consistency with the General Plan.

Environmental: Environmental review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2025020584) pursuant to the California Environmental Quality Act (CEQA) and State Guidelines.

Planner Contact: Dana Eady, 805-925-0951 ext. 2444; deady@cityofsantamaria.org

RECOMMENDATION:

Take the following actions:

1. By resolution, recommend that the City Council adopt a resolution certifying the Final Environmental Impact Report prepared for the Santa Maria 2045 General Plan Update; and

2. By resolution, recommend that the City Council adopt a resolution adopting the City of Santa Maria 2045 General Plan, replacing the existing adopted General Plan; and

3. By resolution, recommend that the City Council adopt an ordinance approving a Zoning Map Amendment (Z2026-0001) repealing and reenacting the City of Santa Maria Official Zoning Map.

DISCUSSION

The City of Santa Maria's General Plan is a comprehensive document that establishes the community's vision and provides a framework that will guide decisions on topics such as growth, economic development, and land use through the planning horizon year of 2045. The plan includes goals, policies, and implementation actions in chapters called Elements. The Santa Maria 2045 General Plan supersedes and replaces the City's

current General Plan and has been substantially updated to address local conditions, community priorities and goals, and State law.

This item was reviewed by the Planning Commission at the February 18, 2026, public hearing where it was continued to March 4, 2026, with direction to staff to respond to the items raised in the following public comment letters:

1. Grower Shipper Association, dated February 18, 2026
2. Urban Planning Concepts, Inc., dated February 13, 2026
3. Urban Planning Concepts, Inc., dated February 16, 2026
4. Urban Planning Concepts, Inc., PowerPoint comments, February 18, 2026
5. Dignity Health Marian Regional Medical Center, dated February 17, 2026

The following table includes a summary of the comments provided in each letter, a staff response, and any recommended changes to be incorporated into the Final General Plan.

Letter 1: Grower Shipper Association, dated February 16, 2026	
Comment Summary	Staff Response
<u>*Circulation Element*</u> 1. *Page 10-Roundabouts. "It is important for the City to collaborate with local communities to be engaged and involved in the design and implementation of local roundabouts <u>where appropriate."</u> We have commented extensively that roundabouts are not always the appropriate solution for areas frequented by agricultural vehicles and equipment.*	Revise as follows: "It is important for the City to collaborate with local communities and to be engaged and involved in the design and implementation of local roundabouts <u>to ensure that they are sited and designed appropriately.</u>
2. *~~"Action CIR-4.2.2: Maintain a truck route plan identifying streets to be posted as designated truck routes to avoid sensitive uses, and to be posted with weight limit restrictions and accompanied with street design elements where possible to discourage their use by heavy vehicles."~~ Appropriate and efficient agricultural transportation corridors must remain open to avoid irreparable harm to highly perishable fresh produce. Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	Action CIR-4.2-2 is required per Assembly Bill (AB) 98, requiring the City to update its Circulation Element by January 1, 2028, identifying and establishing specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and concentrations of sensitive noise receptors.

3. *"Policy CIR-7.1: Reduce VMT. Reduce VMT ~~below regional averages~~ on a "per resident" and "per employee" basis <u>where required</u>…" We are concerned that going above and beyond already-stringent State requirements could reduce job and economic opportunities for residents and businesses. As a regulatory requirement, it should instead conform with State mandates without creating additional undue burdens. Additional incentives could be considered but should not be a mandatory reduction.*	In accordance with SB 743 and CEQA Guidelines Section 15064.7(c), Thresholds of Significance, the City of Santa Maria has elected to adopt the VMT reduction target set by CARB for the SBCAG region as the threshold of significance for VMT impact determination. Using this threshold, VMT impacts would be considered potentially significant if the forecasted rate of residential VMT per household or VMT per employee for the project were to exceed 83 percent of the existing rate of VMT in each category (i.e., at least a 17 percent reduction in per-unit VMT would be required for an impact to be considered less than significant). Recommend the following changes to Policy CIR-7.1: Reduce VMT. Reduce VMT <u>in accordance with the reduction target set by the California Air Resources Board (CARB) for the Santa Barbara County Association of Governments (SBCAG) region</u> ~~below regional averages~~ on a "per resident" and "per employee" basis.
<u>*Conservation and Open Space Element*</u> 1. *"Action COS-1.3.1: …• Reduce mowing in targeted areas (i.e., within ~~agricultural and~~ habitat buffers and in City open spaces) to promote natural plant growth and habitat for pollinators." This change is needed to protect agricultural resources from damaging pests and diseases that can be harbored in unmanaged lands.*	Recommend changes to Action COS1.3.1 as proposed.
2. *"Policy COS-2.1: Agricultural preservation. Collaborate with Santa Barbara County and local landowners to preserve existing agricultural uses on lands not proposed for future development, including croplands and rangelands. Action COS-2.1.1: During review of projects that would alter or convert existing agricultural uses, balance state and regional efforts to preserve existing agricultural uses, including the Santa Barbara County Right to Farm Ordinance, clustering of urban land uses/development, and transfer of development rights —with*	Policy COS-2.1 and Action COS-2.1.1 both include direction regarding the potential future development of areas that are adjacent to agricultural uses. These would apply to the future Planned Annexation area (PA) as well as areas within City limits that are adjacent to agricultural uses and are planned for future development. No changes to these policies are recommended as additional planning would be required to implement the policy and action to ensure that future development takes into account the location of agricultural uses and provides sufficient buffers.

other factors. These include providing adequate housing, achieving a jobs-housing balance, supporting economic sustainability, and advancing other City interests." Inducing or placing incompatible uses, such as sensitives sites, residential uses, and DACs into and near agricultural production and support areas will result in predictable land use conflicts and cascading impacts to both agricultural operations and residents. Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.	
3. *"Action COS-2.1.2: To the extent feasible, support the establishment of agricultural conservation easements on land within the City's Sphere of Influence that is zoned for agriculture and designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland by initiating discussions with property owners on eligible sites and providing education and technical assistance to interested owners." A compact urban footprint and prudent land use planning would be most beneficial to agricultural resources, conservation, and open space, rather than conservation easements or technical assistance from the City for agricultural lands within the City's Sphere of Influence.*	Recommend deleting Action COS-2.1.2. Area within the City's limits and SOI is not zoned for agriculture and there are no proposed changes to land use designations or zoning to add agricultural zoning designations to property within the City's limits or in the SOI.
4. *~~"Policy COS-2.2: Sustainable agriculture. Encourage the adoption of sustainable agricultural practices to preserve productivity while protecting natural environments."~~ While we also support various forms of sustainable agriculture, this Policy is beyond the scope of the City, overly prescriptive, and outside of its area of expertise.*	While Policy COS-2.2 is broad in scope, the intent is to provide direction for the City to generally support sustainable agricultural practices. No changes to this policy are recommended.
5. *"Action COS-2.2.1: Support local agricultural operators to encourage the continued use and adoption of best management practices that enhance soil*	Recommend making the changes to Action COS-2.2.1 as recommended in item #5.

quality, protect plant health, conserve water, and reduce soil erosion~~, including: • Integrated pest management and reduction of chemical pesticide use • Rotational grazing and crop rotation to enhance soil health and biodiversity • Agroforestry • Composting~~" While we also support the advancement of best management practices, these comments are overly prescriptive, not reasonably feasible for the City to support, not applicable to agriculture in Santa Maria, and/or would compromise the food safety and marketability of the fresh produce grown in and near the City.	
6. *~~"Policy COS-5.2: Agricultural air pollutant emissions. Reduce air pollutant emissions associated with agricultural uses. Action COS-5.2.1: Work with agricultural operators located within City limits and in adjacent unincorporated areas to encourage the adoption of farming practices that minimize dust, consistent with the Santa Barbara County's dust control measures. These practices include limiting plowing, disking, mowing, and tilling when soil is dry and winds are high, and using surface coverings or cover crops to reduce wind erosion and stabilize soil. Action COS-5.2.2: Coordinate with SBCAPCD to report illegal burnings and enforce SBCAPCD regulations pertaining to agricultural burnings. Action COS-5.2.3: Collaborate with SBCAPCD to monitor pesticide residues in the air and enforce pesticide use and storage regulations.~~ These Policies and Actions are overly prescriptive, already regulated by various agencies, and beyond the City's jurisdiction. Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	Recommend deleting Action COS-5.2.3 as these activities are monitored by Santa Barbara County. No other changes are recommended to be made as this policy and action address agricultural operations that could impact properties within City limits and within the Planned Annexation (PA) area should it be annexed and developed in the future.

7. *"Action COS-5.2.4: Update the Municipal Code to establish a minimum buffer requirement between agricultural uses, including agricultural supply businesses, and development based on the type of use. Sensitive land uses, including residential uses, schools, day cares, senior homes, and hospitals, shall require the largest buffer distance from agricultural and related uses." Buffers must be placed on the new use, rather than the existing agricultural use, and are not a substitute for good land use planning. Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	The buffer ordinance would be developed through a public review process, and the focus would be placed on the new use and how far that use could be located to agricultural uses. Recommend the following changes to Action COS-5.2.4: Update the Municipal Code to establish a minimum buffer requirement between <u>existing</u> agricultural uses, including agricultural supply businesses, and <u>new</u> development based on the type of use. Sensitive land uses, including residential uses, schools, day cares, senior homes, and hospitals, require the largest buffer distance from agricultural and related uses.
8. *"Action COS-5.2.5: Update the Municipal Code to require the use of green walls or vegetation barriers in combination with minimum buffers to provide a physical barrier between agricultural and sensitive uses." Industrial and commercial uses would be the most beneficial buffers. We are concerned about ongoing maintenance of the vegetative areas, and the potential for these spaces near agricultural areas to be reservoirs for agricultural pests, diseases, and food safety threats, which would be detrimental to agricultural uses.*	Recommend deleting Action COS-5.2.5. The buffers are addressed in Action COS-5.2.4.
<u>*Economic Development Element*</u> 1. *"Policy ECON-2.8: Annexation lands. Support efforts for the annexation of land into the city to promote business expansion and residential growth. Leverage annexation as a tool to accommodate economic development, enhance infrastructure, and create opportunities for sustainable urban growth." Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	No changes to Policy ECON-2.8 are recommended. The 2045 General Plan includes an area that is designated as Planned Annexation (PA). This policy would directly apply to the future development of this area should it be annexed by LAFCO.

Health and Environmental Justice Element 1. *Page 3. "(DACs) are areas identified by the California Environmental Protection Agency or low-income areas that ~~are~~ may be disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation." Page 5. "Below are summaries of environmental health factors that may affect DACs in Santa Maria." We have exhaustively commented that potential risk does not equal exposure and these inaccuracies must be corrected.*	No changes to this section are recommended. DACs are defined by the Cal EPA as described in the General Plan.
2. *Page 5. "Relative to other communities in California, ~~Santa Maria experiences higher rates of pesticide exposure, as~~ the majority of census tracts in the city are above the 80th percentile for pesticide use in CalEnviroScreen 4.0. ~~Pesticide use during agricultural production poses significant public health risks since both short-term and long-term~~ Exposure to certain pesticides are linked to serious illnesses such as cancers, pregnancy complications, and developmental issues—especially for children, pregnant women, older adults, and agricultural workers. DACs that are located near agricultural fields, including farmworker communities in and around Santa Maria, could face heightened exposure risks. We have exhaustively commented that potential risk does not equal exposure and these inaccuracies must be corrected.*	Recommend revising as follows: *Relative to other communities in California, Santa Maria experiences higher rates of pesticide exposure, as the majority of census tracts in the city are above the 80th percentile for pesticide use in CalEnviroScreen 4.0. ~~Pesticide use during agricultural production poses significant public health risks since both short-term and long-term~~ Exposure to certain pesticides are linked to serious illnesses such as cancers, pregnancy complications, and developmental issues—especially for children, pregnant women, older adults, and agricultural workers. DACs that are located near agricultural fields, including farmworker communities in and around Santa Maria, could face heightened exposure risks.*
3. *HEJ Page 7. "~~H-2A Housing. The increasing number of H-2A Visa workers in agricultural jobs and~~ the associated requirements for employers to supply worker housing have heightened the need for ~~increasing the amount of safe and affordable housing in the city.~~" We appreciate the appropriate deletions elsewhere from the Policy Frameworks Draft; this final reference needs to be deleted to conform with the City's dedication to fair housing.*	Recommend revising as follows: *~~"H-2A Housing. The increasing number of H-2A Visa workers in agricultural jobs and~~ The associated requirements for employers to supply worker housing have heightened the need for increasing the amount of safe and affordable housing in the city.*

4. *"~~Policy HEJ-1.1: Protect against industrial pollution. Prevent industrial and commercial facilities~~ from exposing sensitive land uses (e.g., schools, playgrounds, housing, hospitals, senior centers, and daycare centers) to harmful air pollution and toxic chemicals, especially in DACs that have experienced disproportionate pollution burdens, by carefully analyzing proposed development and the ~~expansion of industrial and commercial uses.~~" Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	It is important to consider incompatible uses and impacts to sensitive land uses from proposed and expanded development. Therefore, staff recommends the following changes to Policy HEJ-1.1: Protect against <u>potential exposure to</u> ~~industrial~~ pollution. <u>Avoid siting new sensitive land uses (e.g., schools, senior centers, and daycare centers) near existing industrial, commercial, and agricultural uses which have the potential to</u> ~~Prevent industrial and commercial facilities from exposing sensitive land uses (e.g., schools, playgrounds, housing, hospitals, senior centers, and daycare centers) to~~ <u>result in exposure to</u> harmful air pollution and toxic chemicals, especially in DACs that have experienced disproportionate pollution burdens, by carefully analyzing proposed development. ~~and the expansion of industrial and commercial uses~~
5. *"~~Policy HEJ-1.2: Enforce truck routes. Ensure local adherence to the City's most recent truck routes~~ map and regulations that aim to reduce significant traffic and pollution impacts on homes, schools, ~~childcare centers, senior centers, and other sensitive land uses.~~" Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	Policy HEJ-1.2 is required per Assembly Bill (AB) 98, requiring the City to identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and concentrations of sensitive noise receptors.
6. *"~~Policy HEJ-1.4: Promote healthy farming techniques. Support sustainable agricultural practices in~~ and around the City of Santa Maria. Action HEJ-1.4.1: Support the Santa Barbara County Agriculture/Weights & Measures Department's efforts to identify communities that should be prioritized for education and interventions to reduce farms' pesticide use, limit pesticide drift onto communities, protect farm workers against pesticide exposure, ensure compliance with pesticide spraying time blocks, and support the use of Integrated Pest Management practices. Action HEJ-1.4.2: Work collaboratively with Santa Barbara County's Agricultural*	In accordance with SB 1000, the environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following: (A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. (B) Identify objectives and policies to promote civic engagement in the public decision-making process. (C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities. This policy and action items were

Commissioner's Office and the California Department of Pesticide Regulation to enforce the County's agricultural buffer zones and the installation of vegetative barriers to minimize land use conflicts; determine buffers for proposed projects; limit pesticide drift; and protect farmers, workers, and residents from harms related to ~~agricultural uses.~~" Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.	developed through the public process to address the SB1000 requirements noted above for Santa Maria. No changes are recommended.
7. *"Policy HEJ-1.8: Preserve water quality. Continue to ensure that Santa Maria residents have access to clean, safe, affordable, and accessible water for drinking, cooking, and sanitation, by working with the County, State, and Central Coast Regional Water Quality Control Board to guard against potential contamination ~~from fertilizer-related impacts and surface stormwater impacts~~." Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information."*	Recommend revising Policy HEJ-1.8 as proposed.
<u>*Land Use Element*</u> 1. *"Action LU-1.1.3: Amend the Area 9 Specific Plan to allow low-density residential uses along A Street, consistent with the LMDR designation." We oppose amending the Area 9 Specific Plan to allow low-density residential uses along A Street that are unrelated to the surrounding agricultural and industrial uses. This action is counter to many of the other pillars in the Draft General Plan and EIR. To maintain compatibility for agricultural, residential, and sensitive uses, we oppose inducing residential and sensitive uses into and near spaces intended for agricultural, industrial, and commercial uses.*	The preferred land use alternative selected by the City of Santa Maria City Council in 2023 included amending the general plan land use designation and zoning of the CPO designated and zoned area in Area 9 to single-family residential. A future Specific Plan Amendment would be required prior to any single-family residential development in this area. No changes to this Action are recommended.

2. *Policy LU-1.2 regarding Infill Development. This draft falls short in fulfilling opportunities to revitalize key areas of the City without impacting immediate and adjacent agricultural resources. The prior draft language should be restored.*	The proposed land use designations and increased land use densities were included in the preferred land use alternative that was selected by the City Council as a basis for the planned growth in the City. No changes are recommended.
3. *"Policy LU-2.1: Planned Annexation area. Expand Sphere of Influence and annex the Planned Annexation areas identified on the General Plan Land Use Map to meet housing and jobs development goals." Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	No changes to Policy LU-2.1 are recommended. The preferred land use alternative selected by the City Council included the SOI expansion and future annexation of land as described in the Final General Plan.
4. *Policy LU-2.3: Future Specific Plans…. • Buffer schools, parks, and homes from infrastructure, major roadways, the Santa Maria regional landfill, industrial land uses, agricultural land uses, and other land uses that may ~~produce odor or noise or negatively impact air quality~~ generate land use conflicts." Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	No changes to Policy LU-2.3 are recommended. Implementing appropriate buffers in future Specific Plans, specifically within the Planned Annexation (PA) area will be necessary. The policy states "other land uses", which may include a range of uses.
5. *"Policy LU-4.2: Industrial on major corridors. Prohibit new industrial, manufacturing, and heavy polluting uses in the Main Street and Broadway Corridor Mixed-use designated areas, as they detract from creating a walkable mixed-use environment. Policy LU-4.3: Mixed-use development. Support vertical and horizontal mixed-use development, integrating residential uses along Broadway and Main Street to promote a pedestrian-focused environment in the core of the city and reduce vehicle trips." We oppose the prohibition of industrial and other uses west of Blosser Road. We oppose changing the land use designation **west** of Blosser Rd from Commercial and Industrial to Corridor-Mixed Use. We are concerned that these changes would induce residential, other*	The Corridor Mixed Use (CMU) designation was developed through the Preferred Land Use Alternative phase of the project and was reviewed and selected by the City Council in 2023. This area is zoned PD/C-2, General Commercial. Mixed-use developments are currently allowed under the City's mixed-use Ordinance in the PD/C-2 zone. No changes to the zoning are currently proposed. New Industrial, Manufacturing, and heavy polluting uses within the City are required to be located within the appropriate industrial zones in the City and outside of areas that are zoned for mixed-use residential types of developments. No changes to Policy LU-4.2 are recommended.

sensitive uses, and potentially DACs into and near working spaces, including industries that support agriculture, and result in predictable land use conflicts.	
6. *"Policy LU-5.3: Location of new housing. Discourage single-family housing production directly adjacent to high-intensity commercial, agricultural, and industrial uses, in favor of land use transitions and buffers between differing intensities of development." Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	Recommend revising Policy LU-5.3 as proposed. It is feasible for new housing to be located near agricultural areas provided that adequate buffers are planned and implemented as a part of future specific plans and development plans.
7. *This draft of the Land Use Element had introduced inconsistencies in its description and treatment of agricultural lands. For example, LU 9.1 says "Preserve agricultural resources in the city on land not proposed for future development: and LU-9.3 calls out "lands designated for agricultural uses" while page 6 states "No land within City limits is designated or zoned specifically for agriculture; agricultural uses operate as transitional uses until development is planned for an area." It would be important to have clarification and consistency before finalizing the plan.*	Policy LU-9.3, requires the Municipal Code to be updated to require buffers between new development and lands designated for agricultural use. This policy is intended to apply to areas that may be utilized for agriculture that are in existing city limits and within the unincorporated area of Santa Barbara County. The final General Plan was completed in accordance with direction from the City Council through selection of the Preferred Land Use Alternative which included the Planned Annexation (PA) area of 985-acres located east of Highway 101. Should this area be annexed into City limits and developed, agricultural buffers would need to be considered and implemented where required. No changes to Policy LU-9.1 or 9.3 are recommended.
8. *Policy 9.1: "…Preserve agricultural resources in the city on land not proposed for future development, specifically those with State or local importance…." The draft of this policy is inconsistent and undermines the future vitality of agriculture both within and adjacent to the City. The prior draft language should be reinstated.*	
9. *"Policy LU-9.3: Agricultural buffers. Update the Municipal Code to require buffers between new development and lands designated for agricultural uses. Examples of buffers include but are not limited to roadways, stormwater basins, and landscaped or open space areas."*	See response to #7, above. The agricultural buffer ordinance would be developed through a future effort with public input and required approval by the City Council. Policy LU-9.3 does not limit the types of buffers that could be included within the ordinance, it only provides an example of types of buffers that could be considered. No changes are recommended.

As stated previously, the uses allowed in the buffer and the total distance will determine whether buffers would be helpful or make land use conflicts even worse. For example, active recreational uses and unmanaged reservoirs for pests and diseases would not be helpful mitigation measures. The most useful approach is to exercise good land use planning. This includes industrial and commercial uses as potential buffers between agriculture and residential and sensitive uses.	
10. ~~*"Policy LU-12.4: Walking paths as buffers. Utilize walking paths and linear parks as a transition and/or buffer between non-compatible uses or noticeable changes in building scale or density."*~~ *Active recreational uses are not compatible as an agricultural buffer.*	See response to #7 and # 9, above. This policy addresses many types of uses that could be noncompatible. Agricultural buffers will be developed that are specific to that use. No changes are recommended.
11. *"Policy LU-13.1: Land use buffers. Require the use of buffers between incompatible land uses by using context-appropriate buffers such as berms, walls, landscaping, <u>walking and</u> bike paths, and arterial streets, where appropriate and depending on neighboring use, to avoid adverse impacts to either use. Action LU-13.1.1: Update the City's municipal code to protect sensitive land uses by, for example, requiring a buffer between sensitive uses and local sources of air pollution such as industrial and commercial facilities (e.g., warehouses, processing plants, factories, landfills, hazardous waste facilities) <u>and avoid locating new sensitive land uses near existing agricultural, commercial, and industrial facilities</u>. Developments should incorporate appropriate mitigation measures that reduce potential pollution exposure." Good land use planning is mutually beneficial to both types of uses.*	No changes to Policy-13.1 are recommended. This policy provides examples of buffers but does not limit the types of buffers that could be utilized. Action LU-13.1.1 addresses the development of a buffer ordinance within the municipal code which will be a future City effort through a public hearing process. Avoiding siting incompatible uses from each other is discussed in other policies in the Land Use Element (such as Policy LU-5.3). No changes are recommended.

12. *"Policy LU-13.2: Residential encroachment. Protect residential neighborhoods and schools from encroachment by incompatible nonresidential uses such as light industrial, general industrial, and heavy commercial/manufacturing, and the impacts associated with adjacent nonresidential activities. Protect existing agricultural, industrial, and commercial operations from residential encroachment, resulting in impacts to nonresidential activities." Good land use planning is mutually beneficial to both types of uses.*	No changes to Policy LU-13.2 are recommended. This Policy focuses on protecting sensitive land uses (residences and schools) from incompatible industrial, commercial, and manufacturing land uses. The protection of Agricultural resources from future residential types of development would occur through the establishment of buffers as described above.
Noise Element 1. *"Policy N-2.2: Industrial and agricultural traffic noise reduction measures. Evaluate and identify measures and strategies to reduce traffic noise from industrial and agricultural truck traffic, and coordinate with local businesses to implement the measures and strategies as needed. Action N-2.2.1: Coordinate with businesses to identify possible limitations on local truck traffic, including loading and unloading, specific routes, times, and speed limits appropriate for each zoning district, while ensuring compatibility with essential business operations. Action N-2.2.2: Work with local businesses and law enforcement to minimize traffic noise by encouraging the use of preferred routes and delivery times." Limitations on transportation options would adversely impact agricultural resources and are also counter to the emergency evacuation and response infrastructure goals outlined in the Safety Element. Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	Emergency response and evacuation planning would be considered through the implementation of Action N-2.2.2. The language in this Policy and Actions directs the city to look at possible traffic noise reduction measures that would be feasible to local businesses and law enforcement. Future work on this item would be required through thoughtful collaboration with local businesses, the City's Police and Fire Departments, and public input. No changes are recommended.

Safety Element 1. *Page 7. "Agricultural practices exacerbate local flood issues by causing pooling, reducing ground absorption, and blocking drainage systems." Agricultural discharges are regulated by the Water Quality Control Board. It is inappropriate to generalize agricultural practices or single out one industry. This reference must be removed. Furthermore, there are major technical flaws in this argument.*	Recommend making the changes outlined in item #1.
2. *"Figure S-7: Oil and Natural Gas Network." The Association has previously encouraged consideration of potential annexation of the Bradley Lands as a preferable alternative to annexation of prime agricultural lands on the Santa Maria Valley floor. Some argued this was not feasible due current or former oil and gas locations in Bradley Lands. Figure S-7 illustrates similar intensity of Oil and Gas in the southern portion of the proposed annexation alternative parallel to Highway 101.*	The area proposed for annexation in the General Plan was selected by the City Council through the preferred land use alternative. No changes are recommended.
3. *~~"Policy S-3.2: Agricultural runoff reduction. Work with the County of Santa Barbara to reduce off-~~site and urban flooding caused by agricultural runoff. Action S-3.2.1: Work with the County of Santa Barbara to educate agricultural operators on best management practices to address runoff and irrigation control and the implementation of efficient onsite drainage systems. Action S-3.2.2: Collaborate with local agricultural operators and the Cachuma Resource Conservation District to ~~implement and enforce agricultural runoff control measures.~~" Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information.*	Policy S-3.2, Action S-3.2.1, and Action S-3.2.2 provide direction for the City to coordinate with the County of Santa Barbara regarding any potential agricultural related runoff issues. No changes to this policy or action items are recommended.
4. *"Policy S-3.6: Dam and levee inundation safety." Action S-3.6.4: Support legal and technical efforts to retain the essential functions of*	Action S-3.6.4 was previously deleted.

Twitchell Reservoir for flood control and groundwater recharge <u>purposes.</u>	
5. *"Policy S-8.2, Climate resilient design. Require new development and redevelopment to incorporate climate-resilient design to mitigate the impacts of climate change. Action 8.2.1: Adopt regulatory standards such as CALGreen Tier 1 and 2 to encourage energy efficiency and climate-smart design for new development and redevelopment." We are concerned with the impacts to economic viability of going above and beyond California regulatory requirements, including the CA Building Code; voluntary incentives should be reinstated.*	Recommend the following revision to Policy S-8.2: Climate resilient design. ~~Require~~ <u>Encourage</u> new development and redevelopment to incorporate climate-resilient design to mitigate the impacts of climate change. Action 8.2.1 directs the City to adopt regulatory standards to encourage energy efficiency and climate-smart design for new development and redevelopment. The Action provides an example of CALGreen Tier 1 and Tier 2 but does not limit or require these standards specifically. The regulatory standards ultimately adopted by the city will be developed through a public hearing process with input from the public and decision makers.
6. *Limitations to transportation options identified elsewhere are counter to the emergency evacuation and response infrastructure goals outlined in the Safety Element.*	See response above regarding Noise Element #1.
<u>*Draft EIR and Alternatives*</u> *"Agricultural Resources-Project Impacts and Mitigation Measures* *"DEIR 4.1-10: "As such, future development adjacent to agricultural land would not lead to farmland loss due to potential conflicts between existing farming operations and new urban or non-agricultural uses. The 2045 General Plan Update would result in less than significant impacts as it would not result in the conversion of farmland to non—agricultural uses that have not already been evaluated in previous environmental documents and would not result in conflicting uses introduced adjacent to existing farmland."* *"DEIR 4.1-13. A majority of development facilitated by the plan would likely not create significant impacts, particularly for development that would be located in urbanized areas of the city. However, because implementation of the plan would allow for future conversion of Important Farmland and conflict with agricultural zoning*	Page 4.1-10 of the Final EIR states: The California Department of Conservation currently lists several sites within the city as either Grazing Land, Prime Farmland, or Unique Farmland. However, these sites have previously undergone environmental review for the conversion of agricultural land. For example, the area west of A street and north of Betteravia Road was evaluated within the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930) in 1994 and the Area 9 Specific Plan Environmental Impact Report (SCH #2008071018) in 2011 wherein impacts to agricultural resources were determined to be less than significant. The Environmental Impact Report for the City's Sphere of Influence Expansion (SCH#90010930) documented the conversion of these agricultural resources to non-agricultural uses, and the City Council Resolution No. 92-136 presented a Statement of Overriding Considerations, which the Council adopted on September 15, 1994. Santa Barbara LAFCO approved annexation of

within the annexation area, impacts would be significant and unavoidable." *These statements are patently false. Please refer to the comments submitted by Somach Simmons & Dunn on behalf of the Association for additional information. The Draft EIR is woefully inadequate in its analysis of potential impacts to and mitigation measures to lessen potential impacts to agriculture under the Agricultural Resources and many other potential impact categories as listed throughout this letter and the comment letter submitted by Somach Simmons & Dunn on behalf of the Association. The individual and cumulative impacts to agriculture-related impact categories have not been properly identified, analyzed, or mitigated as required by CEQA, and must be adequately corrected in future drafts. Although analysis of the Bradley Lands annexation would have been preferred by the Association, it might also prove useful to analyze an alternative that prioritizes infill and annexes only the portion of lands north of Main Street and the block immediately east of Marian Regional Medical Center, both in the EIR and General Plan Land Use Alternatives.*	the project area to Santa Maria on November 23, 2004. Furthermore, to mitigate the conversion of these agricultural resources, the City adopted a "Greenbelt and Urban Buffer" resolution in 1994 (Resolution 94-9). The Greenbelt and Urban Buffer resolution established that the City would preserve agricultural and open space areas immediately adjacent to the City's Urban Boundary Limit. This resolution protects agricultural and open space areas adjacent to the city by prohibiting the city from expanding its Urban Boundary Limit into such areas. Because the impacts of the conversion of these agricultural resources on the site were previously offset by the establishment of the City's Greenbelt and Urban Buffer, impacts were found not to be significant (City of Santa Maria 2011). As such, conversion of the area known as Area 9 would not result in a significant impact to agricultural resources. Similarly, the area south of Main Street between Blosser Road and Hanson Way was evaluated within the Sphere of Influence Expansion Environmental Impact Report (SCH #90010930) in 1994. As part of the Sphere of Influence Expansion project, this area was assigned urban growth potential as part of the West Main Specific Plan and did not include area identified for future agricultural use. Conversion of this area would not result in significant impacts as the area has been previously evaluated and slated for urban growth in previous environmental analyses. The area east of South Blosser Road, south of West Stowell Road, and north of Battles Road was evaluated within the Blosser-Southeast Specific Plan Amendment Supplemental Environmental Impact Report (SCH #1994107909) in 2020 wherein impacts to agricultural resources were determined to be less than significant. The Supplemental Environmental Impact Report determined that the Blosser-Southeast Specific Plan area has been anticipated for non-agricultural use, including residential development, since the evaluation of the City's Sphere of Influence Boundary Amendment and Concurrent Annexation Program in 1992. As part of the

	Sphere of Influence Boundary Amendment and Concurrent Annexation Program, this area was assigned residential growth potentials and did not include area identified for future agricultural use. As such, conversion of this area would not result in a significant impact to agricultural resources. The area east of Blosser Road and south of Battles Road was evaluated within the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029) in 2015. Impacts to agricultural resources within this Environmental Impact Report were determined to be less than significant as this area was identified an infill site located within the urbanized city, surrounded by urban development and is planned and zoned for future urban development. Prior to the preparation of the Betteravia Plaza General Plan Amendment, Land Use and Zone Change and Development Agreement Environmental Impact Report (SCH #2015011029), an Initial Study – Mitigated Negative Declaration was prepared for this area indicating the site had a land use designation of Light Industrial and a zoning designation of Light Manufacturing that has since been changed to allow for retail commercial and professional office uses. As the area has been designated for development and has been previously evaluated in previous environmental documents, impacts related to the conversion of agricultural land would be less than significant. The Final EIR fully analyzes the 2045 General Plan Update's impacts to Agricultural Resources and discloses that while the 2045 General Plan Update includes policies which are intended to minimize future impacts to agricultural lands in and around Santa Maria, there is no set of General Plan policies or mitigation measures that could feasibly reduce the identified impact to agricultural lands in the Planned Annexation area, should that be annexed and developed in the future. Although the Infill Only Alternative would be the Environmentally Superior Alternative, this alternative would not fulfill the primary

	objectives of the 2045 General Plan Update, including the provision of housing quality and various housing choices or improving opportunities for connected growth. Further, the Infill Only Alternative would not enhance new and existing neighborhoods such that each neighborhood would be a Complete Neighborhood or provide innovative housing and may result in the City failing to meeting its RHNA obligations in accordance with State law as it would significantly reduce the affordable housing options and limit new housing to infill only and redevelopment. A Statement of Overriding Considerations addressing this impact has been provided as Attachment E to this report.
Letter 2: Urban Planning Concepts, Inc. dated February 13, 2026	
The purpose of this letter is to provide information regarding the Guggia/DeBernardi property, that we refer to as Planned Annexation Area #1, which is located within the east side Planned Annexation Area addressed in the General Plan Update. This letter documents the planning work completed to date, demonstrates consistency with the vision and policies of the Draft General Plan, and requests that the Conceptual Land Use Plan and Project Description for this property be included in the General Plan and Draft EIR record as an example of how the properties could be developed in the future. However, this submittal is not a request for project approval, annexation, or entitlement at this stage. We respectfully request that the Planning Commission, as part of its recommendation on the General Plan Update and Draft EIR, acknowledge the Conceptual Land Use Plan and Project Description for the Guggia/DeBernardi property as consistent with the Draft General Plan as an appropriate implementation framework within the Planned Annexation Area.	This area is included within the area that is identified as the Planned Annexation (PA) area on the Land Use Policy Map. Any future development of this area will not be able to occur until after the City's SOI has been changed and the area annexed through the LAFCO process. A specific plan and additional environmental review will also be required. This letter is noted as a part of the record for the General Plan Update.

Letter 3: Urban Planning Concepts, Inc., dated February 16, 2026	
Introduction *Pictures There are too many pictures that take up at least 80 pages of this 290-page GP document. As suggested before, these pictures could have been reduced and made into a collage page. Pictures are not required This collage for each element could replace the repeated generic aerial photo that looks like any city. The Goals and Policies section are the most important part of the GP Element. Request the Planning Commission direct staff to work with the community and consultants to revise the cover page of each element.*	The photos were included in the draft General Plan that was circulated for public review and the City received one comment from this commenter regarding a concern with the number and placement of photos within the plan. No other specific comments or concerns regarding the photos were noted. It is common for current General Plans to include photos throughout, based on the element topic. No changes are recommended.
Fig INT-2. All of the regional maps in this GP must include the 1500-acre city owned Los Flores Park and future Landfill. It is referred to many times, so people need to know where it is located. All city maps should clearly note the SMAPD boundaries. This will make it clear to LAFCO that 2,500 acres are not available for housing.	Los Flores Park is not located within City limits and is not identified by the City as a city park. The Land Use Policy Map depicts the Santa Maria Airport area. The Santa Maria Airport Specific Plan identifies the type and density of any future development in that area and is the document to refer to regarding development in that area.
Fig INT-3, Page 11 - We requested that on this map that includes the PA areas be Identified as *PA 1 Guggia and DeBarnerdi* *PA 2 Cal Giant* *PA 3 the rest of the PA areas.* *As noted on Page 11, We had asked that this paragraph bullet these Planning Areas and provide more information about each one and what is being proposed as Pre-zoning. This will help refer future PA's and Specific Plans maps that go along with them.*	The Land Use Policy Map identifies the Planned Annexation Area for future development. The phases for build-out of this area and the names of the areas will be determined/developed through future review, including through pre-zoning for the LAFCO annexation application and process.
Page 13 - Project History should have been expanded to include a summary of the 1993 Sphere of Influence and Annexation Study that planned the annexation of 3,000 acres and helped the City grow from 65,000 people to 110,000.	Information on the prior 1993 SOI and Annexation Study is available in those specific documents for reference and is not required to be included in the 2045 General Plan.
Page 15 - Delete word Implementation as it is not used in the rest of the General Plan. Only use the ACTION.	Recommend change to delete the word implementation.

Land Use Element *Page 11 - The last sentence refers to the Entrada Specific Plan (1976). This plan needs to be retired as it is inconsistent with the Objective Desing Standards, and the city has not used this SP in years.*	The Entrada Specific Plan is not proposed to be retired at this time. This is an action that the City Council could consider in the future through updates to the Municipal Code following the adoption of the General Plan.
Page 12 - We will be asking that all reference to the old FAR standards be deleted.	Government Code Section 65302 states that the land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. Floor Area Ratio (FAR) is a current planning practice that is used in General Plans to designate the appropriate building intensity for Commercial, Industrial and Professional Office zones. No changes are recommended.
Page 13 - The third PAR needs to be changed to SOI and annexation.	Recommend adding SOI to this paragraph.
Page 14 - This is an old planning method that most cities are retiring. It is not consistent with the ODS, and most high density /mixed use projects will not meet this standard. Delete all references in the LUE to FAR's	See comment above regarding FAR.
Delete Residential Agricultural (RA) designation. It has never been used in the city. Include in all the residential Designations JADU's and ADU's.	The RA zone designation was not recommended to be deleted as a part of the Preferred Land Use Alternative selection. No changes are recommended.
Page 16-17 - Delete all reference to FAR as this is no longer a valid Planning Tool.	See comment above regarding FAR.
Page 21 - Bullet 7 needs to be revised to require 2.5 aces per 1,000 in order to be consistent with the current park land standard.	The City Council has adopted the standard of 5-acres of parks per 1,000 people. No changes are recommended.
Page 21 - Policy LU-2.2 Deleted this provision as it does not make sense. What kind of Connection and what core of Santa Maria? Are you asking to have pedestrian bridges over 101???	Policy LU-2.2 would ensure that future developments located within the Planned Annexation (PA) area are planned as complete neighborhoods with multi-modal access to adjacent developed areas that allow for multi-modal access to the developed core area of the City (bike paths, roads, sidewalks, for example). This policy is flexible and intended to allow for creativity in the design of future developed areas.

Page 22 – Policy 4.1.1 retire Estrada Specific Plan and delete this Policy or revise it to refer to the Objective Design Standards (2025)	See comment above regarding the Entrada Specific Plan.
Page 23 - Policy LU-3.5 this policy should be revised to support the parking structures as it exists. *Policy LU 3.6 is in conflict with 3.5. need to delete one of them.*	Future parking solutions within the Downtown Specific Plan area may be considered. No changes to Policy LU-3.5 are recommended. Policy LU-3.5 directs the City to support parking solutions that reduce surface parking lots within the Downtown area to better utilize land and promote pedestrian walkability. Policy LU-3.6 directs the City to continue to identify and develop shared parking facilities within the Downtown Specific Plan area to support future mixed-use developments in the area. Shared parking facilities are a method of reducing the number of surface parking lots in the City which is consistent with the direction in Policy LU-3.5. No changes are recommended.
Page 24 - Action LU-4.12 This action is conflicting with the main and Broadway being designated State highway Truck Routes. Suggest deleting it.	Caltrans is currently in the process of reviewing truck routes on Main Street and Broadway and looking at strategies with the City to implement the Downtown Multi-modal streetscape plan. This Action is appropriate to include in the General Plan which is a visionary document to the year 2045.
Page 24 - Policy LU 5.2 it is important to note that 10,000= infill units will not be close to parks, schools, etc. Suggest deleting the last part of this sentence to be honest.	Policy LU-5.2: Siting of infill development. Promote new infill housing in areas that are underutilized and in close proximity to parks, recreation, public amenities, and local goods and services. This policy is consistent with the land use density changes that were included in the Preferred Land Use Alternative selected by the City Council and also applies to any future redevelopment of areas within the City. Do not recommend deleting this policy.
Page 24 - Action LU 6.5-1 and Action LU-6.6-1 we agree with these actions but also need to make sure to delete FAR requirements.	See comment above regarding FAR.
Page 28 - Policy Lu-12.1 add this phrase…gathering places should be placed to be protected by the wind.	No changes recommended. The placement of outdoor seating areas and gathering places can be determined through the Planned Development process when projects are being developed.

Page 12 - We will be asking that all reference to the old FAR standards be deleted.	See comment above regarding FAR.
pes Circulation Element *Page 5 - There is only one heliport in Santa Maria at Marian Hospital, The other three listed here are located on the oil platform over 3 miles off the coast.*	Recommend making this change.
Page 10 - There is no comment on parking in local streets and neighborhood because of ADU's. This is a huge challenge for the future.	The regulation of parking for ADUs and JADUs is per State law and addressed in the City's Municipal Code (Title 12). No changes are recommended.
Short- and long-Term transit *This paragraph should include SMOOTH and other local transits operations besides SMRT. Uber. Lyft. Etc.*	Private local transit operations are not operated by or controlled by the City. No changes recommended.
Figs CIRC-1, CIRC-2 - This figure shows no road patterns for the Planning Area on the east side of Santa Maria. There should be something planned for these annexation areas. Fig CIR 2 shows no bike trails in the annexation areas.	Future roadway planning will be completed through the development of Specific Plans for the Planned Annexation (PA) area. The plan does show how existing roadways would connect to this area. No changes recommended.
Page 16 - Multi-Use Paths Class 1 are in the Specific Plans of street trails add to this paragraph The class III bike trials are becoming more of a problem because fo the parking demand for ADU's *Is there a need for charging stations for these micro bikes?*	No changes to the Class III bike trails are recommended by the Public Works Department at this time.
Page 21 - Again no plan on CIR -4 for the east side of the freeway for pedestrian trails.	Future planning for pedestrian trails will be completed through the development of Specific Plans for the Planned Annexation (PA) area. The plan does show how existing roadways would connect to this area. No changes recommended.
Page 22 - CIRC 1.1 What is a Complete Street??? need to have exhibits. Action CIR 1.1.1 Delete Too costly to convert exiting streets to complete streets. CIR 1.3 Delete as there is not enough space to do this design in private projects. *CIRC 1.2 delete reference to private streets. There is not enough road width to do complete street designs.*	The Complete Streets Act and Office of Land Use and Climate Innovation (LCI) *Update to the General Plan Guidelines: Complete Streets and the Circulation Element* emphasize planning for a balanced multimodal network that meets the needs of all users in a manner suitable to local context, implemented through adopted policies, standards, and prioritized projects. The Circulation Element follows this framework by:

Page 26 - Delete the last sentence. Projects are already overtaxed and this would need the vote of the city.	(1) establishing complete streets goals and policies (Goal CIR-1), (2) mapping the multimodal system through the Street Network, Bikeway Network, and Pedestrian Priority Improvement Network diagrams, and (3) providing implementable actions including pursuing retrofit funding, updating street standards, and conditioning new development to provide multimodal amenities to the extent feasible. Consistent with a context-sensitive, network-based approach, the City also plans for the safe and efficient movement of freight, emergency response vehicles, transit vehicles, and other large vehicles primarily on designated arterials and collectors, while local residential streets are designed and managed primarily for neighborhood access, lower speeds, and safe walking/rolling and bicycle compatibility. Local streets therefore contribute to complete streets through ADA-compliant pedestrian facilities, safe crossings and connections to the designated bicycle and transit corridors, and appropriate speed management rather than requiring every corridor to accommodate every mode, including freight or high-capacity transit, on every block. No changes to Policies are recommended.
<u>Conservation and Open Space Element</u> *Page 12 - Correct the last paragraph the groundwater basin is NOT in overdraft. This has been determined by the courts.*	Will include a change on Page 12 to delete the statement regarding potential overdraft of the Santa Maria Valley Groundwater Basin.
Page 13 - The percentages do not add up right… Correct this paragraph.	This section is discussing the overall decrease in emissions for commercial/industrial, residential, and transportation sectors. These percentages are not intended to add up to 100 percent, it is just noting the overall decrease in each area. No changes recommended.
Page 14 - Historic District …the city needs to change the 50-year standard to …a year. anything before 1960 may need to have a historic review report	Under the California Environmental Quality Act (CEQA), structures that are typically 50 years old or older are considered potential historical resources. While 50 years is the general threshold for evaluating significance, structures younger than 50 years can also be designated if they possess exceptional historical significance. No changes recommended.

Page 20 - What mining operations ???are you talking about the riverbed? Is that in the SLO county?	While "mining" often refers to hard-rock extraction, in regulatory and economic contexts, it is an umbrella term for the extraction of all non-renewable, naturally occurring resources, including oil and gas uses.
Page 19 - Delete reference to "NO NET LOSS" this is very bad wording delete Action COS 1.1.2	Action COS 1.1.2 applies only to areas that are identified as sensitive habitat or a wildlife corridor area. It requires new development to be located outside of these areas. Future projects would be subject to the mitigation measures in the Final EIR for the General Plan (should the project use this document for CEQA), or other mitigation developed through a CEQA document specifically developed for that project. No changes are recommended.
Page 20 - Delete the words "coordinate with the county" Delete COS 1.2 and Action1.2.1 give county too much control over annexations.	Recommend revising Policy COS 1.2 as follows: Policy COS-1.2: City greenbelt. ~~Coordinate with Santa Barbara County to~~ Develop a continuous system of greenbelts and natural corridors. No changes to Action 1.2.1 are recommended.
Page 20 - Policy COS 1.3 and Action COS 1.3.1 the city does not have money to do this, and the priority should be on active recreation.	This policy and action would provide the City with the direction to facilitate/implement these actions in the future should the City elect to do that. No changes are recommended.
Page 21 - Delete all of COS 1.-4 and the action items Urban wilding the city does not have money to do this. Delete all of COS 2.1 Why would the city collaborate with the county on ag land in the city??? *Delete Action COS 2.1.1 and 2.1.2 This whole action item needs to be deleted*	Policies addressing urban rewilding are required to be included in General Plans due to Senate Bill 1425 (SB 1425), which requires cities and counties to update their local open-space elements by January 1, 2026. The update must include plans for rewilding opportunities, climate resilience, and equitable access to open space. See responses to Letter number 1 above regarding COS 2.1 and related actions.
Page 22 - Delete COS 2-3 and all the action items as there is no mining in the city of Santa Maria. Policy COS 3.1 the urban canopy only applies to the developed parts of the city. Not SMAPCD or area 7 or 9 until they are developed	While "mining" often refers to hard-rock extraction, in regulatory and economic contexts, it is an umbrella term for the extraction of all non-renewable, naturally occurring resources, including oil and gas uses and infrastructure.

Noise Element *Fig N-1 - Insert the new ALUC noise maps from 2023* *smx_alucp_v2_final.pdf*	The Airport Land Use Compatibility Plan contains the most updated maps. The General Plan references this document. No changes are recommended.
Page 9 - This section should make it clear that the Railroad and the SMAP do not run at night	While they do not currently operate overnight, this could change in the future. No changes are recommended.
Fig N-3 - Replace this map with the Noise contour map from the EIR Fig…____	Figure 4.6-3 - Existing Traffic Noise Contours in the EIR is the same figure that is included in the Noise Element (Figure N-3). No changes are recommended.
Page 13 - Action N 1.2.1 The way this action is written every project would be required to have a noise study? Revise to only apply to those projects with noise generating uses.	Action N-1.2.1 requires discretionary projects that would be located adjacent to sensitive noise receptors to complete a noise study to determine if they will generate noise that would exceed the allowable noise levels for adjacent noise-sensitive land uses. This requirement does not apply to ministerial permits.
Page 15 - Action N-2.1.4 revised this action to state that exterior noise levels are allowed to be at 75dB along major corridors (Ord 12-7.14a)	Municipal Code Section 12-7.14a applies to properties that are zoned R-2, medium density residential. It states that outdoor living areas such as patios and balconies may be incorporated into multifamily development projects in areas which experience elevated noise levels. These noise levels may not exceed the "Normally Unacceptable" Community Noise Exposure levels (75dB and above) specified in Figure 2 of the "Noise Element Guidelines" (Appendix C of the California General Plan Guidelines). Action N-2.1.4 directs the City to update the Municipal Code to require new residential and mixed-use development within the 60 dBA CNEL noise contours or higher of transportation corridors to submit an acoustical analysis and incorporate noise reduction strategies, such as vegetation buffers and physical sound barriers, as necessary to meet the requirements of the Noise Ordinance. The incorporation of balconies and patios into multifamily projects in the R-2 zone would not be impacted by this Action. Therefore, no changes are recommended.

Safety Element *There should be a paragraphs and references in this Element of the Safety support agencies. Highway Patrol, sheriff, county fire, AMR, Marian Hospital, Heliport, etc. this is so important to know what the resources are in this region.*	A discussion of the Fire Department and Police Department operations is included in the Public Facilities and Services Element. Marian Medical Center is discussed in the Environmental Health and Justice Element. No changes are recommended.
Page 14 - Solid Waste. This paragraph needs to include a sentence on the future landfill site at Los Flores. The city purchased this ranch about 15 years ago for a new landfill stie after the existing one closes.	The Public Facilities and Services Element includes a summary of solid waste facilities and the landfill. No changes are recommended.
Page 7 - Flood and Dam…It paragraph and other sections and policies should clearly note who is responsible for the Dam. TMA, SMWCD, BLM. And then FCD	This information is included in the Public Facilities and Services Element. No changes are recommended.
Page 26 - Goals and Policies on this page related to the Twitchell Dam should list Twitchell Management Authority (TMA) and Santa Maria Water Conservation District (SMWCD) and BLM. Flood Control does not have authority on the Dam. These policies should be corrected.	Policy S-3.6 and Action S-3.6.2 reference coordination with Santa Barbara County Flood Control and other local and State agencies as required. The General Plan is a long-term comprehensive planning document through 2045, and responsible agencies could change in the future. No changes are recommended.
Page 31 - These policies S-6.6 to S-6.9 should include reference to all other local support services listed above.	Local support services would inherently be involved with the development of the programs noted in these policies. The General Plan is a long-term comprehensive planning document through 2045, and responsible agencies could change in the future. No changes are recommended.
Health and Environmental Justice Element *Page 7 - There is now an added sentence in the H2 A paragraph about ADU's. It would seem that ADU's and their known benefits and impacts to the community warrant a separate paragraph The city has issued over 2,000 ADU permits. There is no comment on parking in local streets and neighborhood because of ADU's. This is a huge challenge for the future and no of these neighborhood streets will ever be Complete Streets.*	Recommend revising as follows: ~~H-2A Housing. The increasing number of H-2A Visa workers in agricultural jobs and~~ The associated requirements for employers to supply worker housing have heightened the need for increasing the amount of safe and affordable housing in the city. No other changes are recommended.

Page 17 - Goal HEJ -3, Policy HEJ 3.1 and 3,2 Remove reference to "Complete Streets". There is no definition of what that means and the city does not have funds to make this happen. Also, many existing streets are now impacted by ADU Parking so there is no space to add amenities. Also, these Complete Street Policies do not apply to private driveways or internal roads.	See response regarding Complete Streets policies and ADU regulations above.
Page 23 – Delete this policy and action item: Policy HEJ-8.6 and Action HEJ – 8.6.1, Develop Community Benefit Agreements.	This policy and action is included in the General Plan to provide the City Council with the opportunity to develop this type of program in the future should they elect to do so. No changes to this Policy and Action are recommended.
All of the DAC areas are located in the existing city and not near the Planning Areas. The PA will not be impacting those areas. This is just adding another layer of costs on future housing and development projects *Also, what about large city projects that might be in these areas. DELETE this Policy and Action item*	Disadvantaged communities (DACs) are areas identified by the California Environmental Protection Agency or low-income areas that are disproportionately affected by environmental pollution and other hazards identified in CalEnviroScreen 4.0 that can lead to negative health effects, exposure, or environmental degradation. A multistep process, including extensive community engagement, was used to identify Santa Maria's DACs. This is required per SB 1000 to be included in Environmental Health and Justice Elements. No changes are recommended.
<u>*Public Facilities and Services Element*</u> *Page 3 - Why did this section include facts? How much state water is the city relying on and how much groundwater. It is critical that this information be in this document.*	The most updated information regarding groundwater can be found in the Utilities Department annual reports such as the Urban Water Management Plan and Capital Improvement Plan (CIP). Referring to these reports for the most updated information allows the General Plan to remain relevant and avoid frequent updates to this Element.
Page 4 - Need to include a full discussion Green Canyon drainage through the middle of the city of Santa Maria	This section provides a general overview of stormwater infrastructure in the city. No additional changes are recommended.
Page 7 - Should add AHC that has 4 years college degree.	Recommend including this information.

Page 7, PFS-2 "…future school site" There are no future school sites on the map. with 50,000 people there will need to be 10 more schools and two more high schools. Where are they going to be located?	The Land Use Policy Map identifies a potential location for a future High School on the west side of North Broadway, just south of Preisker Rd. This Element notes that as educational services and facilities are not directly provided by the City of Santa Maria, the City's role and responsibility are limited. However, the City recognizes that to grow properly, adequate school sites must be planned for. The continued coordination and input from the area's school districts will be imperative to identify the appropriate location for new schools as a part of planning efforts. For more information on the location and distribution of existing and future school sites, please see the Community Facility land use designation in the General Plan Land Use Map in the Land Use Element. Additional information on existing schools and plans for the future development of schools in the Santa Maria Bonita School District and Santa Maria Joint Union High School District can be found at www.smbsd.org and www.smjuhsd.org. No changes are recommended.
Page 9 - Need to show the number of officers per 1,000 and the number of fire fighters per 1,000.	Annual updated information regarding staffing is provided by the Police and Fire Departments. Rather than include specific numbers which change and would necessitate frequent updates to the General Plan, this Element references these reports. No changes are recommended.
Fig PFS-3 - Need to amend the map to include the Orcutt Fire stations and proposed fire stations in Orcutt And Santa Maria. Need to add the Sheriffs Office on foster road. what about police station on the east side of the freeway. This is for the future not just what is there today.	Figure PFS-3 includes police and fire stations within the City limits. A future fire station is proposed adjacent to Blosser Rd. in the Blosser Southeast Area 5B Specific Plan. The number and location of future police and fire stations will be determined through future planning efforts, including Specific Plans, once more information is available regarding the type and intensity of developments proposed. No changes are recommended.
Page 12 - Solid Waste Chapter needs to include a discussion on Los Flores landfill. What is the schedule for this landfill to be constructed?	The Public Facilities and Services Element of the General Plan includes Goals and policies addressing solid waste. Specifically, Policy PFS-9.3: Regional cooperation, states: collaborate with other agencies to develop coordinated waste management solutions,

	supporting a unified approach to recycling, waste diversion, and sustainable practices. According to the Final EIR, the Santa Maria Regional Landfill has a maximum permitted daily throughput of 8,820 tons per week and a remaining capacity of approximately 2,845,000 cubic yards and is estimated to remain operational through 2034 (California Department of Resources, Recycling, and Recovery [CalRecycle] 2025a). Beyond 2034, solid waste generated by the city may be diverted to other nearby landfills, such as the Cold Canyon Landfill. The City's Utilities Department will continue monitoring the remaining capacity of the landfill and the General Plan provides flexibility in options regarding waste management solutions if/when the existing landfill reaches capacity.
Page 12, Page 3 - Annexation talks about WWTP capacity is sufficient for present needs projected flows at full buildout will exceed that capacity???? *There is nothing in the General Plan that details what is the current capacity, current design and what is needed for future 16,000 units. Is the current plant able to serve all of the future 160,000 people??? Give us some facts???*	This information is included in Section 4.8, Utilities and Service Systems, of the Final EIR prepared for the General Plan Update. Policy PFS-1.2: Wastewater system, states the following: Maintain a wastewater collection, treatment, and disposal system capable of meeting the daily and peak demand of existing and future residents and businesses. The Utility Capacity Study is currently in the process of being updated and is the best/most current source to obtain information regarding projected sewer flows.
Page 17 - Delete Action PFS 3.1.2 . we do not need additional fees for development *Policy PFS- 4.3 Schools….How many schools has the city determined will be needed and where will they be located for the infill development and the annexation areas?* *Page 18 - Library standards are listed on Page 15 and then again in Policy PFS S-1 Why maintain this old ratio when the libraries are being used 30-40 % less? Need to update these standards in light of the internet.*	No changes to these Policies and Actions are recommended. Action PFS-3.1.2 provides the City Council with the option to direct staff to study a potential assessment district for funding regional stormwater programs. See response above regarding future school sites. The library standards were reviewed by the library director and city staff and were determined to be correct for use in the General Plan.
Page 18 - Goal PFS-6 and Policy PFS-1. All of these Public Facilities policies need to be revised as most public buildings are not open to the public anymore and they have security, cameras and locked spaces. These policies should reflect what is happening now.	The General Plan is a long-term planning document that includes Goals, Policies and Actions to facilitate future use of public facilities should this be directed by the City Council. This provides an opportunity for future consideration. No changes are recommended.

Page 19 - Policy PFS 6.5 this is not allowed by State law. All school sites are fences, secured, and have cameras to monitor the public. Delete this provision.	See response to Goal PFS-6 and Policy PFS-1 above.
Page 19 - No information on how many Fire fighters are needed for now and at full build out? How many fire stations will be needed on the east side of town and to added infill development.	See response regarding Figure PFS-3 above.
Page 20 - No mention on the Los Flores Landfill. When is that going to be needed.	See response above.
Page 26 - Schools. All of the school policies should have already been done with this plan. Policy PFS-10.1 does not list Santa Maria High School District? Do they have enough high schools for the full build out of the city.?	See response above regarding future school sites.
<u>*Economic Development Element*</u> *Page 3 - It should include employment opportunities in VSFB and the growing medical and educational opportunities in the region.* *Page 7 – Include HBACC, Marian Hospital and VSFB and the SM Airport. This section should refer to the 4-year programs at AHC that have just started.* *Econ 2-3 – Change this policy to start with the word "Encourage "not "~~Prioritize.~~" We do not want this policy to be used against the annexation application.* *Policy Econ 2.8 - This Needs to be a **GOAL** for the SOI and annexations.*	VSFB and Marian medical center are discussed on page 7 of this Element. A reference to the 4-year program at AHC can be added to the Public Facilities and Services Element and this Element as well. No changes to Policy Econ-2.3 are recommended as this is consistent with direction provided in the selected Preferred Land Use Alternative. Policy Econ-2.8 is clear regarding direction for SOI and annexations. No changes are recommended.
<u>*Recreation and Parks Element*</u> *Page 7 - Now the total is 30 parks instead of 27…how much acreage is now maintained by the city.* *Page 11 - Please include the total acreage for the city parks.* *Page 13 - Delete bullet 4 as there are now two parks Acquistapace and Carmen lane and another under construction*	Rather than list all parks and recreational facilities together by acreage, the Element includes a separate map and table listing Recreational Facilities and a separate map and table for Parks Facilities. The leisure needs assessment that is completed by the Recreation and Parks Department includes the full acreage of existing parks in the City and this document is updated every 5 years. No changes are recommended.
Page 13 - We agree that for consistent and equity that the city standard be 2.5 acre per 1,000. Also the city can barely afford to maintain the parks that they have.	No changes to this policy are recommended. The City Council has adopted 5 park acres per 1,000 as the current standard.

Paragraph 4 Park Quality is poorly written. The sentence should state that at 5 acres per 1,000 the city should currently have 550 acres but only have 270. At full build out, the city at 5 acres per 1,000 would need to have 800 acres of parkland to acquire and maintain. If the ratio is 2.5 acres per 1,000 the city would have 400 acres.	No changes to this policy are recommended. The City Council has adopted 5 park acres per 1,000 as the current standard.
Page 14 - The table REC- 3 provided is not complete as it does not give the PC and CC information on want is the current level of service for each of these categories and what the city should plan for in the future. Park standard needs to be changed to 2.5 acres per 1,000. Or the city needs to change their inventory and include Los Flores Ranch, school playgrounds including AHC, and the many private cub houses, pools, and play areas.	No changes to this policy are recommended. The City Council has adopted 5 park acres per 1,000 as the current standard. Los Flores Ranch is not located within City limits and is not a designated City park. Private amenities that are not accessible to the general public cannot be included as a city park. However, developers may include open spaces in project design that could be designated for public use.
Page 17 - Policy REC-2.1 Revise this policy to only have 2.5 acres per 1,000. Action REC 2.1.1 add to this that the park classification should include schools and private amenities.	No changes to this policy are recommended. The City Council has adopted 5 park acres per 1,000 as the current standard. Private amenities that are not accessible to the general public cannot be included as a city park. However, developers may include open spaces in project design that could be designated for public use.
Page 18 - Action REC 2.2.1 this provision or add another that describe the Landscaping and Lighting District Tax that is paid for by new residents.	Action REC-2.2.1 states: Regularly review and update park mitigation fees to reflect current needs and construction costs. No changes to this Action are recommended.
Policy REC 3.3 and 3.4 3.5 it is too bad that this was not discussed in the body of this element. Could include PCPA, High School program orchestra, Civic theater, etc. also referred to OASIS, and other senior centers	No changes are recommended.

Letter 4: Urban Planning Concepts, Inc. PowerPoint, February 18, 2026	
Requested Policy Changes: *Land Use Element* *Page 12, 14, 16-17 Delete all references to the old Floor Area Ratio (FAR) as this standard no longer applies in the planning profession based on new Housing Laws that require High Density Housing and Mixed-Use projects to be much higher than 1 or 2 FAR.*	See comments above regarding FAR. No changes are recommended.
Action LU-2.1.1 ~~In collaboration with the County of Santa Barbara~~. As soon as possible the city shall submit a LAFCO application to modify the city's Sphere of Influence to include the Planned Annexation Areas. *The city is the lead agency on these applications not the county. The county does not support the Planning Area application as noted in their comment letter.*	Recommend revising as follows: Action LU-2.1.1: ~~In collaboration with the County of Santa Barbara,~~ The city shall submit a LAFCO application to modify the city's Sphere of Influence to include the Planned Annexation Areas.
Delete all of Policy LU- 2.2 *~~Policy LU-2.2: Connections to annexed area. Require new development within future annexation areas to provide infrastructure, multimodal, and public realm connections to the developed core of Santa Maria~~There is no explanation as to what the city is looking for to connect PA 1 to the downtown four miles away?*	Policy LU-2.2 would ensure that future developments located within the Planned Annexation (PA) area are planned as complete neighborhoods with multi-modal access to adjacent developed areas that allow for multi-modal access to the developed core area of the City (bike paths, roads, sidewalks, for example). This policy is flexible and intended to allow for creativity in the design of future developed areas.
Policy LU -2.3 Revise Bullet – Provide 2.5 acres per 5 acres of parks per 1,000 residents, per the City's park service standard, and plan for new public and recreational facilities. Throughout the whole General Plan elements all references to 5 aces per 1,000 needs to be revised to the current actual standard of 2.5 acres	No changes to this policy are recommended. The City Council has adopted 5 park acres per 1,000 as the current standard.
Circulation Element *CIRC 1.1, CIRC 1.2, 1.3* *Delete reference to "Complete Street??? The city has not provided an example of what a Complete street? It should have been included in this Element so that future landowners know what they are being required to do. These standards do not apply to private driveways and roads*	See response above regarding these comments. No changes are recommended.

Policy CIR 1.2 Complete Streets Construction: Complete City street ~~and private streets~~ to be constructed and maintained to the extent feasible *~~Policy CIR-1.3: Complete Streets in new development. Condition approvals of new development with street improvements and access provisions, to the extent feasible, that would be necessary to maintain multimodal operating standards and require complete street amenities consistent with the General Plan and accepted standards for new public and private streets~~*	
<u>Conservation Element</u> *Page 12 Revise the last paragraph* *Subsurface groundwater flows to the ocean are required to prevent seawater intrusion into the Basin. ~~Overdraft of the Santa Maria Groundwater Basin could lead to the reduction of available quality groundwater.~~ It could also reduce the natural subsurface flow towards the ocean, leading to an increased* *The courts have ruled that the SMV groundwater basin is not in overdraft and the TMA is responsible to reporting each year on the health of the basin. This information should have been detailed in this element.*	Recommend revising as follows: Subsurface groundwater flows to the ocean are required to prevent seawater intrusion into the Basin. ~~Overdraft of the Santa Maria Groundwater Basin could lead to the reduction of available quality groundwater. It could also reduce the natural subsurface flow towards the ocean, leading to an increased potential of saltwater intrusion on the western edge of the Basin.~~
Historic Review – The City needs to add an action item. Action ____ City will change the city ordinance so that historic value review may apply to buildings built before 1960 or earlier as the benchmark date instead of referring to 50 years old (1975)	Under the California Environmental Quality Act (CEQA), structures that are typically 50 years old or older are considered potential historical resources. While 50 years is the general threshold for evaluating significance, structures younger than 50 years can also be designated if they possess exceptional historical significance. No changes recommended.
~~Action COS-1.1.1: Prevent the loss of natural land area and/or the reduction of the quality of natural lands through the establishment of a no net loss land use management policy.~~ *~~• Site new development outside of sensitive habitat and wildlife corridor areas.~~* *~~• Prohibit redevelopment that would encroach upon sensitive habitat and wildlife corridor areas.~~*	Action COS 1.1.2 applies only to areas that are identified as sensitive habitat or a wildlife corridor area. It requires new development to be located outside of these areas. Future projects would be subject to the mitigation measures in the Final EIR for the General Plan (should the project use this document for CEQA), or other mitigation developed through a CEQA document specifically developed for that project. No changes are recommended.

Action COS-1.1.2: If impacts to natural resources are identified during environmental review, require the applicant to adjust site design and/or incorporate additional mitigation measures to minimize the identified impacts	See response above. No changes are recommended.
Delete these policies that state " Coordinate with the county …" and references to green belt. The city can not commit to a greenbelt around the city. *~~Policy COS-1.2: City greenbelt. Coordinate with Santa Barbara County to develop a continuous system of greenbelts and natural corridors.~~* *~~Action COS-1.2.1: Define the purpose and desired outcomes for a system of greenbelts and collaborate with Santa Barbara County to develop designation criteria and standards for the design, implementation, and use of greenbelt areas.~~* *~~Action COS-1.2.2: Assess existing land use patterns to designate areas that will comprise the City's greenbelt. Design the greenbelt to ensure connectivity to existing and planned parks, trails, and open spaces to facilitate wildlife movement~~* *~~Policy COS-2.1: Agricultural preservation. Collaborate with Santa Barbara County and local landowners to preserve existing agricultural uses on lands not proposed for future development, including croplands and rangelands.~~* *~~Action COS-2.1.1: During review of projects that would alter or convert existing agricultural uses, balance State and regional efforts to preserve existing agricultural uses, including the Santa Barbara County Right to Farm Ordinance, clustering of urban land uses/development, and transfer of development rights —with other factors. These include providing adequate housing, achieving a jobs-housing balance, supporting economic sustainability, and advancing other City interests.~~*	Recommend revising Policy COS 1.2 as follows: Policy COS-1.2: City greenbelt. ~~Coordinate with Santa Barbara County to~~ Develop a continuous system of greenbelts and natural corridors. No other changes are recommended.

Noise Element *Change out the Noise Element Figures to be correct* *Revise Action N-2.1.4: ~~Update~~ According to the City's Municipal Code to require new residential and mixed use development located above 75 dBA CNEL ~~within the 60 dBA CNEL~~ noise contours or higher of transportation corridors to submit an acoustical analysis and incorporate noise reduction strategies, such as vegetation buffers and physical sound barriers, as necessary to meet the requirements of the Noise Ordinance (Ord 12-7.14a)*	See response above regarding Action N-2.1.4. No changes are recommended. The Noise Element Figures were reviewed and no changes are recommended.
Health and Environmental Justice *~~Policy HEJ-8.6: Develop community benefits agreements. Facilitate the creation of community benefits agreements (CBAs) for major private development projects to provide resources and mitigate pollution impacts for the benefit of local communities, especially when located in a DAC.~~* *~~Action HEJ-8.6.1: Identify potential community benefits, including:~~* *~~• Lower levels of environmental pollution~~* *~~• Reduced car and truck traffic~~* *~~More affordable housing units~~* *~~• Workforce development opportunities~~* *~~• Tree and native species planting~~* *~~• Shade structures for extreme heat events~~* *~~• Green (e.g., trees) or gray (e.g. sound walls) barriers for noise and pollution mitigation~~* *~~• Community gardens and publicly accessible green space~~* *~~Other investments as suggested by Santa Maria community members.~~*	This policy and action is included in the General Plan to provide the City Council with the opportunity to develop this type of program in the future should they elect to do so. No changes to this Policy and Action are recommended.
Public Facilities and Services Element *Goals PFS-6 Policy PFS -1 and Policy PFS 6.5* *They should all be deleted or revised to state that currently these buildings are locked down, fenced off or under surveillance and only available to the public in limited manner. School site are not open to the public.*	See response above. No changes are recommended.

<u>Recreation and Parks Element</u> *Park quality and capacity. Population growth over the last 25 to 30 years has contributed to overcrowding at many parks, (Why did the city Parks allow this to happen?) and this trend is expected to continue unless new parkland is added or existing facilities are expanded. To meet the City's park service goal today would require over 270 acres of new parkland above the current 250 acres ??? and over 440 acres by 2050. In addition to park expansion, it will be important to optimize underutilized portions of existing parks and to incorporate new parks into future Specific Plans.* *The city policy of 5 acres per 1,000 in unattainable and the city could not afford to maintain that much land. Current there is 230 acres and the city cannot afford to take on more than 2.5 acres per 1,000.* *PC needs to recommend to the city council this new policy of 2.5 acres per 1,000*	See response above. No changes are recommended.
Letter 5: Dignity Health Marian Regional Medical Center, February 17, 2026	
Dignity Health requests the City to designate 60 acres of the Planned Annexation (PA) bordered by Main Street and Suey Road for Community Facilities (CF) development with a specific medical facility overlay. The potential future uses for this land include but are limited to the development of health sciences education campus, a behavioral health hospital and supportive services, advanced imaging and diagnostic services, ambulatory surgical center, skilled, convalescent and assisted living facilities, ancillary retail services and a comprehensive medical offices complex. The designation of land, close to the hub of existing medical services will streamline future development and accelerate the timeframe for future services. It will prioritize healthcare for the community and allow for planning for needed housing and retail development in the remaining Planned Annexation. The identified location will create a cohesive healthcare market that will create convenience for patients, efficiencies for healthcare providers and unity for the community.	This item can be reviewed in coordination with Marian Regional Medical Center following adoption of the General Plan and direction from the City Council to initiate the LAFCO application process for SOI amendments and annexation. This process would include pre-zoning the 985-acre Planned Annexation area where the requested acreage for future medical uses can be considered. This letter is noted as being a part of the record for the General Plan Update. No changes are recommended.

Attachments

A – Santa Maria 2045 General Plan
B – Final Environmental Impact Report (SCH# 2025020584)
C – Mitigation Monitoring and Reporting Program
D – CEQA Findings
E – Statement of Overriding Considerations
F – Official Zoning Map
Environmental Resolution
General Plan Adoption Resolution
Zoning Map Resolution with attached Ordinance

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Director of Utilities Shad S. Springer, P.E., MPA

DATE: **May 5, 2026**

SUBJECT: **Ordinance Approving Solid Waste Collection Rates Commencing each July 1 from 2026 through 2029**

Description:
The City Council will introduce an ordinance updating solid waste collection rates commencing each July 1 from 2026 through 2029.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

The City Council to:

1. Conduct a public hearing;
2. Receive a presentation regarding solid waste collection rates;
3. Determine whether a majority protest exists;
4. Waive first reading and introduce an Ordinance approving solid waste collection rates commencing each July 1 from 2026 through 2029; and
5. Set for adoption at the next regular City Council meeting.

SUMMARY:

The Utilities Department recommends adjusting solid waste collection rates to address increasing operating and capital costs. The proposed rates would take effect annually each July from 2026 through 2029. The most recent rate adjustment occurred in July 2025.

The rate-setting process followed established cost-of-service methodologies and all legal requirements of Proposition 218 ("Prop 218"). Under Prop 218, rate changes are subject to a written majority protest. For this proceeding, 10,293 written protests are required to constitute a majority protest.

Key drivers of the proposed rate adjustments include inflationary increases in labor, fuel, and materials; vehicle replacement needs; organics collection requirements under Senate Bill (SB) 1383; and ongoing regulatory compliance obligations.

BACKGROUND:

Cost of Service Study. The City initiated an update to its comprehensive cost of service study for the Solid Waste Collection Enterprise Fund. The study was conducted by HDR Consultants, Inc. (HDR). Spanning from July 2024 through December 2025, the study evaluated the City's short- and long-term financial needs, assessed revenue sufficiency, and identified equitable, cost-based rates for all solid waste customers. HDR's report, filed with the Utilities Department, provides the basis for the proposed rates.

Public Workshop. A Public Workshop was held on March 18, 2026, at Shepard Hall to present the rate-setting process, answer questions, and receive public input (Attachment B). The workshop was advertised in the Prop 218 Notification, through a City news release, and via a Santa Maria Times advertisement published February 25, 2026 (Attachment C). Two residents attended.

Public Hearing and Majority Protest. Proposed rates are subject to a written majority protest (50 percent plus one). If 10,292 of the City's 20,583 solid waste customers submit written protests before the close of the Public Hearing, the rates cannot be adopted. As of March 31, 2026, the City Clerk's Office received four written protests.

Legal Requirements. Article XIII D, Section 6(a) of the California Constitution (known as Prop 218) governs fees for property-related services, including refuse collection. Prop 218 requires that fees do not exceed the proportional cost of providing service to each parcel and that revenues be used solely for the service for which they are collected. Prop 218 also requires that notice be mailed to all affected customers at least 45 days before the Public Hearing. The notice must include the proposed rates, the basis for calculation, the reasons for the changes, and the date, time, and location of the Public Hearing.

The Utilities Department mailed bilingual (English and Spanish) notices as utility bill inserts during January and February 2026 (Attachment D).

Historical Rate Adjustments. Solid waste collection rates were not adjusted for ten years prior to 2011. The City adopted three-year rate schedules in 2011 (effective 2012–2014) and again in 2014 (effective 2015-2017). In 2021, the City adopted a four-year schedule effective January 1, 2022, and each July thereafter through July 1, 2025.

DISCUSSION

The Utilities Department provides mandatory solid waste collection services to all residents and businesses, including trash, recycling, and organics collection. Organics collection continues to expand in response to State mandates such as Assembly Bill (AB) 341, AB 1826, and SB 1383. The department is committed to delivering safe, efficient, and cost-effective services while maintaining the resources necessary to meet regulatory requirements and operational needs. Staff conducts ongoing financial analyses using a solid waste rate proforma grounded in industry-recognized rate-setting principles. The proforma evaluates current and projected costs to ensure long-term financial sustainability of the City's Solid Waste Collection Enterprise Fund.

The solid waste program incurs costs to:

- Comply with State and Federal regulatory mandates, including AB 341, AB 1826, and SB 1383, which expand recycling and organics collection requirements and increase reporting and contamination-monitoring obligations.
- Fund renewal and replacement of capital assets, particularly aging collection vehicles and equipment that require scheduled replacement to maintain service reliability.
- Cover operating and maintenance expenses, including rising costs for labor, fuel, vehicle maintenance, parts, carts, and other operational materials.
- Pay landfill tipping and processing fees, which increase due to recycling market conditions and regulatory requirements.
- Fund annual franchise fees to the City's General Fund, consistent with established City policy.

In addition to these general cost drivers, several significant cost increases are impacting the Solid Waste Collection Enterprise Fund, including:

- Future fleet electrification and charging infrastructure: approximately $11.5 million
- Organics processing costs: approximately $710,000
- Mixed recycling processing costs: approximately $180,000
- Fleet operating and maintenance costs: approximately $500,000 (16% above fiscal year 2025-26)
- General liability insurance: increase of approximately $260,000 (70% above historical average)

These cost pressures contribute to the need to update rates to maintain service reliability, regulatory compliance, and long-term financial sustainability.

Alternatives

The City Council may:

(1) Elect not to approve the recommended rates. This will result in insufficient funding for the Solid Waste Collection Enterprise Fund, requiring the City to identify another funding source, such as the General Fund. In addition to creating a funding shortfall, not approving the rates will likely result in deferred vehicle replacements, increased maintenance costs, and challenges in meeting State-mandated organics collection and reporting requirements.

(2) Direct Staff to evaluate alternative rates and return to City Council for consideration. Any alternative must comply with cost-of-service principles and Prop 218 requirements. Developing alternatives will require additional time and expense, and because they will rely on the same underlying data, they will not materially differ from the proposed rates. Delaying adoption will result in higher future rates.

Staff recommends approving the rates as presented in the Prop 218 Notice. The proposed rates are cost-based, equitable, legally compliant, and necessary to maintain the financial stability of the Solid Waste Collection Enterprise Fund. Even with the proposed adjustments, the City's rates will remain substantially lower than those of surrounding jurisdictions (Attachment E).

Fiscal Considerations

The recommended rates are designed to recover the full cost of providing solid waste collection services and to proportionately allocate those costs among ratepayers. Adoption of the proposed rates will help ensure the solvency of the Solid Waste Collection Enterprise Fund, support ongoing operations and maintenance, and provide resources for equipment repair and replacement while maintaining a positive cash balance.

Impact on Community

State law prohibits the City from charging more than the cost of providing service. As a result, the City cannot subsidize solid waste rates unless external funding is secured to offset costs. Staff recognizes that any rate increase may impact household budgets; however, State law mandates the City may only recover the full cost of providing service, and the proposed rates reflect only those necessary costs.

ATTACHMENT(S)

A. Ordinance
B. Public Workshop Questions
C. Public Notification
D. Notice of Proposed Rates (PROP 218 Notification)
E. Comparisons

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING SOLID WASTE COLLECTION RATES COMMENCING EACH JULY 1 FROM 2026 THROUGH 2029

WHEREAS, the City of Santa Maria Utilities Department provides mandatory solid waste collection services to all residential and commercial customers; and

WHEREAS, the Utilities Department completed an update to its cost-of-service analysis to evaluate revenue needs and establish equitable, cost-based rates for solid waste collection services; and

WHEREAS, the analysis identified increasing operating, capital, regulatory, and processing costs, including inflationary pressures, vehicle replacement needs, organics and recycling requirements, and compliance obligations under State laws such as Assembly Bill (AB) 341, AB 1826, and Senate Bill 1383; and

WHEREAS, the Utilities Department determined that updated solid waste collection rates are necessary to ensure continued service reliability, financial sustainability, and compliance with State mandates; and

WHEREAS, proposed rates were included in the Proposition 218 Notice mailed to all affected customers in accordance with Article XIII D of the California Constitution, which establishes procedural and substantive requirements for property-related fees; and

WHEREAS, the City held a Public Workshop and scheduled a Public Hearing to receive public input and accept written protests, and fewer than a majority of affected property owners submitted written protests; and

WHEREAS, the City Council finds that the proposed rates do not exceed the proportional cost of providing solid waste collection services and that revenues derived from the rates will be used solely for that purpose; and

WHEREAS, the City has complied with the noticing, public hearing, and majority-protest provisions of Proposition 218 related to the proposed rates.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Santa Maria, State of California, as follows:

SECTION 1. As of July 1, 2026, July 1, 2027, July 1, 2028, and July 1, 2029, solid waste collection rates shall be updated as described in the *Proposition 218 Notice of Public Hearing: Proposed Rate Adjustments to Solid Waste Collection Rates Commencing July 1, 2026* incorporated herein by reference and on file with the City Clerk's Office.

SECTION 2. This Ordinance shall be in full force and effect 30 days after its passage. Within 15 days following its passage, the Chief Deputy City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the Chief Deputy City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting for and against the Ordinance.

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

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INTRODUCED at a regular meeting of the City Council held on the 5th day of May 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Mayor

Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Director

City Manager

Public Workshop
3/18/2026, 5:30 PM to 6:20 PM
Shepard Hall, Santa Maria Public Library
QUESTIONS & ANSWERS

Residents in Attendance: 2 – refer to sign in sheet

City Staff in Attendance: Springer, Fishman, Baker, Alvarado, Ruiz, Torres-Sanchez (bilingual interpreter)

Workshop started at 5:30 PM.

1. Resident Question: How does the City's population relate to the number of customer accounts shown on the slide?

   Utilities Response: Each customer account represents one address for service. For example, a single-family residential property with one Trash cart is one customer account. Likewise, a multi-family apartment complex with a dozen dumpsters still only counts as one customer account.

2. Resident Question: Does the State give the City funding for fleet electrification?

   Utilities Response: No; the City views the State's electrification requirement as an unfunded mandate. Concerningly, the Utilities Department piloted an electric truck in the last two years and learned that a single truck cannot complete a full route, which means the City must double its fleet to run the same routes. The City will wait to make this investment until it can no longer be delayed. The intention is to purchase the vehicles at the last available chance to be the most cost-effective for the community.

3. Resident Question: Regarding fleet electrification, are there any real estimates for the cost of power and maintenance for the charging infrastructure?

   Utilities Response: This is difficult to predict. In the assumptions for this rate-setting period, operation and maintenance expenses are being maintained at current levels, but the expense of the charging infrastructure alone is currently estimated at about $3.5-million. The estimates are made in coordination with the City Public Works Department Fleet Division based on best-known information.

4. Resident Question: Where does the green waste go?

   Utilities Response: Engel & Gray Composting Facility on Ray Road, where it is composted and repurposed.

Workshop ended at 6:20 PM.

Voters

From A1

highest civilian honor, to the hockey team's goaltender, Connor Hellebuyck. Trump made a similar surprise announcement in 2020, bestowing the award on conservative radio host Rush Limbaugh during the speech.

Trump offered relatively few new policy ideas early in his address, but non-etheless vowed of the nation, "It is indeed a turnaround for the ages."

Trump championed his immigration crackdown and slashing of the federal government, as well as his push to preserve widespread tariffs that the Supreme Court just struck down and his ability to direct quick-hit military actions around the world, including in Iran and Venezuela.

The president also plans to announce that tech companies involved in artificial intelligence are agreeing to pay higher electricity rates in areas where their data centers are located, according to a White House official who insisted on anonymity to discuss the speech.

Data centers tend to use large volumes of electricity, potentially increasing the cost of power to other consumers in the area.

Trump decried the Supreme Court rejecting his signature tariff policies, calling it "an unfortunate ruling" And he talked about his attempts to maneuver around that decision without depending on Congress or spooking financial markets.

"We're saving our country," Trump said of tariffs, adding that they were "peace-producing."

The Supreme Court justices in attendance were the same who came to Trump's address to a joint session of Congress last March: Chief Justice John Roberts, as well as Justices Brett Kavanaugh, Amy Coney Barrett and Elena Kagan.

Trump greeted the justices and even shook hands before his speech began with Coney Barrett, after previously slamming her for siding with the majority against Trump's tariffs — days he him appointing her to the high court in his first term.

Before Trump's speech, Senate Democrats blocked a bill to restore funding to the Department of Homeland Security, pressing for new limits on immigration enforcement that Republicans have opposed.

"Tonight, I am demanding the full and immediate restoration of all funding for the Border Security and Homeland Security of the United States," Trump said in his address, according to the excerpts.

Michael Waldman, Clinton's former chief speechwriter, said second-term presidents "have a tough job because what they all want to say is, 'Hey, look what a great job I've been doing — why don't you love me?'"

Affordability questions loom large

No matter what his prepared remarks say, Trump relishes deviating into personal grievances.

His lacerations against discipline has been on display after numerous shots fired at the costs of living helped propel Democratic wins across the country on Election Day last November. The White House subsequently recruited how U.S. airstrikes last summer pounded Tehran's nuclear capabilities, and land the said that ousted Venezuelan president Nicolas Maduro Moros, as well as his administration's brokering of a ceasefire in Israel's war with Hamas in Gaza.

But he also strained U.S. military alliances with NATO, thanks to his push to seize Greenland from Denmark and his failure to take a harder line with Russian President Vladimir Putin in seeking an end to its war in Ukraine. Tuesday was the fourth anniversary of the Russia-Ukraine war.

Such gains don't feel tangible to those without stock portfolios, however. There also are persistent fears that tariffs stoked higher prices, which could eventually hurt the economy and job creation. Economic growth slowed in the last three months of last year.

It's potentially politically perilous in the end of November elections that could deliver congressional wins to Democrats, just as 2026's blue wave created a strong check to his administration during his first term.

Democrats' response to Trump's speech will be delivered by Virginia Gov. Abigail Spanberger, whose affordability-focused musings helped her flip a Republican -held office in November. Several congressional Democrats, meanwhile, skipped Trump's speech in protest.

Foreign policy in focus

Trump's address comes as two U.S. aircraft carriers have been dispatched to the Middle East amid tensions with Iran.

The president has repeatedly accused how U.S. airstrikes last summer pounded Tehran's nuclear capabilities, and land the said that ousted Venezuelan President Nicolas Nicolás Maduro, as well as his administration's brokering of a ceasefire in Israel's war with Hamas in Gaza.

But he also strained U.S. military alliances with NATO, thanks to his push to seize Greenland from Denmark and his failure to take a harder line with Russian President Vladimir Putin in seeking an end to its war in Ukraine. Tuesday was the fourth anniversary of the Russia-Ukraine war.



MATT ROURKE

President Donald Trump delivers the state of the union address in a joint session of congress in the house chamber at the U.S. Capitol in Washington Tuesday.

Vaccine

From A1

The CDC and Department of Health and Human Services did not respond to requests for comment on the lawsuit.

The lawsuit escalates an ongoing battle between Democratic-led states and Republican President Donald Trump's administration over the federal government's changes to public health policy under Health Secretary Robert F. Kennedy Jr. The Trump administration has laid off thousands of workers at federal public health agencies, cut funding for scientific research and altered government guidance on flu shots and other topics.

Kennedy last year ousted every member of a vaccine advisory committee and replaced them with his own picks, which Tuesday's complaint alleges was unlawful.

The lawsuit comes months after the Democratic governors of California, Washington state and Oregon launched an alliance to establish their own vaccine recommendations. The governors said the Trump administration was risking people's health by politicizing the CDC.

States, not the federal government, have the authority to require vaccinations for schoolchildren, though the CDC's recommendations typically influence state regulations.

County

From A1

Filling the board of directors, the chamber appointed Dave Jaskolski, Dana Dreffs, Zack Pohlman and Yvette Cope.

Jaskolski, a Lompoc resident since 1982, is a longtime Central Coast restaurateur and insurance professional. He operated The Timbers Restaurant in Goleta from 1987 to 2004 and later owned a Farmers Insurance agency in Carpinteria. He is the proprietor and chief of Dave's Place and owner of Jaxx Pizza and Subs, which is expected to open soon.

Dreffs is an aerospace engineer with more than 30 years of experience in space and defense programs. His career has included work on the International Space Station, Delta II launch systems and the C-17 aircraft program. He currently serves as director of West Coast launch Rita Operations for Firefly Aerospace at Vandenberg, overseeing launch readiness and site operations.

Pohlman, a Lompoc native, is a program operations leader at United Launch Alliance, and has more than a decade of experience supporting launch operations at Vandenberg.

Cope is chief executive officer of Lompoc Valley Medical Center. She joined the hospital in 2010 and previously served as chief nursing officer and chief operating officer.

Spencer's Fresh Markets seeks to open 'H' Steet location

Spencer's Fresh Markets is poised to open a new grocery location in Lompoc, according to a store representative Monday who confirmed the news and followed with "We're excited!"

A public notice posted at the vacant Big Lots building (1009 N. H St., Suite M-), in the shopping center next to the Goodwill store and Planet Fitness.

The notice, issued by the California Department of Alcoholic Beverage Control, shows that Nova Scotia Financial Group Inc. has applied for a Type 21 off-sale general license for the business, which allows the sale of beer, wine and distilled spirits for consumption off the premises. The filing indicates a premises-to-premises and person-to-person transfer of the license.

Fleming Manager Greg Stonesalso confirmed that there is ongoing communication between with Spencer "but the city awaits receipt of the tenant improvement plan to review.

"At this point I do not have a timeline," Stones said.

Spencer's Fresh Markets in Ojai is owned by the same company, according to public record.

The public notice states that any verified protest must be submitted in writing to the Department of Alcoholic Beverage Control within 30 days of the Feb. 19 posting date.

To place a classified ad, call
805-739-2144

PUBLIC WORKSHOP

The City of Santa Maria will conduct a public workshop to discuss proposed solid waste collections rates for 2026-2029.

March 18, 2026
5:30 p.m.
Santa Maria Public Library
Shepard Hall
421 S. McClelland St., Santa Maria

Proposed solid waste collection rates for the next four years are necessary to account for increased costs. A notice containing the proposed rates was included with City utility bills in January 2026 and the proposed rates are also available for viewing online at https://www.cityofsantamaria.org/services/departments/utilities-department.

For more information contact:

CITY OF SANTA MARIA Utilities Department
(805) 925-0951 ext. 7270 www.cityofsantamaria.org
Smart City Safe City

2026 Santa Maria Times BEST of Santa Maria Valley

Nominations have started for the 2026 Best of Santa Maria Valley!

Nominate your favorite community businesses, venues, and people!

Nominations are open until Monday, March 9

Voting is open from Tuesday, March 10 until Tuesday, March 24

Make your nominations today at https://santamariatimes.com/bestof2026

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For more information contact:

CITY OF SANTA MARIA Utilities Department
(805) 925-0951 ext. 7270 www.cityofsantamaria.org
Smart City Safe City

Santa Maria California NEWSMEDIA Incorporated

Proof of Publication

I, Danyelle Chavez, in my capacity as Marketing Manager of the newspaper Santa Maria (Newspaper) (Title)

in Santa Maria, California hereby certify that the ☒ ROP/☐ Inserts, for the following clie (City) (State)

City of SM Utilities, Michelle- Public Workshop, IO#5563665 was published in the above (Advertiser) (Ad Headline)

newspaper on February 25, 2026 with a total cost of $488.25. (Run Date)

Signature Date 3/5/26

Subscribed and sworn to before me in the County of _____ (County) in the State of _____ (State) on this _____ (Date) day of _____ (Month), _____ (Year)

Notary Public Seal:

Notary Public Signature

Commission Expires

Witness

3-5-26 Date

PROPOSITION 218 NOTICE OF PUBLIC HEARING: PROPOSED RATE ADJUSTMENTS TO SOLID WASTE COLLECTION RATES COMMENCING JULY 1, 2026

Language Assistance: Oral interpretation is available upon request. Please contact City staff for assistance.

THE CITY OF SANTA MARIA WILL CONDUCT A PUBLIC HEARING TO CONSIDER PROPOSED SOLID WASTE COLLECTION RATES OVER THE NEXT FOUR YEARS, BEGINNING JULY 1, 2026. Proposed rates are necessary to meet revenue requirements for regulatory compliance, operation, maintenance, repair, and replacement costs of the City's municipal solid waste collection program. More information regarding the proposed rates is contained in this notice, which is also available online at https://www.cityofsantamaria.org/services/departments/utilities-department. Questions may be directed to the Utilities Department at (805) 925-0951 ext. 7270. The public is invited to attend a Public Workshop on the proposed rates on March 18, 2026 at 5:30 p.m. in Shepard Hall at the Public Library, at 421 South McClelland Street, Santa Maria, California. **THE PROPOSED RATES WILL BE CONSIDERED BY THE SANTA MARIA CITY COUNCIL AT A PUBLIC HEARING ON MAY 5, 2026 AT 5:30 P.M. IN CITY COUNCIL CHAMBERS AT 110 EAST COOK STREET, SANTA MARIA, CALIFORNIA.**

SOLID WASTE COLLECTION PROGRAM

The City of Santa Maria provides mandatory solid waste collection services. The City also provides required recycling collection services and organics collection services, which continue to expand based on mandates implemented and enforced by the State of California, including Assembly Bill 341, Assembly Bill 1826, and Senate Bill 1383. The City is committed to providing safe and efficient collection services at the lowest possible costs while maintaining the resources to effectively facilitate such collection and disposal.

More than 19,000 accounts receive weekly trash collection services with carts, either 65- or 95-gallons. Minimum services for cart customers include one trash cart, one equivalent-sized blue recycling cart, and one equivalent-sized green organics cart. Trash and organics are serviced weekly with recycling service occurring every other week.

More than 1,500 accounts receive variable trash collection services with bins ranging in size from 2-cubic yards to 6-cubic yards. Minimum services for bin customers include one trash bin, one equivalent-sized blue recycling bin, and the minimum quantity of green organics carts required under State regulations. Trash is serviced 1 to 6 times per week, recycling is serviced 1 to 5 times per week, and organics is serviced 1 to 2 times per week.

BASIS FOR PROPOSED RATES AND REASON FOR RATE ADJUSTMENTS

Solid waste collection rates are determined for each parcel based on several factors, including the type of service provided, the frequency of pickups per week, the size of the container serving the parcel, and the number of containers serving the parcel, as described in more detail below.

To operate its solid waste collection program, the City incurs costs to meet all State regulatory requirements; fund renewal and replacement capital; fund operating and maintenance expenses for the collections fleet, inventory, tools, and personnel. Proposed rates reflect increasing costs incurred by the City for regulatory compliance, operation, maintenance, repair, and replacement of the City's municipal solid waste collection program, and the City must adjust the rates accordingly to recover the costs of providing solid waste services.

The cost-based rates proportionately allocate costs among ratepayers and will help to ensure the solvency of the Solid Waste Collections Enterprise Fund to operate the City's solid waste collection program.

HOW TO SUBMIT A WRITTEN PROTEST

Written protests to proposed rates may be submitted by a property owner or tenant directly responsible for payment of solid waste collection services. Only one protest per identified parcel will be counted. Written protests to proposed rates must be delivered in person or by mail prior to the conclusion of the Public Hearing on May 5, 2026 to the City of Santa Maria, Attn: Chief Deputy City Clerk, 110 East Cook Street, Santa Maria, CA 93454. Written protests may also be hand delivered during the Public Hearing, provided they are submitted to the City Clerk prior to the conclusion of the Public Hearing. Protests submitted electronically will not be accepted as written protests. Regardless of mailing date, all written protests must be received by the Chief Deputy City Clerk prior to the conclusion of the Public Hearing in order to be accepted.

Written protests must: (1) State that the identified property owner or tenant is opposed to the solid waste collections rates; (2) Provide the location of the identified parcel (by street address, assessor's parcel number, or utility account number); and (3) Include the name and signature of the property owner or tenant submitting the protest.

The City Council will hear and consider all written protests and oral comments about the proposed rates at the Public Hearing. Oral comments will not qualify as valid written protests unless accompanied by a written protest. Upon the conclusion of the Public Hearing, the City Council will consider adoption of the proposed rates as described in this notice.

If a majority of affected property owners submit written protests, the proposed rate changes cannot be adopted. If written protests to the proposed rates are not presented by a majority of the property owners or tenants of the identified parcels subject to the proposed rates, the City Council will be authorized to adopt the rates as proposed.

UNDERSTANDING PROPOSED RATES

Proposed rates are shown on Page 3 and are organized by the effective date, the container type (cart or bin) and size, quantity of trash containers, and frequency of pickup.

Each customer's base monthly rate includes one set of containers serviced once per week. Any additional containers or additional pickup days increase the monthly rate. (*Additional pickup days are per bin and only available for bin accounts.)

***Formula to calculate monthly rate**:*

	Monthly Rate (Based on Bin Size)
+	Additional Trash Bin
+	*Additional Day (Per Bin)
=	New Monthly Rate

***Example**: Effective July 1, 2026, the monthly rate for two 2-Yard Bins serviced two times per week would be:*

	$166.72	1st Bin
+	164.49	2nd Bin
+	168.05	2nd Pickup - 1st Bin
+	168.05	2nd Pickup - 2nd Bin
=	$667.31	Per Month

If approved, the proposed rates will take effect July 1, 2026, and increase annually on July 1, 2027, July 1, 2028, and July 1, 2029. Implementing the rate adjustments over several years provides predictable changes for customers and aligns revenue with service needs.

CURRENT AND PROPOSED RATES

Service Type / Current Monthly Rate	Proposed Monthly Rate				
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
65 Gallon Cart	40.75	40.75	44.97	49.24	53.92
Additional Cart	32.21	40.46	44.65	48.90	53.54
95 Gallon Cart	51.13	51.13	53.95	59.08	64.69
Additional Cart	42.59	50.69	53.49	58.57	64.14
2-Yard Bin	166.72	166.72	166.72	166.72	175.60
Additional Bin	-	164.49	164.49	164.49	173.25
Additional Day (Per Bin)	-	168.05	168.05	168.05	177.01
3-Yard Bin	190.61	190.61	206.92	226.58	248.10
Additional Bin	-	187.90	203.98	223.35	244.57
Additional Day (Per Bin)	-	192.22	208.67	228.50	250.21
4-Yard Bin	221.37	228.30	265.85	292.79	320.60
Additional Bin	-	224.94	261.94	288.49	315.89
Additional Day (Per Bin)	-	230.30	268.18	295.36	323.41
6-Yard Bin	285.47	331.50	385.00	425.22	465.62
Additional Bin	-	326.47	379.16	418.77	458.55
Additional Day (Per Bin)	-	334.50	388.48	429.07	469.83
8-Yard Bin*	-	518.44	567.70	621.63	680.68
Additional Bin	-	510.82	559.35	612.49	670.68
Additional Day (Per Bin)	-	522.99	572.67	627.07	686.64

*8-Yard Bin is only available for Recycle service on select accounts.

AVISO DE AUDIENCIA PÚBLICA DE LA PROPUESTA 218: AJUSTES PROPUESTOS A LAS TARIFAS DE RECOLECCIÓN DE RESIDUOS SÓLIDOS A PARTIR DEL 1 DE JULIO DE 2026

Asistencia Lingüística: La interpretación oral está disponible a solicitud. Por favor, comuníquese con el personal de la Ciudad para recibir asistencia.

LA CIUDAD DE SANTA MARÍA LLEVARÁ A CABO UNA AUDIENCIA PÚBLICA PARA CONSIDERAR LAS TARIFAS PROPUESTAS PARA LA RECOLECCIÓN DE RESIDUOS SÓLIDOS DURANTE LOS PRÓXIMOS CUATRO AÑOS, A PARTIR DEL 1 DE JULIO DE 2026. Las tarifas propuestas son necesarias para cubrir los requisitos de ingresos relacionados con el cumplimiento normativo, la operación, el mantenimiento, las reparaciones y los costos de reemplazo del programa municipal de recolección de residuos sólidos. Para más información sobre las tarifas propuestas, consulte este aviso, que también está disponible en línea en https://www.cityofsantamaria.org/services/departments/utilities-department. Las preguntas pueden dirigirse al Departamento de Servicios Públicos al (805) 925-0951 ext. 7270. Se invita al público a asistir a un Taller Público sobre las tarifas propuestas el 18 de marzo de 2026 a las 17:30 h en el Shepard Hall de la Biblioteca Pública, ubicado en 421 South McClelland Street, Santa María, California. **LAS TARIFAS PROPUESTAS SERÁN CONSIDERADAS POR EL CONCEJO MUNICIPAL DE SANTA MARÍA EN UNA AUDIENCIA PÚBLICA EL 5 DE MAYO DE 2026 A LAS 5:30 P.M. EN LAS SALAS DEL CONCEJO MUNICIPAL EN 110 EAST COOK STREET, SANTA MARÍA, CALIFORNIA.**

PROGRAMA DE RECOLECCIÓN DE RESIDUOS SÓLIDOS

La Ciudad de Santa María ofrece servicios obligatorios de recolección de residuos sólidos. La Ciudad también ofrece los servicios obligatorios de recolección de reciclaje y de residuos orgánicos, que continúan expandiéndose según las disposiciones implementadas y aplicadas por el Estado de California, incluyendo los Proyectos de Ley 341, 1826 y 1383 del Senado. La Ciudad se compromete a brindar servicios de recolección seguros y eficientes al menor costo posible, manteniendo los recursos necesarios para facilitar dicha recolección y disposición.

Más de 19,000 cuentas reciben servicios semanales de recolección de basura con carritos de 65 o 95 galones. Los servicios mínimos para los clientes de carritos incluyen un carrito de basura, un carrito de reciclaje azul de tamaño equivalente y un carrito verde de residuos orgánicos de tamaño equivalente. La recolección de basura y residuos orgánicos se realiza semanalmente, y el servicio de reciclaje se realiza cada dos semanas.

Más de 1,500 cuentas reciben servicios de recolección de basura con contenedores de diferentes tamaños, desde 2 hasta 6 yardas cúbicas. Los servicios mínimos para los clientes de contenedores incluyen un contenedor de basura, un contenedor azul de reciclaje de tamaño equivalente y la cantidad mínima de contenedores verdes para residuos orgánicos exigidos por la normativa estatal. El servicio de basura se realiza de 1 a 6 veces por semana, el de reciclaje de 1 a 5 veces por semana y el de residuos orgánicos de 1 a 2 veces por semana.

BASE DE LAS TARIFAS PROPUESTAS Y MOTIVO DE LOS AJUSTES DE TARIFAS

Las tarifas de recolección de residuos sólidos se determinan para cada parcela en función de diversos factores, como el tipo de servicio prestado, la frecuencia semanal de las recogidas, el tamaño del contenedor que atiende la parcela y la cantidad de contenedores que la atienden, como se describe con más detalle a continuación.

Para operar su programa de recolección de residuos sólidos, la Ciudad incurre en costos para cumplir con todos los requisitos reglamentarios estatales; financiar capital de renovación y reemplazo; y financiar los gastos de operación y mantenimiento de la flota de recolección, el inventario, las herramientas y el personal. Las tarifas propuestas reflejan el aumento de los costos incurridos por la Ciudad para el cumplimiento normativo, la operación, el mantenimiento, la reparación y el reemplazo del programa municipal de recolección de residuos sólidos, y la Ciudad debe ajustar las tarifas en consecuencia para recuperar los costos de la prestación de los servicios de recolección de residuos sólidos.

Las tarifas basadas en costos distribuyen los costos proporcionalmente entre los contribuyentes y ayudarán a garantizar la solvencia del Fondo Empresarial de Recolección de Residuos Sólidos para operar el programa de recolección de residuos sólidos de la Ciudad.

CÓMO PRESENTAR UNA PROTESTA POR ESCRITO

Las protestas escritas contra las tarifas propuestas pueden ser presentadas por un propietario o un inquilino directamente responsable del pago de los servicios de recolección de residuos sólidos. Solo se contará una protesta por cada parcela identificada. Las protestas escritas contra las tarifas propuestas deben entregarse en persona o por correo antes de la conclusión de la Audiencia Pública el 5 de mayo de 2026 a la Ciudad de Santa Maria, Attn: Subsecretario jefe de la ciudad, 110 East Cook Street, Santa Maria, CA 93454. Las protestas escritas también pueden entregarse en mano durante la Audiencia Pública, siempre que se presenten ante el Subsecretario jefe de la ciudad antes de la conclusión de la Audiencia Pública. Las protestas enviadas electrónicamente no serán aceptadas como protestas escritas. Independientemente de la fecha de envío, todas las protestas escritas deben ser recibidas por el Subsecretario jefe de la ciudad antes de la conclusión de la Audiencia Pública para ser aceptadas.

Las protestas escritas deben: (1) Declarar que el propietario o inquilino identificado se opone a las tarifas de recolección de residuos sólidos; (2) Proporcionar la ubicación de la parcela identificada (mediante dirección, número de parcela catastral o número de cuenta de servicios públicos); y (3) Incluir el nombre y la firma del propietario o inquilino que presenta la protesta.

El Concejo Municipal escuchará y considerará todas las protestas escritas y los comentarios orales sobre las tarifas propuestas en la Audiencia Pública. Los comentarios orales no calificarán como protestas escritas válidas a menos que estén acompañados de una protesta escrita. Al concluir la Audiencia Pública, el Concejo Municipal considerará la adopción de las tarifas propuestas según se describe en este aviso.

Si una mayoría de los propietarios afectados presenta protestas escritas, los cambios de tarifas propuestos no podrán ser adoptados. Si no se presentan protestas escritas a las tarifas propuestas por parte de la mayoría de los propietarios o inquilinos de las parcelas identificadas sujetas a las tarifas propuestas, el Concejo Municipal estará autorizado para adoptar las tarifas según lo propuesto.

COMPRENDER LAS TARIFAS PROPUESTAS

Las tarifas propuestas se muestran en la página 3 y están organizadas por fecha de entrada en vigor, tipo de contenedor (carrito o cubo) y tamaño, cantidad de contenedores y frecuencia de recogida.

La tarifa mensual base de cada cliente incluye un juego de contenedores con servicio una vez por semana. Cualquier contenedor o día de recogida adicional aumenta la tarifa mensual. (*Los días de recogida adicionales son por contenedor y solo están disponibles para cuentas con contenedores).

Fórmula para calcular la tarifa mensual:

	Tarifa mensual (según el tamaño del contenedor)
+	Contenedor adicional
+	*Día adicional (por contenedor)
=	Nueva tarifa mensual

***Ejemplo**: A partir del 1 de julio de 2026, la tarifa mensual para dos contenedores de 2 yardas con servicio dos veces por semana sería:*

	$166.72	Primer contenedor
+	164.49	Segundo contenedor
+	168.05	Segunda recogida - Primer contenedor
+	168.05	Segunda recogida - Segundo contenedor
=	$667.31	Por mes

De aprobarse, las tarifas propuestas entrarán en vigor el 1 de julio de 2026 y aumentarán anualmente los días 1 de julio de 2027, 1 de julio de 2028 y 1 de julio de 2029. Implementar los ajustes de tarifas a lo largo de varios años proporciona cambios predecibles para los clientes y alinea los ingresos con las necesidades de servicio.

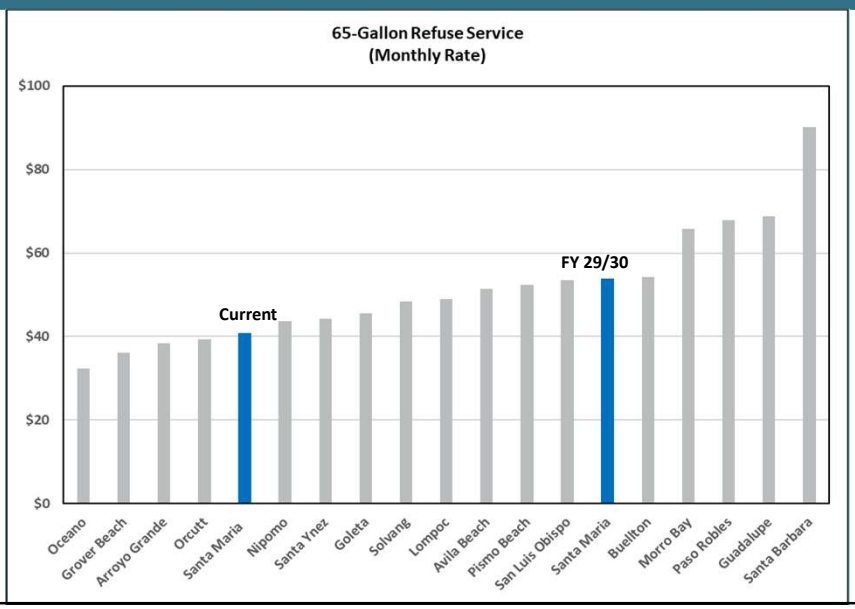
TARIFAS ACTUALES Y PROPUESTAS

Tipo de servicio / Tarifa mensual actual		Tarifa mensual propuesta			
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Carrito de 65 galones	40.75	40.75	44.97	49.24	53.92
Carrito adicional	32.21	40.46	44.65	48.90	53.54
Carrito de 95 galones	51.13	51.13	53.95	59.08	64.69
Carrito adicional	42.59	50.69	53.49	58.57	64.14
Contenedor de 2 yardas	166.72	166.72	166.72	166.72	175.60
Contenedor adicional	-	164.49	164.49	164.49	173.25
Día adicional (por contenedor)		168.05	168.05	168.05	177.01
Contenedor de 3 yardas	190.61	190.61	206.92	226.58	248.10
Contenedor adicional	-	187.90	203.98	223.35	244.57
Día adicional (por contenedor)		192.22	208.67	228.50	250.21
Contenedor de 4 yardas	221.37	228.30	265.85	292.79	320.60
Contenedor adicional	-	224.94	261.94	288.49	315.89
Día adicional (por contenedor)		230.30	268.18	295.36	323.41
Contenedor de 6 yardas	285.47	331.50	385.00	425.22	465.62
Contenedor adicional	-	326.47	379.16	418.77	458.55
Día adicional (por contenedor)		334.50	388.48	429.07	469.83
Contenedor de 8 yardas*	-	518.44	567.70	621.63	680.68
Contenedor adicional	-	510.82	559.35	612.49	670.68
Día adicional (por contenedor)		522.99	572.67	627.07	686.64

*El contenedor de 8 yardas solo está disponible para el servicio de reciclaje en cuentas seleccionadas.

ATTACHMENT E

Rates Comparison



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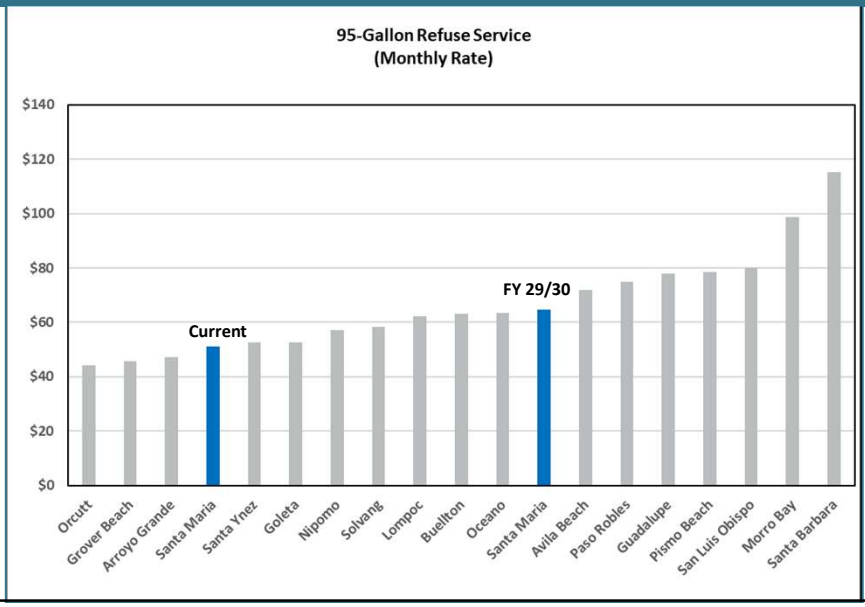
Rates Comparison



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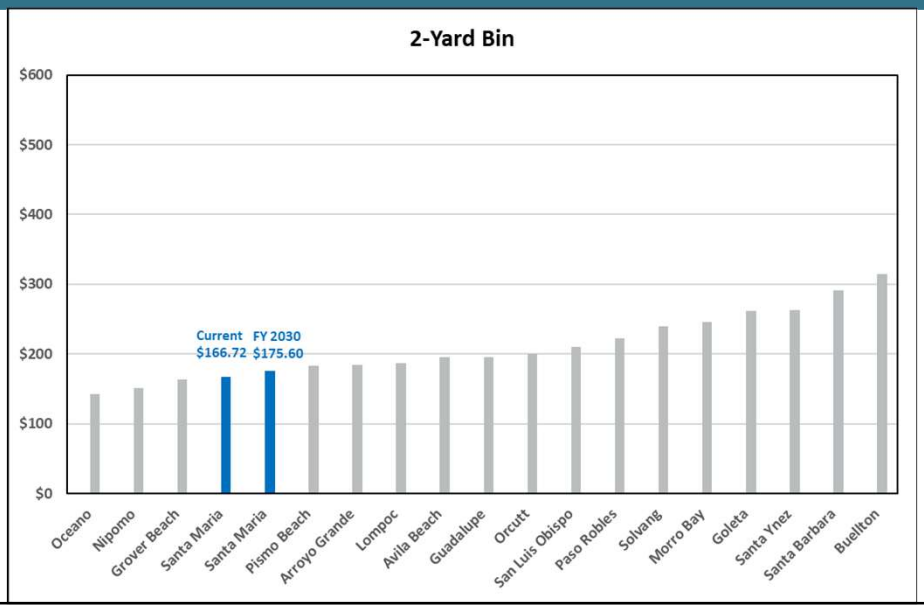

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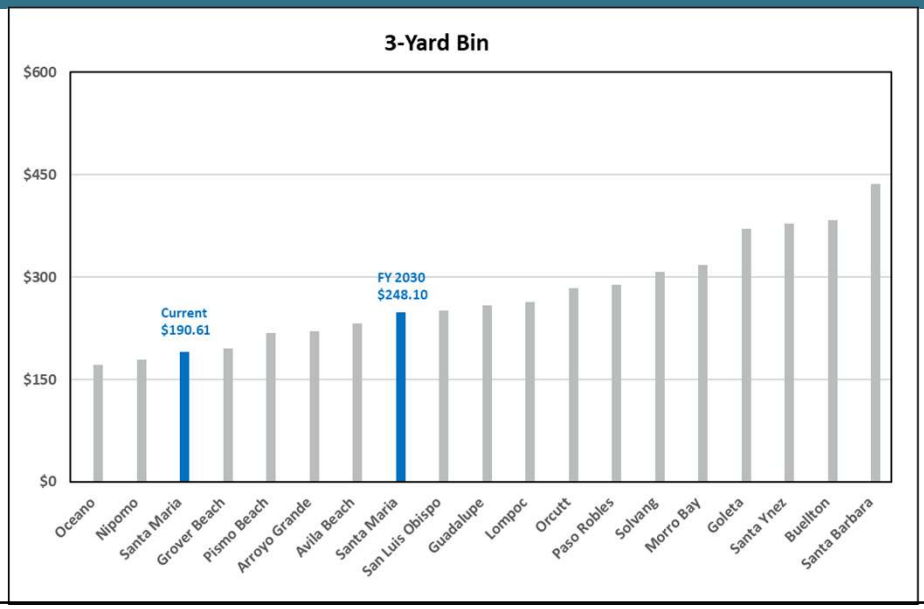

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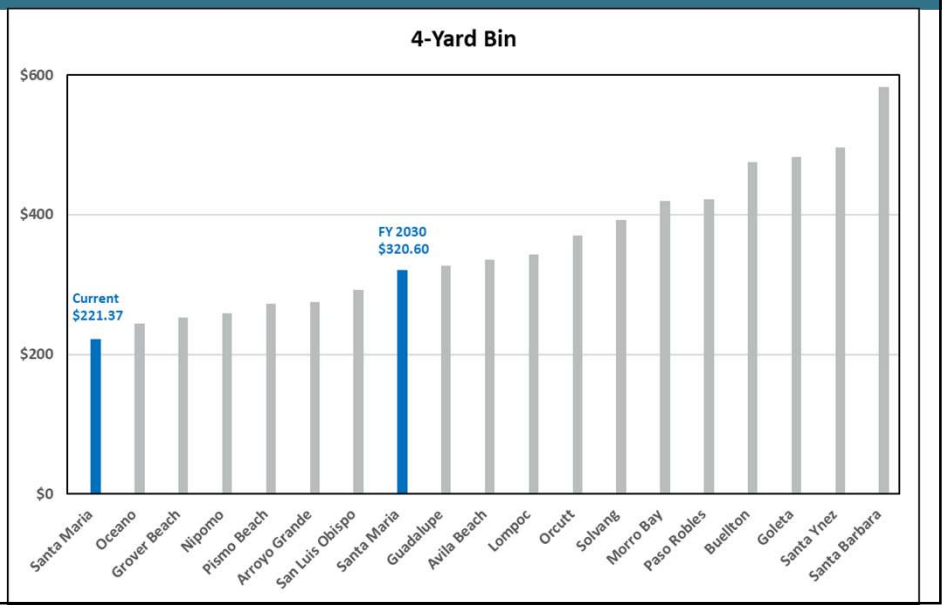
Rates Comparison



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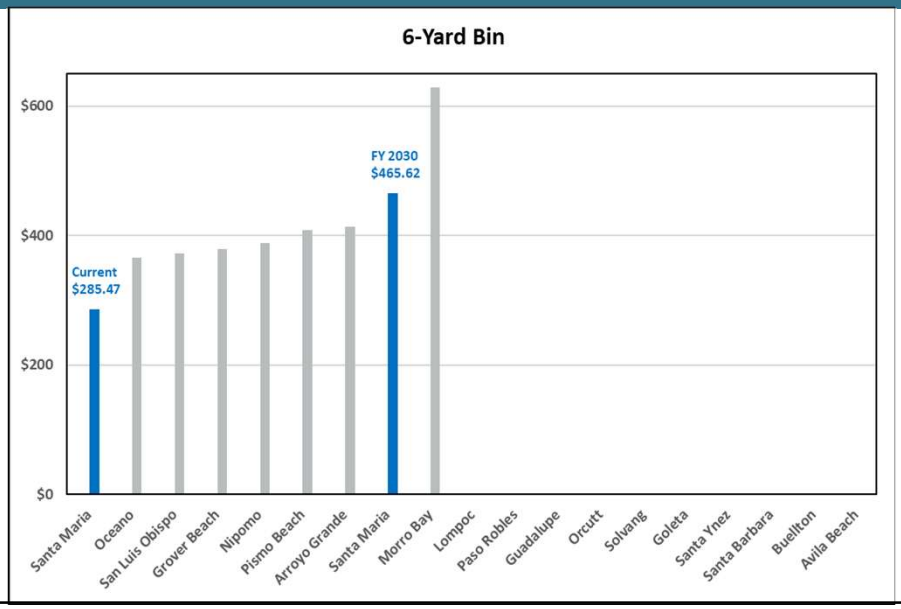
Rates Comparison



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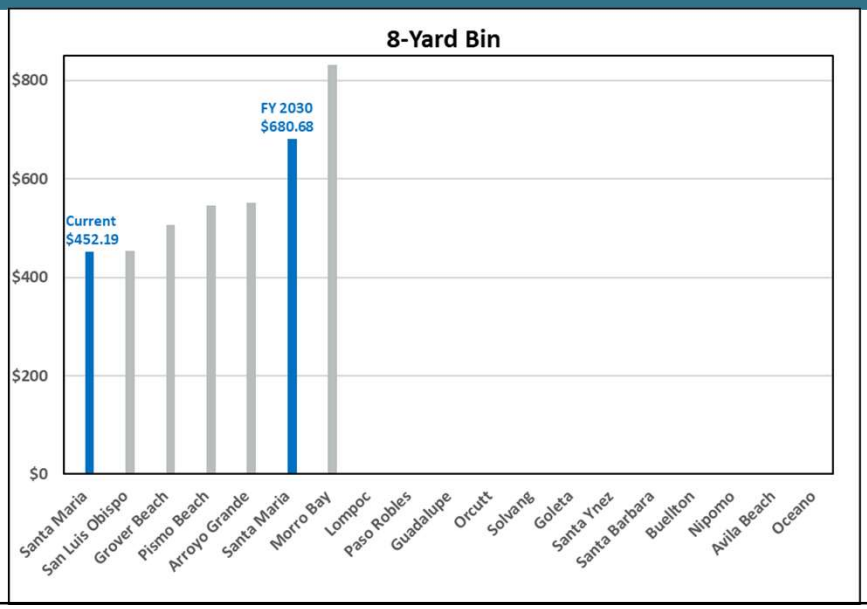
Rates Comparison



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COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Dennis Smitherman, Interim Director of Recreation and Parks

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Declaring its Intent to Levy and Collect the 2026 – 2027 Landscape Assessments and Approval of the Engineer's Reports**

Description:
The City Council will consider adoption of the engineers reports and the intent to levy and collect the 2026-27 landscape district assessments.

RECOMMENDATION:

1. Approving the Engineer's Reports for the 2026-2027 landscape maintenance districts and special benefit zones assessment proceedings; and
2. Adopt a Resolution declaring its intent to levy and collect assessments and setting a time and place for a public hearing thereon for the four landscape maintenance districts and the 20 Special Benefit Zones.

BACKGROUND:

During the 1980's, the City of Santa Maria established four geographic Landscape Maintenance Districts with Broadway and Stowell serving as the center point. The four "Master Districts" consist of the following: the South Miller Street/South College Drive Landscape Maintenance District created with Resolution 81-298 on August 4, 1981; the Northwest Landscape Maintenance District with Resolution 88-154 on December 20, 1988; the Northeast Landscape Maintenance District with Resolution 89-51 on May 2, 1989; and, the Southwest Landscape Maintenance District with Resolution 89-50 on May 2, 1989. The creation of these districts enables the City of Santa Maria to levy and collect assessments for the purposes of maintaining the public landscaping and parks, and for nuisance abatement within each district.

Within the four "Master Districts," there are currently 18 Special Benefit Zones (SBZ). Each SBZ was created at the time when a new development was built, in order to provide for the perpetual maintenance of additional public improvements associated with the development of each project. These public improvements include retention basins, parks, sidewalks, graffiti abatement, pest abatement, street trees, and all public thoroughfare landscaping. The cost for maintaining the public improvements vary, based on the type and extent of public improvements in a given subdivision. This cost is distributed among all assessed properties within the specific SBZ and collected annually through property taxes.

Under the Landscaping and Lighting Act of 1972 ("the Act"), the City is authorized to provide and maintain landscaping, public lighting, appurtenant facilities, park and recreational improvements. By following the procedures set out in the Act, as well as Proposition 218 and its implementing legislation, the City can assess property owners for the special benefit received as a result of installing and maintaining these improvements.

The process of assessing property for improvements under the Act has several steps. A typical first step is annexing property into a particular part of the City's system under the Act, and setting of the assessment for the first fiscal year. This is accomplished through consent of the current property owners and action of the Council pursuant to an Engineer's Report. The Engineer's Report correctly apportions the costs to specific property according to the special benefit received. If particular properties receive additional benefit, they are placed into a "zone" which receives a particularized assessment amount according the additional special benefit received.

Assessment law, in particular Proposition 218, allows only the *special* benefit received by properties to be assessed. General benefits received by the public are not recoverable using assessments. The Engineer's Report apportions or spreads these special benefit amounts to the properties to be assessed.

Amounts are assessable to property under the Act for one fiscal year. Each year at this time, the City conducts assessment proceedings under the Act. In order to collect assessments going forward, the City must not receive a majority protest. If the City wishes to increase assessments within the meaning of the law (i.e. above the annual Consumer Price Index (CPI)), then the City must follow the specialized election proceedings under Proposition 218. In addition, Proposition 218 removes former provisions of statutory law that allowed public entities to be exempt from assessment.

DISCUSSION:

The process of annexation, calculating, and levying assessments in the Landscape Maintenance Districts is outlined in the California Streets and Highways Code, which the City of Santa Maria follows in these proceedings. The City of Santa Maria's process for annexation, calculating, and levying of assessments has been refined by the City Attorney in compliance with state law and the most recent case law. The recommended action tonight is to meet the statutory requirements by the City Council: 1) adopting a resolution approving the Engineer's Reports for assessment proceedings; and 2) declaring the intent to levy and collect the property tax assessments for each of the four Landscape Maintenance Districts and the SBZ's, and set a public hearing for June 2, 2026, to consider the proposed landscape assessments for approval.

[1] U. S. Department of Labor, Bureau of Labor Statistics for Urban Los Angeles-Riverside-Orange County areas – includes Santa Maria for the period ending December 31, 2025.

The Director of Finance has determined that the annual Consumer Price Index CPI[1] rose by 3.0 percent in calendar year 2025, requiring that the 2026 district and SBZ assessments be increased by 3.0 percent to keep pace with increased costs.

The proposed assessments are intended to provide adequate funding for district operations over the next fiscal year and are consistent with past City Council action. The action before City Council not only authorizes the levying and collection of the property tax assessment for the Landscape Maintenance Districts and the SBZs, but also authorizes the Director of Finance to transfer funds out of appropriated reserves in order to finance operational costs (unanticipated expenses or project overages) in the districts during the next fiscal year.

Fiscal Considerations

The attached supportive documents present the specific financing related to each of the Landscape Maintenance District Assessments for the "Master Districts" and the SBZs. To summarize, the Landscape Maintenance Districts and the SBZ's generate approximately $5.9 million in revenue to fund direct maintenance services and district operation costs. This revenue is collected from approximately 9,888 residential and 615 commercial properties in the districts. Since everyone who lives in the City of Santa Maria *benefits* from the well-kept, public easement landscaped areas, the City's General Fund provides a financial contribution, known as the "City's General Benefit," in the amount of $956,646. This contribution is made on behalf of the estimated 23,500 (commercial and residential) properties that existed prior to the creation of the Landscape Maintenance Districts. As new development occurs in older parts of the City, those properties are annexed into a Landscape Maintenance District or SBZ, so over time the General Benefit will begin to diminish.

During FY 2025-26, the Landscape Maintenance Districts experienced an across-the-board increase in costs of providing daily operations, renovation, project management, and irrigation water. In order to control the cost of water, staff is converting non-recreational turf to low water use plantings as renovation budgets permit. These conversions will result in long-term savings but require a significant upfront expenditure. Accordingly, Landscape Maintenance Districts will continue to face increased costs.

In 2026, there will be additional revenue from the new projects at Las Brisas at Betteravia Plaza, and others, into their respective districts.

[1] U. S. Department of Labor, Bureau of Labor Statistics for Urban Los Angeles-Riverside-Orange County areas – includes Santa Maria for the period ending December 31, 2016.

Impact on the Community

Landscaping along the City's major arterials and surrounding residential and commercial developments in the City are a positive indication of the fine quality of life in Santa Maria and its aesthetic appeal. Accordingly, the City's landscaping provides for the community's enjoyment, neighborhood cohesiveness, and beauty. And the assessments herein provide for perpetual care of these public areas and safeguard the assets of surrounding property owners.

ATTACHMENT(S)

A. Resolution- Intent to Levy and Collect
   - Exhibit A- Engineer Report Northwest
   - Exhibit B- Engineer Report Northeast
   - Exhibit C- Engineer Report Southwest
   - Exhibit D- Engineer Report Southeast
   - Exhibit E- FY26-27 District Assessment Rolls
   - Exhibit F – Landscape Maintenance Districts Map

RESOLUTION NO,

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FOUR LANDSCAPE MAINTENANCE DISTRICTS AND THE 20 SPECIAL BENEFIT ZONES

WHEREAS, the City Council of the City of Santa Maria, California, at this time proposes to initiate proceedings for the assessment of property annexed to the Northeast, Northwest, Southwest and South Miller Street/South College Drive Landscape Maintenance Districts and the 18 Special Benefit Zones ("Districts"), pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972 (Section *22500, et seq*. of the Streets and Highways Code); and

WHEREAS, the properties affected by these proceedings are described in Exhibit "E" and the boundaries of the Districts are shown on the map as Exhibit "F" incorporated herein by reference.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. That the above recitals are true; and

SECTION 2. It is the intention of this legislative body to levy and collect assessments for

Fiscal Year 2026-27 to pay costs and expenses for the maintenance of retention basins, parks, sidewalks, graffiti abatement, pest abatement, street trees, and all other public landscaping; and

SECTION 3. By the terms of Resolution Numbers 1994-96, 1994-97, 1994-98, and 1994-99, dated June 7, 1994, the City Council adopted a formula for annual adjustment of assessments based on the Consumer Price Index Figures of the U. S. Department of Labor, Bureau of Labor Statistics for Urban Los Angeles-Riverside-Orange County Areas*; and

SECTION 4. The Director of Finance is authorized and directed to receive appropriate assessments as reported in the Engineer's Reports on Exhibit A-D of incorporated herein by reference. Additionally, the Director of Finance is authorized and directed to reallocate said appropriations and estimated revenues to reflect the final assessments as determined by the County of Santa Barbara; and

*U. S. Department of Labor, Bureau of Labor Statistics for Urban Los Angeles-Riverside-Orange County areas – includes Santa Maria Atty. Rev. 2025

SECTION 5. The improvements to be funded by the proposed assessment are generally described as follows: maintenance of retention basins, parks, sidewalks, and public thoroughfare landscaping, street trees, graffiti abatement, and pest abatement; and

SECTION 6. That the assessment districts affected by this Resolution of Intention are distinctively designated as follows: South Miller Street/South College Drive, Northeast, Northwest, and Southwest Landscape Maintenance Districts, and the 20 Special Benefit Zones; and

SECTION 7. That the property affected by the proposed assessments are described in Exhibit "E", and the boundaries of the Districts are shown on the map as Exhibit "F incorporated herein by reference; and

SECTION 8. Said work will provide a special and direct benefit to the properties as described in the Engineer's Reports previously approved by this Council; and

SECTION 9. The City Manager or his designee is hereby authorized to approve the transfer of funds from appropriated reserve accounts for the purpose of covering operational costs when needed; and

SECTION 10. That notice is hereby given that a public hearing on the questions of the proposed assessment is hereby scheduled at 6:30 p.m. in the City Council Chambers, which is located at 110 East Cook Street in Santa Maria, California, on Tuesday, June 2, 2026.

SECTION 11. That the City Clerk is hereby directed to give notice of the public hearing pursuant to Streets and Highways Code, Sections 22552 and 22553; and

SECTION 12. That the Engineer's Reports pertaining to the proposed proceedings are on file with the Chief Deputy City Clerk and should be referred to for a full and detailed description of the improvements, Landscape Maintenance District Boundaries, and any Special Benefit Zones therein, and the proposed assessments upon assessable lots and parcels of land within the Districts; and

SECTION 13. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

Mayor

ATTEST:

Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Head

City Manager

Attachment(s):

Exhibit A- Engineer Report Northwest
Exhibit B- Engineer Report Northeast
Exhibit C- Engineer Report Southwest
Exhibit D- Engineer Report South Miller Street- South College Drive
Exhibit E- FY26-27 District Assessment Rolls
Exhibit F – Landscape Maintenance Districts Map



CITY OF SANTA MARIA

Annual Engineer's Report
Fiscal Year 2026/2027

Northwest Landscape Maintenance Assessment District No. DS-9

Incorporating Special Benefit Zones:

- Cherry Blossom
- North Preisker Ranch

Intent Meeting: May 5, 2026

Public Hearing: June 2, 2026

City of Santa Maria
110 E. Cook Street
Santa Maria, CA 93454

ENGINEER'S REPORT AFFIDAVIT

This Report and the enclosed descriptions, budgets and diagram outline the proposed improvements and assessments for Landscape Maintenance Assessment District No. DS-9 in the City of Santa Maria for Fiscal Year 2026/2027, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 19th day of March, 2026.

By: _____

David Beas, PE# 56437



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INTRODUCTION

The City of Santa Maria ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in accordance with the provisions of the California State Constitution, Article XIIID ("California Constitution") annually levies and collects special assessments for the City's maintenance assessment district designated as **Northwest Landscape Maintenance Assessment District No. DS-9** (hereafter referred to as "District") to fund in whole or in part the maintenance and operation of landscaping improvements that provide special benefits to properties within the District.

The City Council on December 20, 1988, established the formation of the Northwest Landscape Maintenance District No. DS-9 for the purpose of financing the continued maintenance of the landscaping within the northwest quadrant of the City.

In accordance with the 1972 Act, the District also utilizes special benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to specific parcels and developments within the District. Within the boundaries of the District, some parcels may be assigned to a special benefit zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone that are in addition to the improvements proportionally shared by properties throughout the District.

For Fiscal Year 2026/2027 in addition to the shared District improvements and assessments, parcels within the following Zones may be assessed for local improvements specific to the parcels and developments within each respective Zone:

- Cherry Blossom Special Benefit Zone,
- North Preisker Ranch Special Benefit Zone,

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027. This Report outlines the District improvements, the special benefit zones, the method of apportionment, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2026/2027. The annual assessments to be levied on properties within the District provide a source of funding to fund in whole or in part, the continued operation and maintenance of the landscaping improvements and services to be provided by the District for the properties within the District and specified Zones for which the properties receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon available revenues including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the 1972 Act. The net annual cost to provide the improvements within the District plus each benefit Zone (if applicable) are allocated to the benefiting properties within the District and respective Zones as applicable, using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Santa Barbara County Assessor's Office. The Santa Barbara County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the City Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. The assessments as approved will be submitted to the Santa Barbara County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for fiscal year 2026/2027.

Part I – Plans and Specifications: This section contains a general description of the District, special benefit zones ("Zones"), and the improvements and services that provide special benefits to the parcels within the District. The improvements, appurtenant facilities, and services that provide special benefits to the properties within the District and for which parcels are assessed may

include, but not limited to the installation and maintenance of landscaping improvements within the public right-of-way of streets within the District, retention basins, parks, public facilities and related amenities as well as associated operational and incidental expenses, and the collection of fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions, a visual depiction of the improvements may be provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements and Zone improvements are on file in the City Engineer's Office and by reference are made part of this Report.

Part II – Method of Apportionment: This section includes a discussion of the special and general benefits associated with the improvements to be provided within the District (Benefit Analysis). This section of the Report also outlines the basis upon which the estimated costs to provide such improvements has been apportioned to each parcel of land therein in proportion to the special benefits to be received. (the method of calculating each property's proportional special benefit assessment). This method of apportionment is consistent with the previously approved and adopted method of apportionment for the District.

Part III – Estimate of Costs: Identifies the estimated annual funding costs (Budgets) required for the maintenance and operation of the improvements in the District and Zones authorized by the 1972 Act and deemed appropriate to support the improvements, including, but not limited to, annual maintenance and service expenses, utility costs, and related incidental expenses. For fiscal year 2026/2027 annual contract maintenance costs have increased by three percent (3%). Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) previously approved and adopted for the District assessments that provides for an annual adjustment to the maximum assessment rates, which establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV – District/Zone Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the District and Zones for Fiscal Year 2026/2027 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams may also provide a visual depiction of the location of the improvements being maintained. The lines and

dimensions of each lot, parcel, and subdivision of land contained in the District and Zone diagrams are inclusive of the parcels listed in “Part V - Assessment Roll” of this Report and the corresponding County Assessor’s Parcel Maps for said parcels as they existed at the time this Report was prepared and shall incorporate all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Santa Barbara County Assessor’s maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District and Zones.

Part V – Assessment Roll: The assessment amounts to be levied and collected in fiscal year 2026/2027 for each parcel is based on the parcel’s calculated proportional special benefit as outlined in "Part II - Method of Apportionment" and the annual assessment rates established by the estimated budgets in "Part III - Estimate of Costs" of this Report. Due to the number of parcels within the District, the Assessment Roll for fiscal year 2026/2027 has been filed electronically with the City Clerk rather than displayed in this Report and by reference the listing of the Assessor’s Parcel Numbers and the corresponding assessment amounts are made part of this Report.

Note: If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Engineer’s Report is, for any reason, 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 provisions of this Engineer’s Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

PART I – PLANS AND SPECIFICATIONS

The purpose of this District is to provide in part through annual assessments, funding for the installation, operation, and maintenance of landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins that control subdivision water runoff, parks, and easements.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone therein may incorporate various local landscaping improvements and related amenities that were either installed in direct connection with the development of properties within the District and each respective Zone or were installed for the benefit of those properties resulting from property development or potential development of those properties and are considered necessary elements for the development of such properties to their full and best use and these improvements are maintained and serviced for the special benefit of real property within the District and/or Zones. The work to be performed within the District and each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

Improvements provided within the District and/or Zone may include but are not limited to landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and local parks within each respective Zone. These improvements may include, but are not limited to:

- various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
- irrigation and drainage systems;
- structural amenities such as monuments, specialty or ornamental lighting, block walls, retaining walls, or other fencing associated with the landscape areas;
- hardscapes including mulch, decomposed granite surfaces, stamped concrete, and pavers;
- recreational amenities within parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed/graffiti abatement, and public safety; installation, removal, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or landscape drainage systems; and repair or replacement of hardscape improvements including sidewalks and recreational amenities. The Recreation and Parks Office

shall authorize and schedule such maintenance and servicing as needed and based on available District and/or Zone funding.

Reference is made to the plans and specifications currently on file at the City Engineer's Office relating to the design, recommended materials, and level of maintenance concerning the facilities to be maintained. The plans show plant species, size, and their location. Specifications for the improvements comply with the Standard Specifications of the Public Works Department, the 2019 California Building Code, and the Recreation and Parks Department Landscape and Irrigation Standards. For Fiscal Year 2026/2027 the improvements maintained within the District and for which parcels receive special benefits include but is not limited to the following:

NW LANDSCAPE MAINTENANCE DISTRICT No. DS-9	**TOTAL SQFT.**
Hidden Pines – easement frontage 400-600 Hidden Pines Way	21,011
Oak Valley – Taylor frontage (does not include school); Rancho Verde, Via Establo to Blosser, North Railroad at the 1900 block between Rancho Verde	97,275
and Taylor	
Blosser Medians – 100 North Blosser Road and 1100 West Main Street	2,392
Villas de la Sara – West Morrison and Oakley Avenue	6,340
Riverside Estates – frontage on Preisker Lane and Hidden Pines Way	8,412
Parkside – frontage on Preisker, parking lot, and playground	9,912
Parkside Basin— grassy basin at Portland Drive and Preisker	20,776
100 West Main Street – median	1,944
Railroad Median-Paved median	600
Cook Street Annex & Fire Station 1	9,945
Bradley Channel Multi-Purpose Trail – from Railroad to Preisker Park-all paved	14,000
Sanchez School – area from black rod iron fence to 3 feet east of the sidewalk on Depot	12,120
Blosser/Donovan Median – on Blosser south -paved median	1,610
Southeast corner of Depot and Morrison	1,500
Downtown medians – Broadway Medians from Fesler Street going south to the front of the Library; East and West Cook Street Medians; South Pine Street from Main Street to Cook Street; East Main Street Medians; 100 North McClelland Median; South Miller Medians from main Street to Cook Street	21,022
TCW – mall perimeter, some interior, and Ruffoni parking lot including Heritage Walk	88,352
Total Northwest Landscape Maintenance District No. DS-9	**355,715**

Zones of Benefit

In accordance with the 1972 Act, this District utilizes Zones to address variations in the nature, location, and extent of improvements that provide special benefits to specific parcels and developments within the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2026/2027 the District includes two (2) designated Zones. The boundaries of each Zone are based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a brief description and summary of the improvements associated within each Zone and for which parcels receive special benefits:

Cherry Blossom Special Benefit Zone

Improvements associated with the Cherry Blossom Special Benefit Zone include landscaped medians, landscaped open space, the park site, and specialty lighting associated with the frontages on Railroad and Hidden pines totaling and estimated 51,900 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Zone Assessment for fiscal year 2026/2027 will be $535.73 per assessor parcel number. This Zone assessment is imposed only upon parcels that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Cherry Blossom Special Benefit parcels are also assessed the Northwest Landscape Maintenance District residential assessment of $183.22 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

North Preisker Ranch Special Benefit Zone

Improvements associated with the North Preisker Ranch Special Benefit Zone include landscaped roundabouts, landscaped medians, landscaped open space, the park site, and specialty lighting associated with the frontages on Atlantic, Blosser (both sides), Canal (both sides), Railroad (up to wall), Boxcar and Caboose, path on Eagleton, both roundabouts and all entry medians totaling and estimated 243,867 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The North Preisker Ranch Special Benefit Zone Assessment for fiscal year 2026/2027 will be $395.33 per assessor parcel

number. This Zone assessment is imposed only upon parcels that receive a special benefit over and above general benefits provided to other parcels located in the District.

The North Preisker Ranch Special Benefit parcels have both commercial and residential components. These parcels are also assessed either the Northwest Landscape Maintenance District residential assessment of $183.22 per assessment unit or the commercial assessment of $586.30 per APN or tenant space as detailed in the Method of Apportionment provided in Part II of this Report.

Note: A visual depiction of the general location of the landscape improvement areas for the District and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Part II – Method of Apportionment

Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for Fiscal Year 2026/2027 have been identified and allocated to properties within the District and the Zones therein based on special benefit, consistent with the requirements of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties are assessed are identified as local landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins, parks, easements, and related amenities. The formulas used for calculating assessments and the designation of Zones herein reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing the improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> Section 22573 defines the net amount to be assessed as follows:
>
> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

Section 22574 provides for zones as follows:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

Provisions of the California Constitution

In addition to the provisions of the 1972 Act, the Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

Article XIII D Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIII D Section 2i defines Special Benefit as follows:

*"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*Article XIII D Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Benefit Analysis

Special Benefits

The ongoing maintenance of landscaped areas within the District as addressed in this Report, provide aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements



were constructed and installed and/or were facilitated by the development or potential development of properties within the District and each respective Zone. In addition, the District provided landscaping improvements are an integral part of the physical environment associated with the parcels in the District and/or respective Zones and the proportional direct effect that trees, shrubs, and groundcover have on real property within the district including localized wind reduction; erosion control; storm water capture; noise attenuation; visual screening; ultraviolet light and glare reduction; and odor reduction are a direct and particular benefit to the properties in proximity to those improvements.

While some of the improvements may in part be visible to properties outside the District or Zone, collectively if these various improvements are not properly maintained, it is the parcels within the District and/or respective Zone (as may be applicable), that would be aesthetically burdened or environmentally impacted. Additionally, much of the landscaping within the street right-of-way serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels.

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed it is evident these improvements were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and required for development of properties in the District or Zone. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only to those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no direct quantifiable benefit to the public at large or properties outside the District and/or Zones.

In the absence of a special funding District or Zones, the City would typically be obligated to provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service (general benefit level of service) would most likely provide for periodic servicing of the improvement areas on an as-needed basis to ensure public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways, and potential property damage resulting from erosion or fire hazards. However, this baseline level of service would clearly result in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the District and funded by the special benefit assessments In addition to the baseline level of service general benefit, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with

regular landscape maintenance services associated with the districtwide improvements, including minimization of dust and debris, and air pollution reduction.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. Therefore, on behalf of all parcels not assessed by a landscape maintenance district, yet deriving some level of general benefit from the District's landscaped improvements, the City has historically and will continue to contribute from the general fund a General Benefit Contribution that equals or exceeds the costs attributable to the baseline general benefit costs and indirect/incidental general benefit costs for the districtwide shared improvement areas as shown in the Estimate of Costs (Part III of this Report) as the "City General Benefit Contribution".

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's proportional share of the special benefits conferred by the funded improvements and service. The method utilized to determine assessments is called the "method of apportionment" or formula of cost spread ("spread formula"). Assessment Units ("AU"), often referred to as the Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The AU or EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

The method of apportionment originally developed for this District was based on an assessment spread formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes an assigned number of comparative dwelling units for residential, non-residential, and undeveloped properties.

The majority of parcels within the District are residential parcels and the improvements are maintained to provide a uniform benefit within the boundaries of the District. Therefore, each dwelling unit, whether an apartment or single family residence is given a base value of one (1) unit. Parcels in other land use categories were then evaluated and rated by comparison with the basic unit. The assignment of unit values is based primarily on the intensity of land use and its comparison to the base unit. Two unit values have been assigned: a residential efficiency unit, 500 square feet or less, at 50 percent of the residential unit value and a commercial efficiency unit defined at 1200 square feet per commercial charge.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property. The following are typical site land uses described in Title 12 of the Santa Maria Municipal Code and their proposed Assessment Units. This list includes the majority of parcel uses within the City of Santa Maria and is applied in the calculation of the 2026/2027 fiscal year assessments.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

LAND USE	ASSESSMENT UNITS
Residential	
• Single Family Residential	1 Unit per property
• Two Family Residential	1 Unit per dwelling
• Condominium/Townhouse	1 Unit per dwelling
• Apartment Residential	1 Unit per dwelling
• Mobile Home Parks	1 Unit per dwelling
• Efficiency Unit	.5 Unit per dwelling
Commercial	
• Small, Single Tenant	1 Unit per property
• Efficiency Unit > 1,200 SF	1 Unit per 1,200 SF
• Vacant > 10,000 SF	1 Unit per property
• Commercial Centers	4 Units per property
• Major Shopping Centers	7 Units per property
Trade/Services	
• Commercial/Professional Office	1 Unit per property
• Vacant > 25,000 SF	1 Unit per property
• Mid-Size Office	4 Units per property
• Major Office Buildings	7 Units per property
• Hospital/Large Medical Offices	7 Units per property
Industrial	
• Small Industrial	1 Unit per property
• Vacant > 50,000 SF	1 Unit per property
• Medium Industrial	4 Units per property
• Major Industrial	7 Units per property
Exempt	
• Open Space/Common Areas, Public Facilities, Parks, Redevelopment Agency	0 Units per property

Part III – Estimate of Costs

The following budgets outline the estimated costs to maintain and service the various landscaping improvements described in this Report for Fiscal Year 2026/2027.

The budgeted expenses outlined in the following pages for the District and the Zones therein reflect the estimated annual expenses required to support and maintain the improvements to be provided for fiscal year 2026/2027. The estimated annual expenses provided in the budgets are considered to be appropriate full-service level costs. These full-service expenses, minus the general benefit expenses (Expenses not assessed and identified as the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from the improvements to be maintained ("Special Benefit Expenses").

CITY OF SANTA MARIA
NORTHWEST LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. DS-9

ESTIMATED BUDGET

	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$74,850	$77,096
Contract, Supplies, Renovation	$174,971	$182,280
Administration	$242,126	$251,178
Total Expenditures	**$491,947**	**$510,553**
ESTIMATED REVENUES		
Special Assessment	$368,564	$383,469
City General Benefit Contribution	$123,383	$127,084
Total Revenues	**$491,947**	**$510,553**

CHERRY BLOSSOM SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$26,697	$27,498
Contract, Supplies, Renovation	$35,031	$37,112
Administration	$8,510	$10,406
Total Expenditures	**$71,435**	**$75,016**
ESTIMATED REVENUES		
Special Benefit Assessment	$71,435	$75,016
Total Revenues	**$71,435**	**$75,016**

NORTH PREISKER RANCH SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$69,132	$71,206
Contract, Supplies, Renovation	$161,222	$167,343
Administration	$32,219	$37,765
Total Expenditures	**$266,019**	**$276,314**
ESTIMATED REVENUES		
Special Benefit Assessment	$266,019	$276,314
Total Revenues	**$266,019**	**$276,314**

Annual Inflationary Adjustment (Assessment Range Formula)

Pursuant to Article XIIID of the California Constitution (Proposition 218), any "new or increased assessments" require certain noticing and balloting requirements. However, Government Code Section 54954.6(a) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

As previously adopted and approved by the City Council, each fiscal year the maximum assessment rates established for the improvements in the previous fiscal year for the District and each Zone may be adjusted by the percentage increase of the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for the Los Angeles- Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

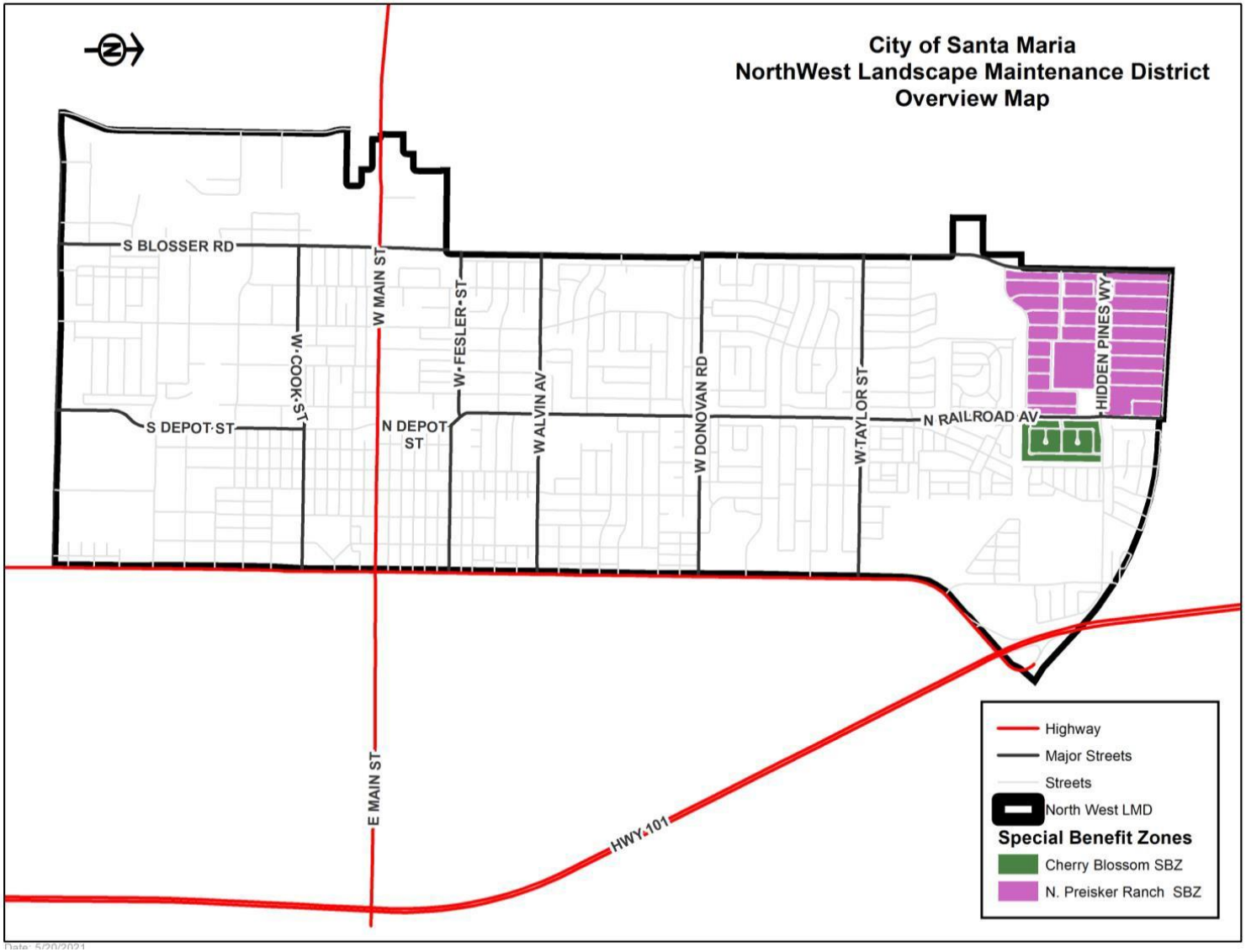
Each fiscal year the City shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year as of January of each succeeding year. This percentage difference shall then establish the range of increase to the maximum assessment rates allowed. If the percentage change in the CPI is negative, the maximum assessment rates shall not be adjusted from the previous fiscal year (unchanged). Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City may use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The percentage change in CPI from December 2024 to December 2025 as reported by the U.S. Bureau of Labor Statistics was 3 percent. Therefore, the maximum assessment rates for fiscal year 2026/2027 will be increased by 3 percent over the maximum assessment rates for fiscal year 2025/2026.

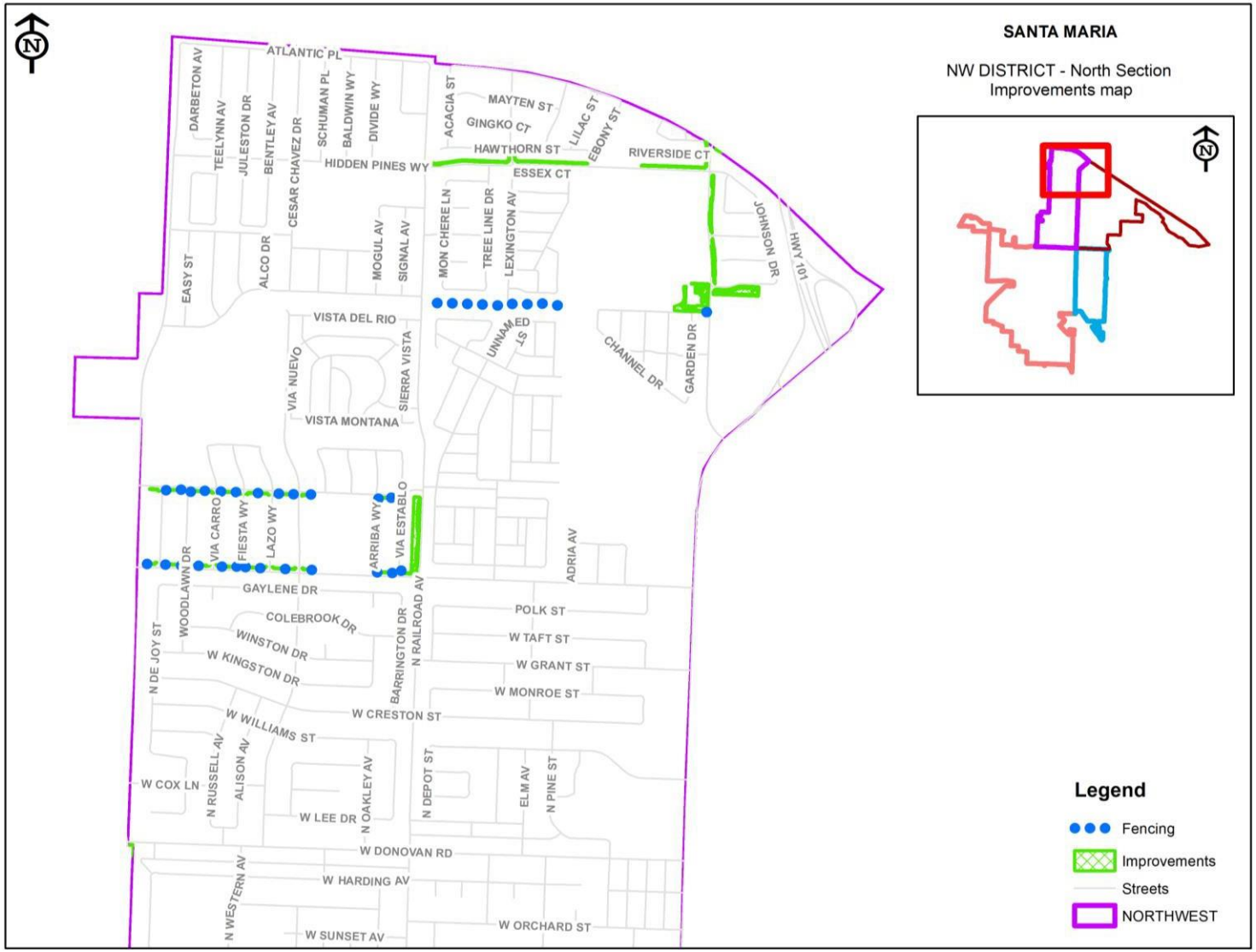
Part IV – District/Zone Diagrams

The following section contains a series of diagrams showing the boundaries of Santa Maria Landscape Maintenance Assessment District No. DS-9 and the Zones therein for Fiscal Year 2026/2027. In addition to depicting the boundaries of the Zones, the diagrams also provide a visual depiction of the general location of the improvement areas being funded and maintained within the District and Zones. All parcels that will receive a special benefit from the improvements provided within the District and each respective Zone consist of the lots, parcels and subdivisions of land within the boundaries of the District and/or Zones as depicted by these diagrams and the lines and dimensions of those lots, parcels and subdivisions of land shall be those lines and dimensions shown on the Santa Barbara County Assessor's parcel maps for the current fiscal year and by reference the Santa Barbara County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in Part V of this Report constitute the District Assessment Diagram for Fiscal Year 2026/2027.

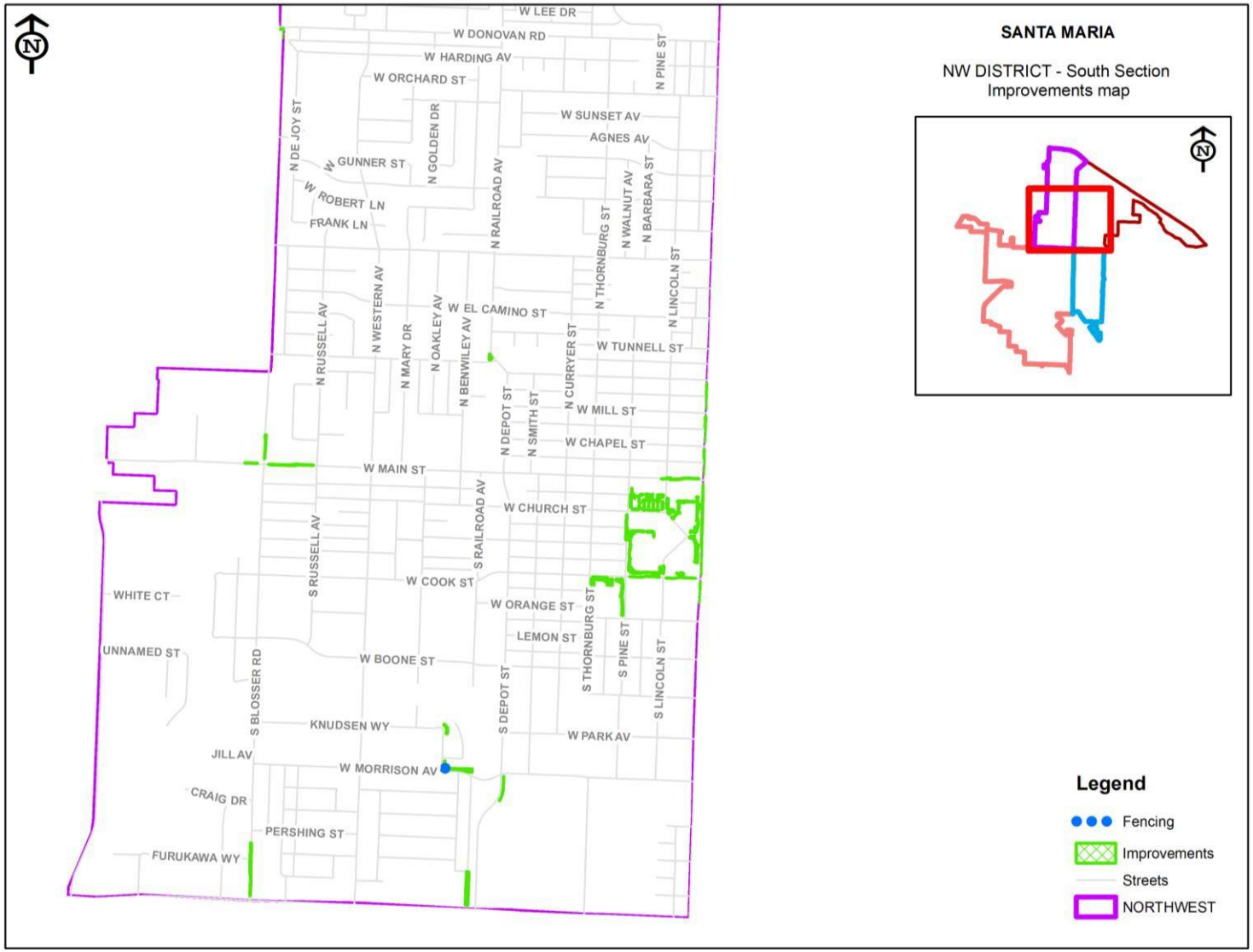
District Boundary Diagram



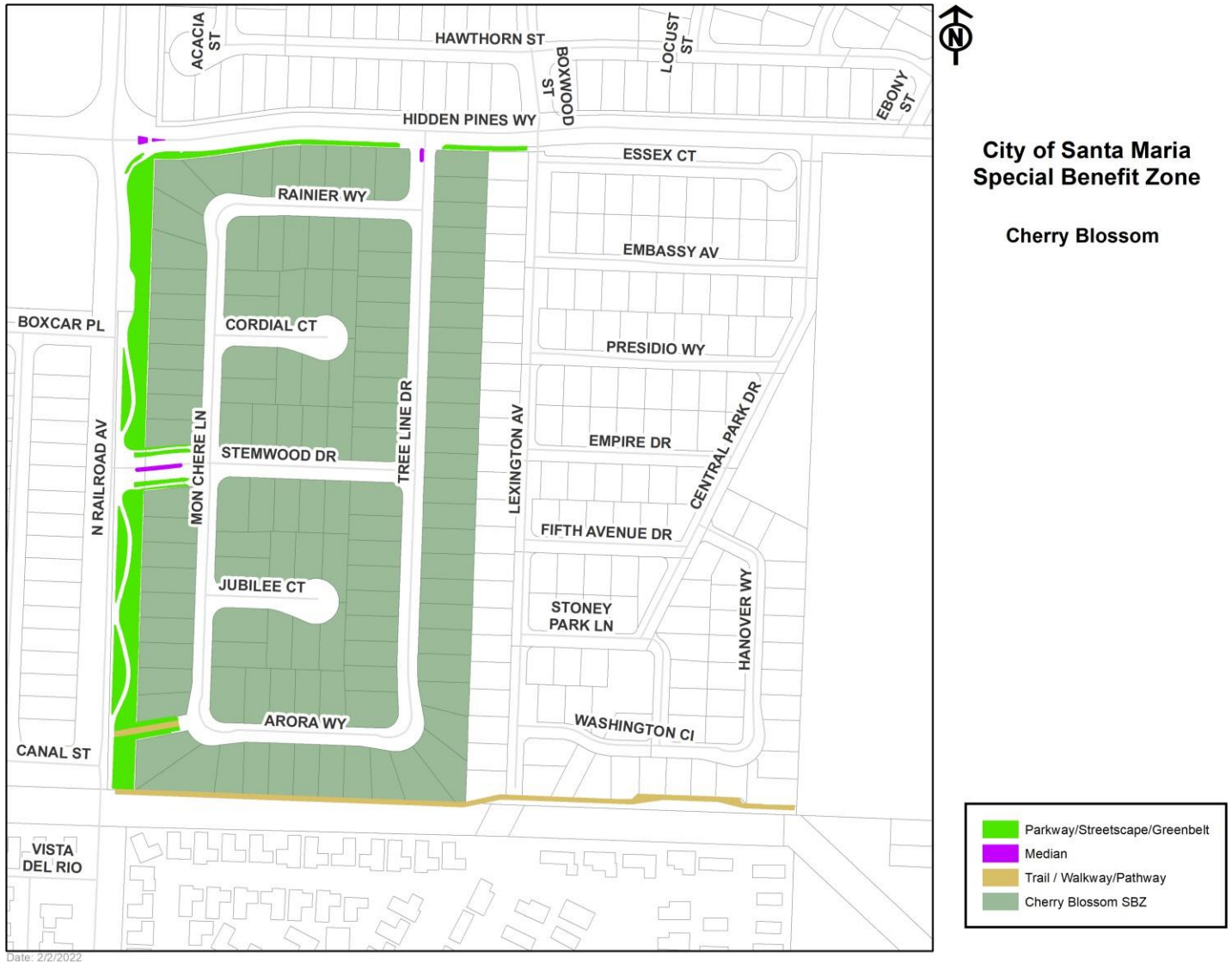
District Improvement Diagram (Northern Section)



District Improvement Diagram (Southern Section)



Cherry Blossom Special Benefit Zone

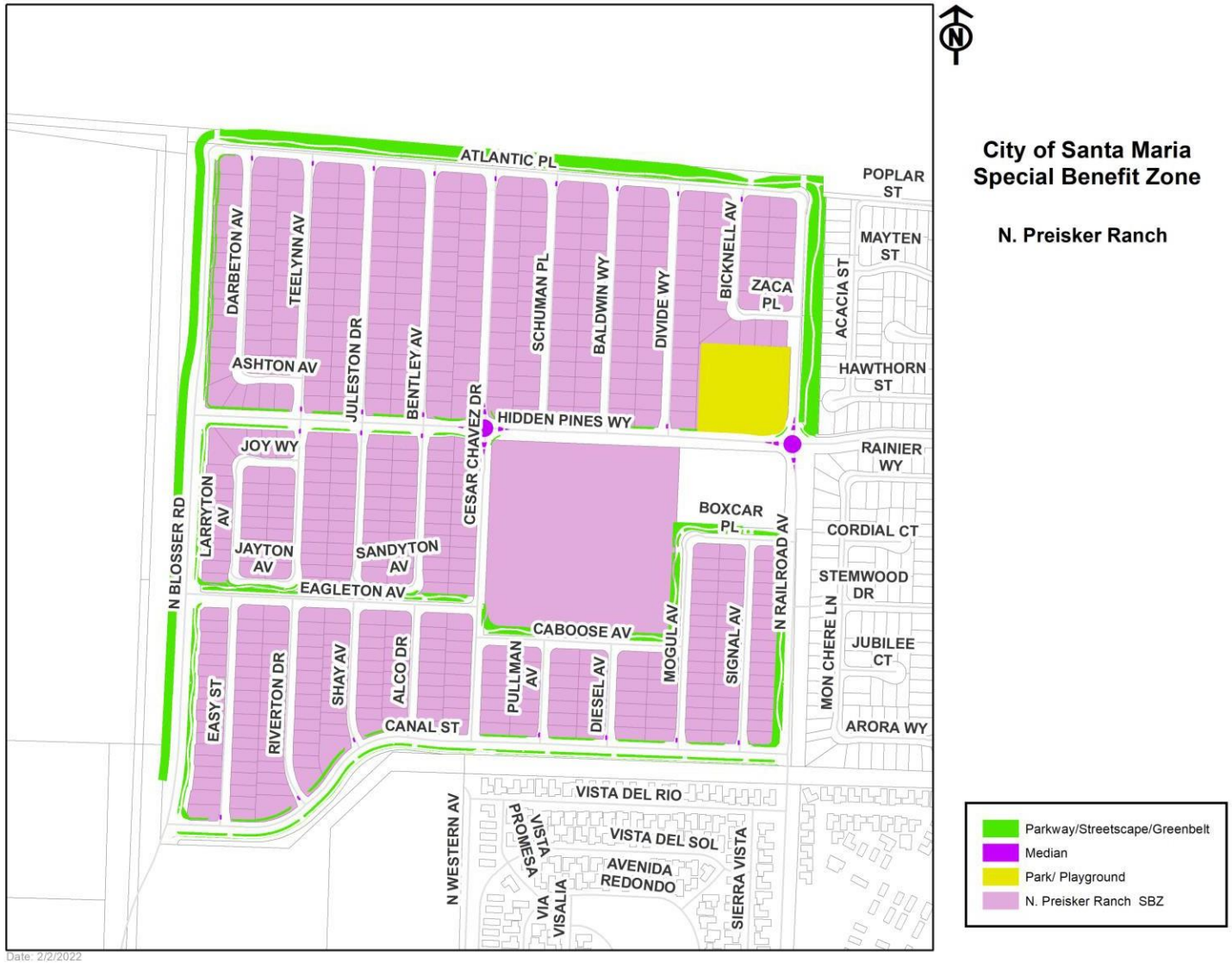


City of Santa Maria
Special Benefit Zone

Cherry Blossom

- Parkway/Streetscape/Greenbelt
- Median
- Trail / Walkway/Pathway
- Cherry Blossom SBZ

North Preisker Ranch Special Benefit Zone



Part V - Assessment Rolls

Due to the number of parcels in the District, the Assessment Roll for fiscal year 2026/2027 (a listing of the parcels to be assessed within this District along with the assessment amounts) has been filed with the City Clerk in an electronic format and is, by reference, made part of this Report. The proposed Assessment Roll shall be available for public inspection in the City Clerk's Office during normal office hours.

The Assessment Roll identified the parcels within the District that are assessed for special benefits and their corresponding assessment amount(s) for fiscal year 2026/2027. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for fiscal year 2026/2027.



CITY OF SANTA MARIA

Annual Engineer's Report
Fiscal Year 2026/2027

Northeast Landscape Maintenance Assessment District No. DS-10

Incorporating Special Benefit Zones:

- Rivergate Roemer
- Suey and Donovan
- Donovan Estates
- La Ventana

Intent Meeting: May 5, 2026

Public Hearing: June 2, 2026

City of Santa Maria
110 E. Cook Street
Santa Maria, CA 93454

ENGINEER'S REPORT AFFIDAVIT

This Report and the enclosed descriptions, budgets and diagram outline the proposed improvements and assessments for Landscape Maintenance Assessment District No. DS-10 in the City of Santa Maria for Fiscal Year 2026/2027, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 19th day of March, 2026.

By: _____

David Beas, PE# 56437



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INTRODUCTION

The City of Santa Maria ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in accordance with the provisions of the California State Constitution, Article XIIID ("California Constitution") annually levies and collects special assessments for the City's maintenance assessment district designated as **Northeast Landscape Maintenance Assessment District No. DS-10** (hereafter referred to as "District") to fund in whole or in part the maintenance and operation of landscaping improvements that provide special benefits to properties within the District.

The City Council on May 2, 1989, established the formation of the Northeast Landscape Maintenance District No. DS-10 for the purpose of financing the continued maintenance of the landscaping within the northeast quadrant of the City.

In accordance with the 1972 Act, the District also utilizes special benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to specific parcels and developments within the District. Within the boundaries of the District, some parcels may be assigned to a special benefit zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone that are in addition to the improvements proportionally shared by properties throughout the District.

For Fiscal Year 2026/2027 in addition to the shared District improvements and assessments, parcels within the following Zones may be assessed for local improvements specific to the parcels and developments within each respective Zone:

- Suey and Donovan Special Benefit Zone,
- Rivergate Roemer Special Benefit Zone,
- Donovan Estates Special Benefit Zone,
- La Ventana Special Benefit Zone,

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027. This Report outlines the District improvements, the special benefit zones, the method of apportionment, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2026/2027. The annual assessments to be levied on properties within the District provide a source of funding to fund in whole or in part, the continued operation and maintenance of the

landscaping improvements and services to be provided by the District for the properties within the District and specified Zones for which the properties receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon available revenues including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the 1972 Act. The net annual cost to provide the improvements within the District plus each benefit Zone (if applicable) are allocated to the benefiting properties within the District and respective Zones as applicable, using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Santa Barbara County Assessor's Office. The Santa Barbara County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the City Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. The assessments as approved will be submitted to the Santa Barbara County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for fiscal year 2026/2027.

Part I – Plans and Specifications: This section contains a general description of the District, special benefit zones ("Zones"), and the improvements and services that provide special benefits to the parcels within the District. The improvements, appurtenant facilities, and services that provide special benefits to the properties within the District and for which parcels are assessed may include, but not limited to the installation and maintenance of landscaping improvements within the public right-of-way of streets within the District, retention basins, parks, public facilities and related amenities as well as associated operational and incidental expenses, and the collection of fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions, a visual depiction of the improvements may be provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements and Zone improvements are on file in the City Engineer's Office and by reference are made part of this Report.

Part II – Method of Apportionment: This section includes a discussion of the special and general benefits associated with the improvements to be provided within the District (Benefit Analysis). This section of the Report also outlines the basis upon which the estimated costs to provide such improvements has been apportioned to each parcel of land therein in proportion to the special benefits to be received. (the method of calculating each property's proportional special benefit assessment). This method of apportionment is consistent with the previously approved and adopted method of apportionment for the District.

Part III – Estimate of Costs: Identifies the estimated annual funding costs (Budgets) required for the maintenance and operation of the improvements in the District and Zones authorized by the 1972 Act and deemed appropriate to support the improvements, including, but not limited to, annual maintenance and service expenses, utility costs, and related incidental expenses. For fiscal year 2026/2027 annual contract maintenance costs have increased by three percent (3%). Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) previously approved and adopted for the District assessments that provides for an annual adjustment to the maximum assessment rates, which establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV – District/Zone Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the District and Zones for Fiscal Year 2026/2027 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams may also provide a visual depiction of the location of the improvements being maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in the District and Zone diagrams are inclusive of the parcels listed in "Part V - Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall incorporate all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District and Zones.

Part V – Assessment Roll: The assessment amounts to be levied and collected in fiscal year 2026/2027 for each parcel is based on the parcel's calculated proportional special benefit as outlined in "Part II - Method of Apportionment" and the annual assessment rates established by the estimated budgets in "Part III - Estimate of Costs" of this Report. Due to the number of parcels within the District, the Assessment Roll for fiscal year 2026/2027 has been filed electronically with the City Clerk rather than displayed in this Report and by reference the listing of the Assessor's Parcel Numbers and the corresponding assessment amounts are made part of this Report.

Note: If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Engineer's Report is, for any reason, 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 provisions of this Engineer's Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

PART I – PLANS AND SPECIFICATIONS

The purpose of this District is to provide in part through annual assessments, funding for the installation, operation, and maintenance of landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins that control subdivision water runoff, parks, and easements.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone therein may incorporate various local landscaping improvements and related amenities that were either installed in direct connection with the development of properties within the District and each respective Zone or were installed for the benefit of those properties resulting from property development or potential development of those properties and are considered necessary elements for the development of such properties to their full and best use and these improvements are maintained and serviced for the special benefit of real property within the District and/or Zones. The work to be performed within the District and each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

Improvements provided within the District and/or Zone may include but are not limited to landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and local parks within each respective Zone. These improvements may include, but are not limited to:

- various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
- irrigation and drainage systems;
- structural amenities such as monuments, specialty or ornamental lighting, block walls, retaining walls, or other fencing associated with the landscape areas;
- hardscapes including mulch, decomposed granite surfaces, stamped concrete, and pavers;
- recreational amenities within parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed/graffiti abatement, and Public Safety; installation, removal, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or landscape drainage systems; and repair or replacement of hardscape improvements including sidewalks and recreational amenities. The Recreation and Parks Office

shall authorize and schedule such maintenance and servicing as needed and based on available District and/or Zone funding.

Reference is made to the plans and specifications currently on file at the City Engineer's Office relating to the design, recommended materials, and level of maintenance concerning the facilities to be maintained. The plans show plant species, size, and their location. Specifications for the improvements comply with the Standard Specifications of the Public Works Department, the 2019 California Building Code, and the Recreation and Parks Department Landscape and Irrigation Standards. For Fiscal Year 2026/2027 the improvements maintained within the District and for which parcels receive special benefits include but is not limited to the following:

NE LANDSCAPE MAINTENANCE DISTRICT No. DS-10	TOTAL SQFT.
Emerald Park – Shrubs on College near Donovan	8,893
Emerald Basin – Grassy basin on College near Donovan	11,547
Donovan Medians	9,504
Riverside Terrace – 1800 block of Bayview Drive, open space on Seaward and around Basin on Kathryn	134,777
Riverside Basin – Grassy basin on Kathryn	24,686
Shields/Cochiolo – 1600 block Suey Road - frontage on Suey and Donovan, frontage on Antone and Floyd Court	61,476
Suey Basin – Grassy basin on Suey near Antone	14,774
Sierra Vista – frontage on Panther and Centennial, basin at the corner of Panther and Centennial and the breezeway off Mammoth	40,000
Rowland Estates – Shrubs and playground.	12,332
Rowland Basin – includes weedy basin	4,656
Canyon Homes – 1400 East Donovan Road entrance	3,764
Olive Garden – 1200 South Bradley median	2,900
Hancock College – 800 South Bradley median	3,064
Bradley Easement – south of Main Street to Jones Street	14,718
Transit Center	70,993
Hancock Terrace Bike Path-Miller to College	30,000
800 E Jones median-Paved island	462
Pepper Tree Medians – north of Donovan Road on Broadway	3,456
Stowell Road Easement – east of Miller Street	13,492
Alvin Overpass	59,513
North Bradley Ivy – Fesler Junior High easement area	15,493
Donovan/Miller Median	10,310
Via Rubio – Jewel Street only	4,836
Donovan Overpass	67,751
Pepperwood Median	1,819
East Main Street & 101-weedy shoulders	7,301

Bradley at Elks	22,310
Downtown medians – Broadway Medians from Fesler Street going south to the front of the Library; East and West Cook Street Medians; South Pine Street from Main Street to Cook Street; East Main Street Medians; 100 North McClelland Median; South Miller Medians from Main Street to Cook Street	21,022
TCE - mall perimeter includes bus turnout, theater, Macy's parking lot and pocket park at Main & Broadway	186,393
Fire Station # 5	32,997
Total Northeast Landscape Maintenance District No. DS-10	**895,239**

Zones of Benefit

In accordance with the 1972 Act, this District utilizes Zones to address variations in the nature, location, and extent of improvements that provide special benefits to specific parcels and developments within the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2026/2027 the District includes four (4) designated Zones. The boundaries of each Zone are based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a brief description and summary of the improvements associated within each Zone and for which parcels receive special benefits:

Suey and Donovan Special Benefit Zone

Improvements associated with the Suey and Donovan Special Benefit Zone include the landscaped medians on Donavan between Suey and Suey Crossing totaling an estimated 33,725 square feet of which 40 percent is hardscape (13,490 square feet) and 60 percent is irrigated turf, trees, and shrubs (20,235 square feet).

Maintenance costs include labor, equipment, plant materials and supplies, renovation, utility costs, and District administration. The Suey and Donovan Special Benefit Zone Assessment for fiscal year 2026/2027 will be $307.61 per dwelling unit. This Zone assessment is imposed only upon parcels that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Suey and Donovan Special Benefit parcels are also assessed the Northeast Landscape Maintenance District residential assessment of $315.70 per assessment unit or the commercial assessment of $780.98 per APN or tenant space as detailed in Method of Apportionment provided in Part II of this Report.

Rivergate Roemer Special Benefit Zone

The developments in the Rivergate Roemer Special Benefit Zone include College Estates I and II, Princess Estates I, II and III, and River Oaks North. Improvements for the Rivergate Roemer Special Benefit Zone include the landscaped medians, landscaped open space, the park site/basin, and specialty lighting associated with the medians and frontage easements of River Oaks North, College Estates, and Princess Estates including Seaward, Paden, Carlotti, Borges, the Bradley Channel, and the walled area behind the homes on Mariah totaling an estimated 163,936 square feet of improvement area.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Rivergate Roemer Special Benefit Zone Assessment will be $276.78 per parcel for fiscal year 2026/2027. This Zone assessment is imposed only upon parcels that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Rivergate Roemer Special Benefit parcels are also assessed the Northeast Landscape Maintenance District residential assessment of $315.70 per assessment unit or the commercial assessment of $780.98 per APN or tenant space as detailed in Method of Apportionment provided in Part II of this Report.

Donovan Estates Special Benefit Zone

The improvements that are associated with the Donovan Estates Special Benefit Zone include the public easement areas along Donovan Road frontage (25,586 square feet), the park site and retardation basin (11,652 square feet) collectively totaling an estimated 37,238 square feet of improvements that includes the maintenance of the tot lot, street trees, public safety, and anti-graffiti measures as necessary.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Donovan Estates Special Benefit Zone Assessment will be $347.70 per parcel for fiscal year 2026/2027. This Zone assessment is imposed only upon parcels that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Donovan Estates Special Benefit Zone parcels are also assessed the Northeast Landscape Maintenance District residential assessment of $315.70 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

La Ventana Special Benefit Zone

The developments in this zone include La Ventana and Legacy. The improvements that are associated with La Ventana Special Benefit Zone include the public easement frontage areas along Main Street and Panther Drive to Willingham, Dressler, interior street enhancements and shrub portion of basin (106,042 square feet) and the weedy portion of the retention basin (45,112 square feet) collectively totaling an estimated 151,154 square feet of improvements that includes the maintenance of specialty lighting, street trees, public safety, and anti-graffiti measures as necessary.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The La Ventana Special Benefit Zone Assessment for fiscal year 2026/2027 will be $491.30 per assessor parcel number. This Zone assessment is imposed only upon parcels that receive a special benefit over and above general benefits provided to other parcels located in the District.

The La Ventana Special Benefit Zone parcels are also assessed the Northeast Landscape Maintenance District residential assessment of $315.70 per assessment unit or tenant space as detailed in Method of Apportionment provided in Part II of this Report.

Note: A visual depiction of the general location of the landscape improvement areas for the District and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Part II – Method of Apportionment

Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for Fiscal Year 2026/2027 have been identified and allocated to properties within the District and the Zones therein based on special benefit, consistent with the requirements of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties are assessed are identified as local landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins, parks, easements, and related amenities. The formulas used for calculating assessments and the designation of Zones herein reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing the improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> Section 22573 defines the net amount to be assessed as follows:
>
> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> Section 22574 provides for zones as follows:
>
> *"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."*

Provisions of the California Constitution

In addition to the provisions of the 1972 Act, the Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

> Article XIII D Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIII D Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit." Article XIII D Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Benefit Analysis

Special Benefits

The ongoing maintenance of landscaped areas within the District as addressed in this Report, provide aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the District and each respective Zone. In addition, the District provided landscaping improvements are an integral part of the physical environment associated with the parcels in the District and/or respective Zones and the proportional direct effect that trees, shrubs, and groundcover have on real property within the district including localized wind reduction; erosion control; storm water capture; noise attenuation; visual screening; ultraviolet light and glare reduction; and odor reduction are a direct and particular benefit to the properties in proximity to those improvements.

While some of the improvements may in part be visible to properties outside the District or Zone, collectively if these various improvements are not properly maintained, it is the parcels within the District and/or respective Zone (as may be applicable), that would be aesthetically burdened or environmentally impacted. Additionally, much of the landscaping within the street right-of-way serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that

enhances the approach to the parcels.

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed it is evident these improvements were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and required for development of properties in the District or Zone. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only to those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no direct quantifiable benefit to the public at large or properties outside the District and/or Zones.

In the absence of a special funding District or Zones, the City would typically be obligated to provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service (general benefit level of service) would most likely provide for periodic servicing of the improvement areas on an as-needed basis to ensure public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways, and potential property damage resulting from erosion or fire hazards. However, this baseline level of service would clearly result in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the District and funded by the special benefit assessments In addition to the baseline level of service general benefit, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services associated with the districtwide improvements, including minimization of dust and debris, and air pollution reduction.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. Therefore, on behalf of all parcels not assessed by a landscape maintenance district, yet deriving some level of general benefit from the District's landscaped improvements, the City has historically and will continue to contribute from the general fund a General Benefit Contribution that equals or exceeds the costs attributable to the baseline general benefit costs and indirect/incidental general benefit costs for the districtwide shared improvement areas as shown in the Estimate of Costs (Part III of this Report) as the "City General Benefit Contribution".

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's proportional share of the special benefits conferred by the funded improvements and service. The method utilized to determine assessments is called the "method of apportionment" or formula of cost spread ("spread formula"). Assessment Units ("AU"), often referred to as the Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The AU or EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

The method of apportionment originally developed for this District was based on an assessment spread formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes an assigned number of comparative dwelling units for residential, non-residential, and undeveloped properties.

The majority of parcels within the District are residential parcels and the improvements are maintained to provide a uniform benefit within the boundaries of the District. Therefore, each dwelling unit, whether an apartment or single family residence is given a base value of one (1) unit. Parcels in other land use categories were then evaluated and rated by comparison with the basic unit. The assignment of unit values is based primarily on the intensity of land use and its comparison to the base unit. Two unit values have been assigned: a residential efficiency unit, 500 square feet or less, at 50 percent of the residential unit value and a commercial efficiency unit defined at 1200 square feet per commercial charge.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property. The following are typical site land uses described in Title 12 of the Santa Maria Municipal Code and their proposed Assessment Units. This list includes the majority of parcel uses within the City of Santa Maria and is applied in the calculation of the 2026/2027 fiscal year assessments.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

LAND USE	ASSESSMENT UNITS
Residential	
• Single Family Residential	1 Unit per property
• Two Family Residential	1 Unit per dwelling
• Condominium/Townhouse	1 Unit per dwelling
• Apartment Residential	1 Unit per dwelling
• Mobile Home Parks	1 Unit per dwelling
• Efficiency Unit	.5 Unit per dwelling
Commercial	
• Small, Single Tenant	1 Unit per property
• Efficiency Unit > 1,200 SF	1 Unit per 1,200 SF
• Vacant > 10,000 SF	1 Unit per property
• Commercial Centers	4 Units per property
• Major Shopping Centers	7 Units per property
Trade/Services	
• Commercial/Professional Office	1 Unit per property
• Vacant > 25,000 SF	1 Unit per property
• Mid-Size Office	4 Units per property
• Major Office Buildings	7 Units per property
• Hospital/Large Medical Offices	7 Units per property
Industrial	
• Small Industrial	1 Unit per property
• Vacant > 50,000 SF	1 Unit per property
• Medium Industrial	4 Units per property
• Major Industrial	7 Units per property
Exempt	
• Open Space/Common Areas, Public Facilities, Parks, Redevelopment Agency	0 Units per property

Part III – Estimate of Costs

The following budgets outline the estimated costs to maintain and service the various landscaping improvements described in this Report for Fiscal Year 2026/2027.

The budgeted expenses outlined in the following pages for the District and the Zones therein reflect the estimated annual expenses required to support and maintain the improvements to be provided for fiscal year 2026/2027. The estimated annual expenses provided in the budgets are considered to be appropriate full-service level costs. These full-service expenses, minus the general benefit expenses (Expenses not assessed and identified as the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from the improvements to be maintained ("Special Benefit Expenses").

CITY OF SANTA MARIA
NORTHEAST LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. DS-10

ESTIMATED BUDGET

	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$113,817	$117,747
Contract, Supplies, Renovation	$367,026	$382,157
Administration	$291,622	$301,866
Total Expenditures	**$772,465**	**$801,769**
ESTIMATED REVENUES		
Special Assessment	$560,570	$583,517
City General Benefit Contribution	$211,895	$218,252
Total Revenues	**$772,465**	**$801,769**

SUEY AND DONOVAN SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$0	$0
Contract, Supplies, Renovation	$6,844	$7,049
Administration	$2,764	$2,848
Total Expenditures	**$9,609**	**$9,897**
ESTIMATED REVENUES		
Special Benefit Assessment	$9,609	$9,897
Total Revenues	**$9,609**	**$9,897**

RIVERGATE ROEMER SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$29,844	$30,739
Contract, Supplies, Renovation	$72,621	$75,669
Administration	$16,608	$17,621
Total Expenditures	**$119,073**	**$124,029**
ESTIMATED REVENUES		
Special Benefit Assessment	$119,073	$124,029
Total Revenues	**$119,073**	**$124,029**

DONOVAN ESTATES SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$263	$271
Contract, Supplies, Renovation	$17,202	$17,718
Administration	$2,725	$2,807
Total Expenditures	**$20,190**	**$20,796**
ESTIMATED REVENUES		
Special Benefit Assessment	$20,190	$20,796
Total Revenues	**$20,190**	**$20,796**

LA VENTANA SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$11,277	$11,695
Contract, Supplies, Renovation	$85,388	$88,206
Administration	$15,906	$16,538
Total Expenditures	**$112,571**	**$116,438**
ESTIMATED REVENUES		
Special Benefit Assessment	$112,571	$116,438
Total Revenues	**$112,571**	**$116,438**

Annual Inflationary Adjustment (Assessment Range Formula)

Pursuant to Article XIIID of the California Constitution (Proposition 218), any "new or increased assessments" require certain noticing and balloting requirements. However, Government Code Section 54954.6(a) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

As previously adopted and approved by the City Council, each fiscal year the maximum assessment rates established for the improvements in the previous fiscal year for the District and each Zone may be adjusted by the percentage increase of the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for the Los Angeles- Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

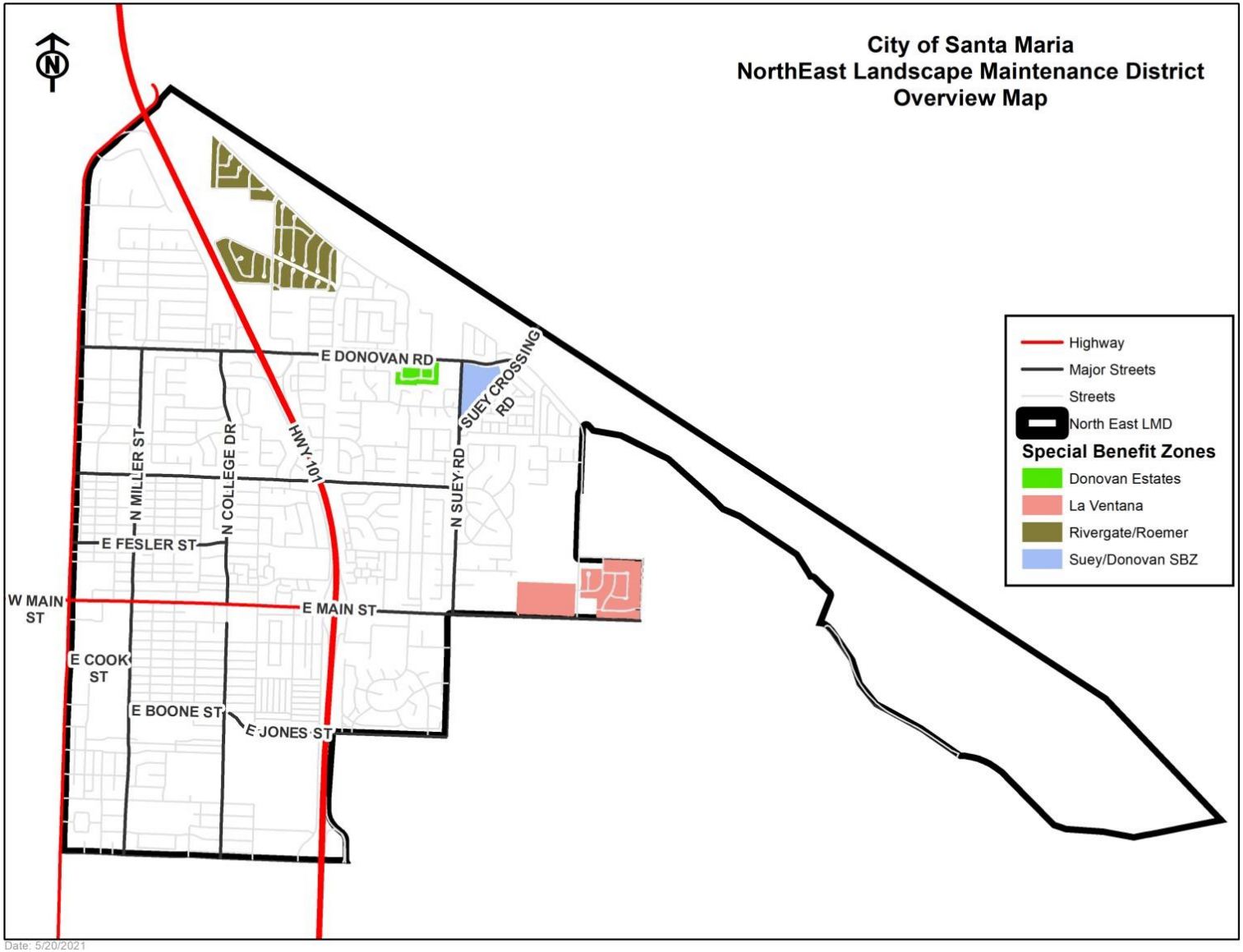
Each fiscal year the City shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year as of January of each succeeding year. This percentage difference shall then establish the range of increase to the maximum assessment rates allowed. If the percentage change in the CPI is negative, the maximum assessment rates shall not be adjusted from the previous fiscal year (unchanged). Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City may use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The percentage change in CPI from December 2024 to December 2025 as reported by the U.S. Bureau of Labor Statistics was 3 percent. Therefore, the maximum assessment rates for fiscal year 2026/2027 will be increased by 3 percent over the maximum assessment rates for fiscal year 2025/2026.

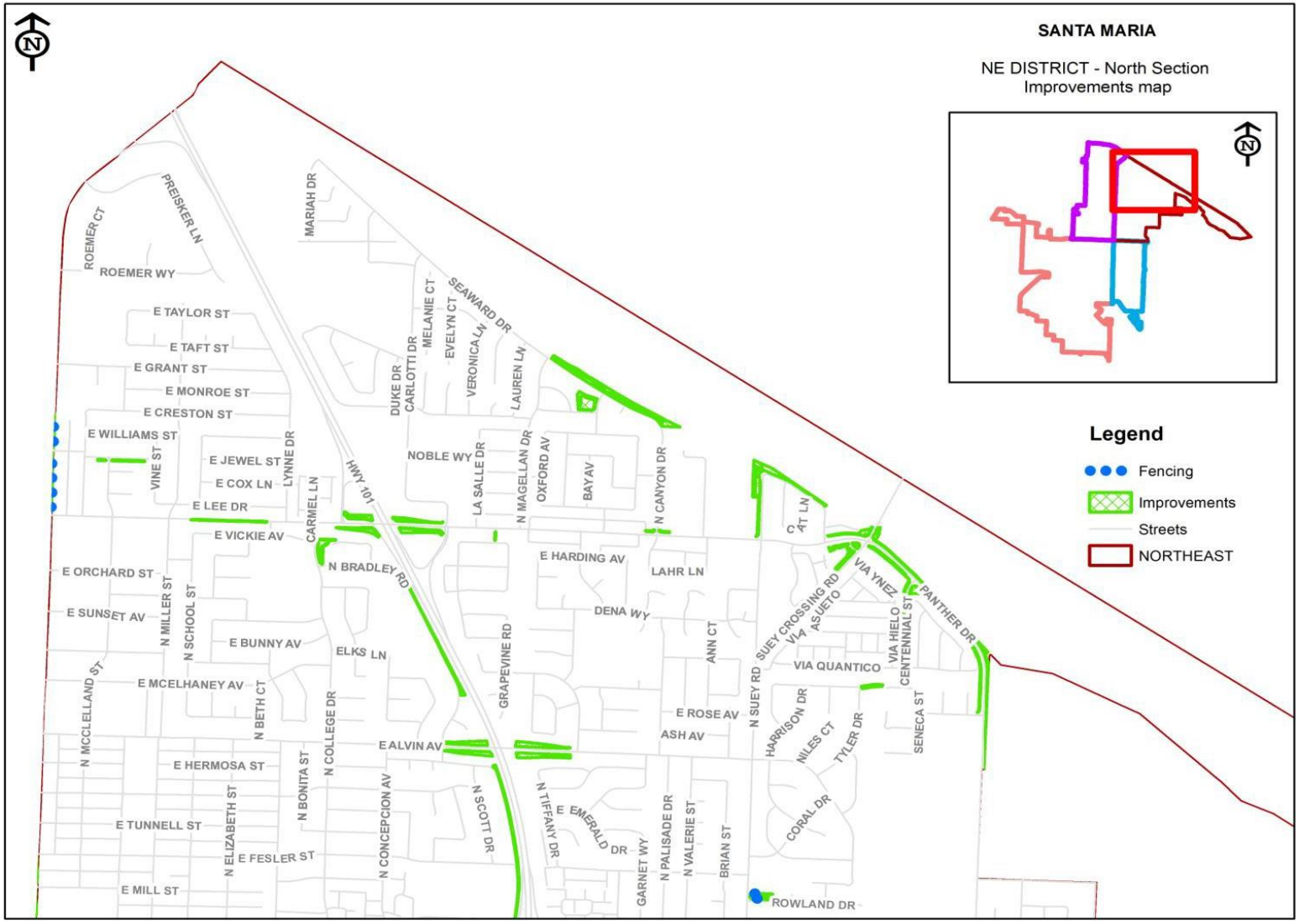
Part IV – District/Zone Diagrams

The following section contains a series of diagrams showing the boundaries of Santa Maria Landscape Maintenance Assessment District No. DS-10 and the Zones therein for Fiscal Year 2026/2027. In addition to depicting the boundaries of the Zones, the diagrams also provide a visual depiction of the general location of the improvement areas being funded and maintained within the District and Zones. All parcels that will receive a special benefit from the improvements provided within the District and each respective Zone consist of the lots, parcels and subdivisions of land within the boundaries of the District and/or Zones as depicted by these diagrams and the lines and dimensions of those lots, parcels and subdivisions of land shall be those lines and dimensions shown on the Santa Barbara County Assessor's parcel maps for the current fiscal year and by reference the Santa Barbara County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in Part V of this Report constitute the District Assessment Diagram for Fiscal Year 2026/2027.

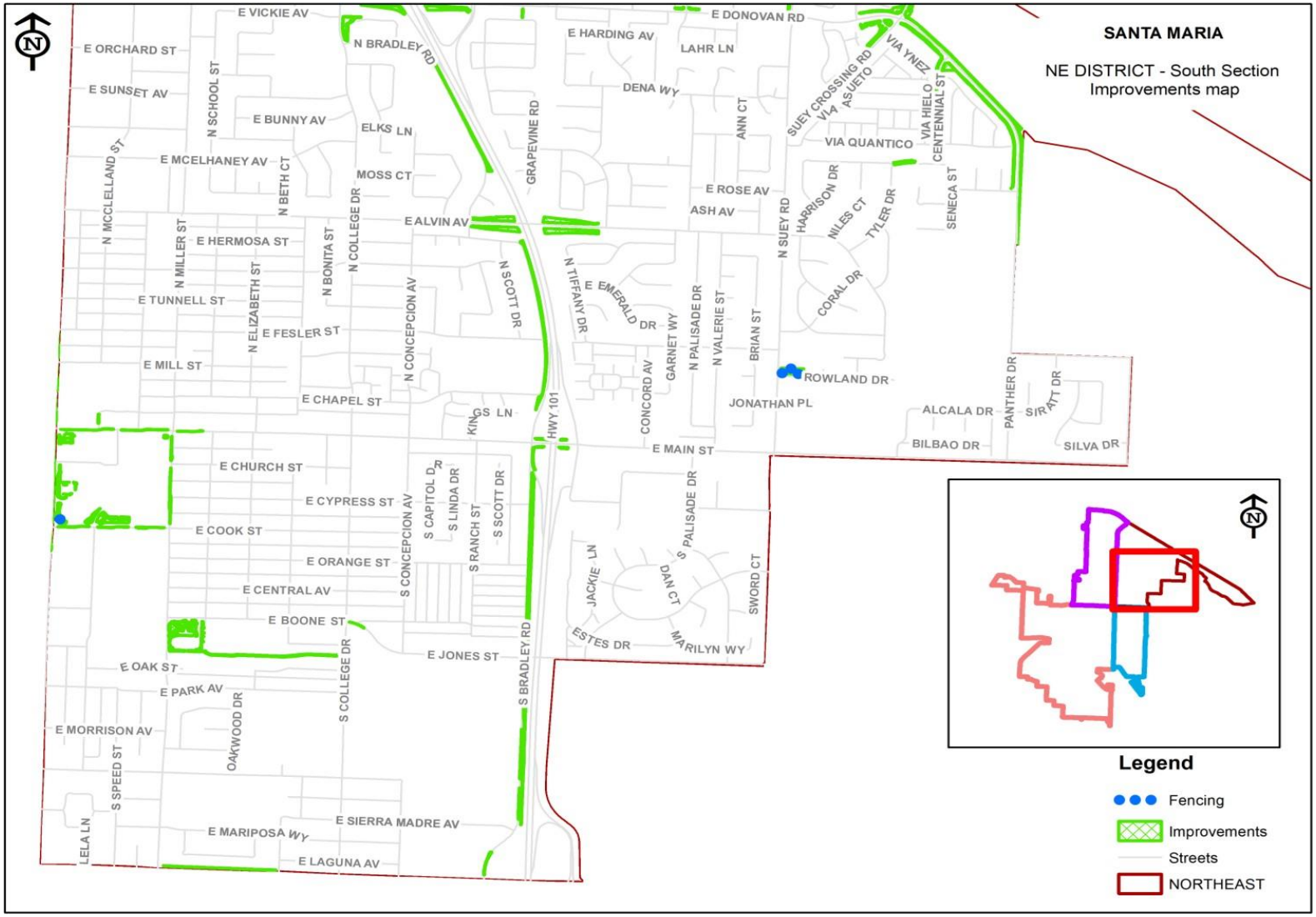
District Boundary Diagram



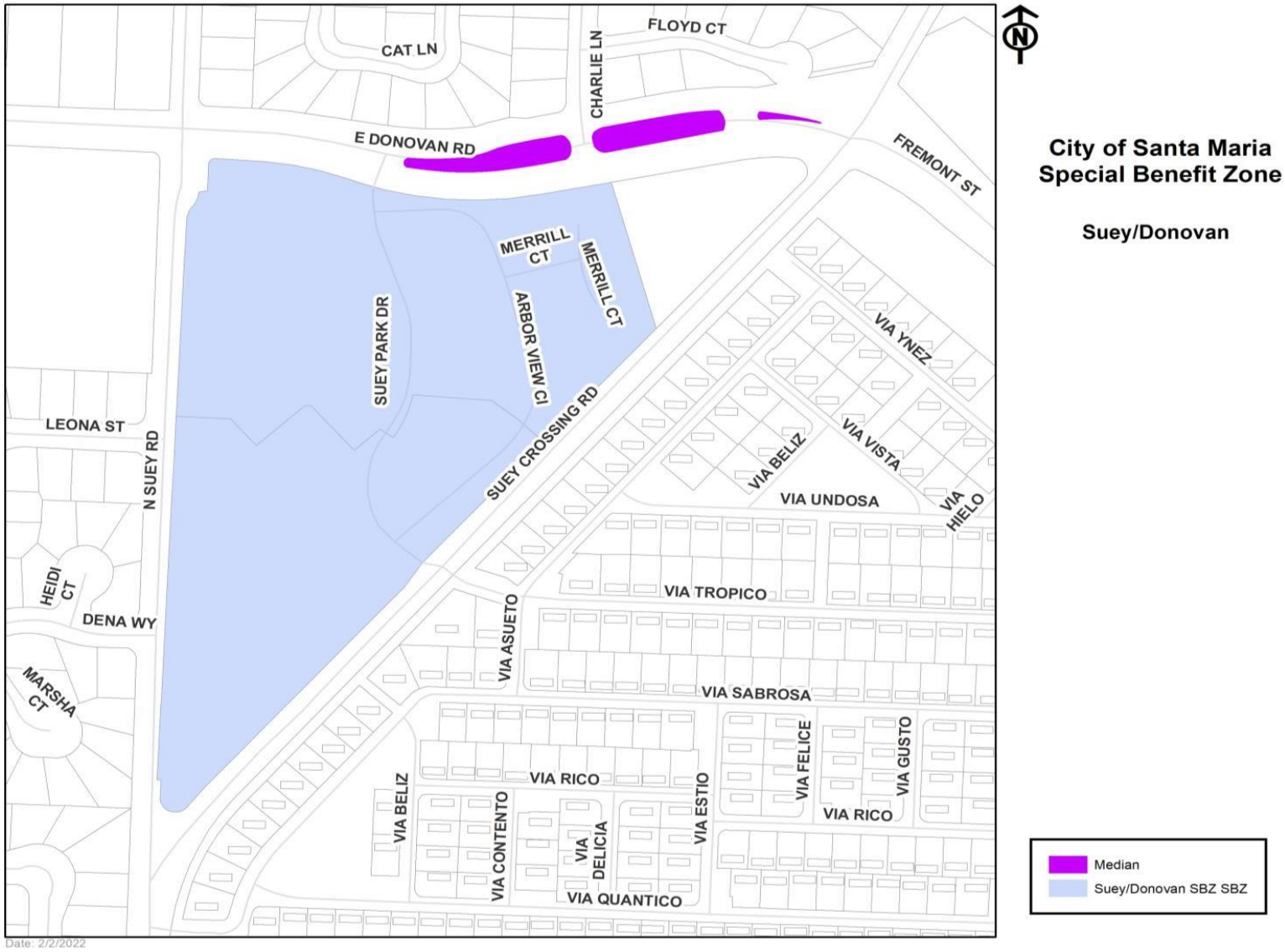
District Improvement Diagram (Northern Section)



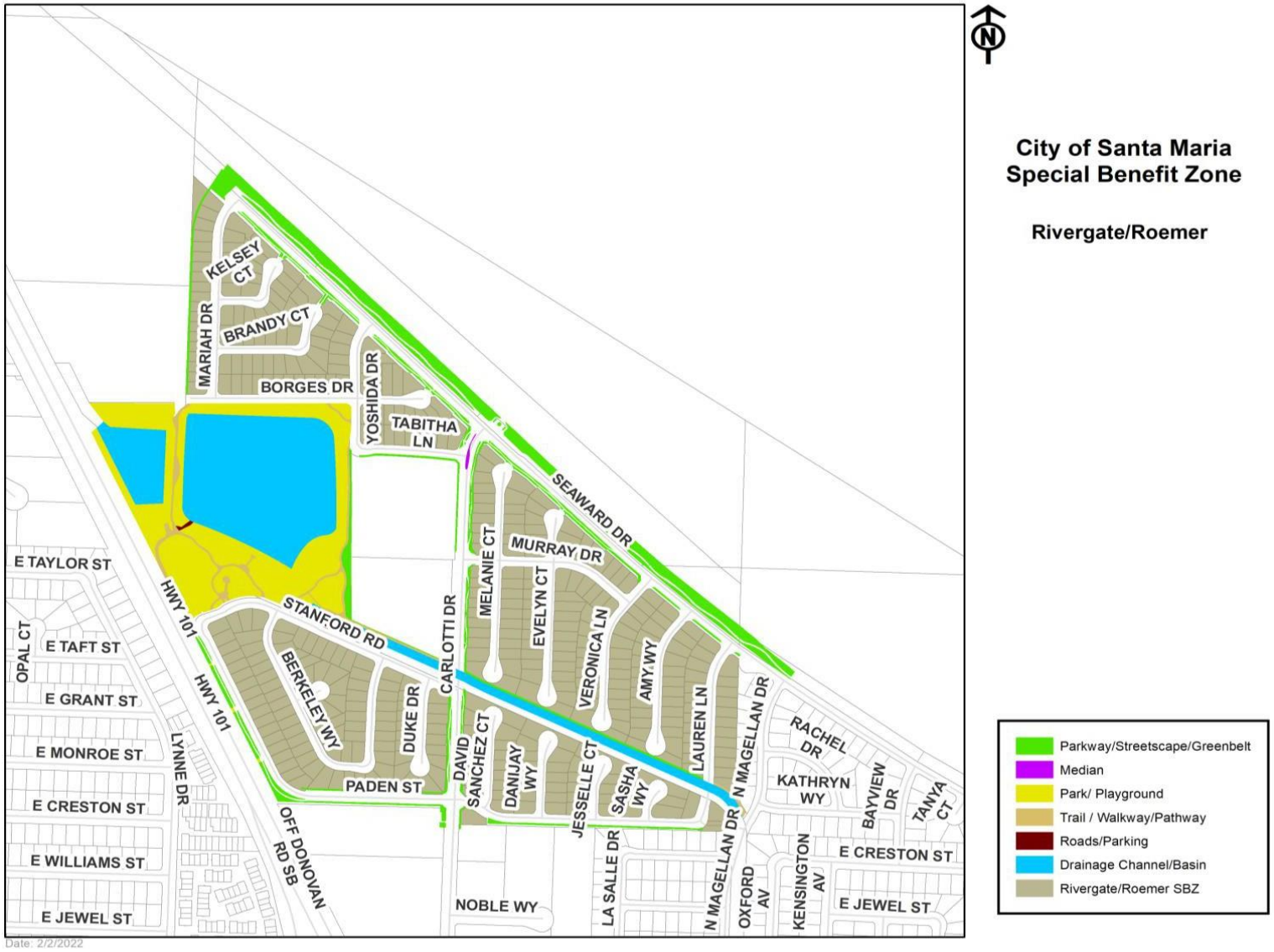
District Improvement Diagram (Southern Section)



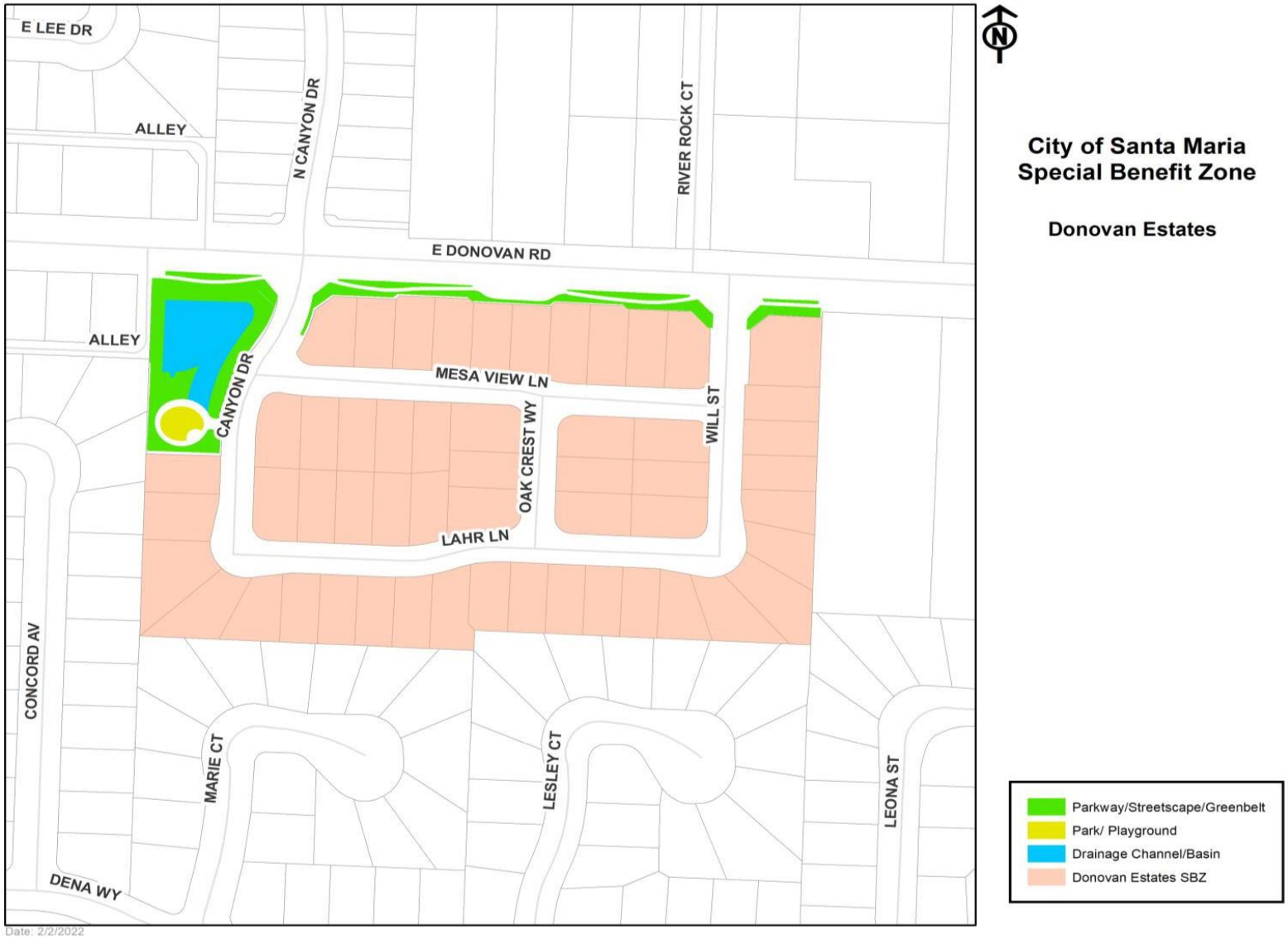
Suey and Donovan Special Benefit Zone



Rivergate Roemer Special Benefit Zone



Donovan Estates Special Benefit Zone



La Ventana Special Benefit Zone



City of Santa Maria
Special Benefit Zone

La Ventana

Parkway/Streetscape/Greenbelt
Drainage Channel/Basin
La Ventana SBZ

Part V - Assessment Rolls

Due to the number of parcels in the District, the Assessment Roll for fiscal year 2026/2027 (a listing of the parcels to be assessed within this District along with the assessment amounts) has been filed with the City Clerk in an electronic format and is, by reference, made part of this Report. The proposed Assessment Roll shall be available for public inspection in the City Clerk's Office during normal office hours.

The Assessment Roll identified the parcels within the District that are assessed for special benefits and their corresponding assessment amount(s) for fiscal year 2026/2027. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for fiscal year 2026/2027.



CITY OF SANTA MARIA

Annual Engineer's Report
Fiscal Year 2026/2027

Southwest Landscape Maintenance Assessment District No. DS-11

Incorporating Special Benefit Zones:

- Westgate Ranch
- Cherrywood
- Coyway
- Rose Garden Village
- Stowell Center Plaza
- Acquistapace
- Village at Westgate Ranch
- C-4 Development
- Betteravia Plaza

Intent Meeting: May 5, 2026

Public Hearing: June 2, 2026

City of Santa Maria
110 E. Cook Street
Santa Maria, CA 93454

ENGINEER'S REPORT AFFIDAVIT

This Report and the enclosed descriptions, budgets, and diagram outline the proposed improvements and assessments for Landscape Maintenance Assessment District No. DS-11 in the City of Santa Maria for Fiscal Year 2026/2027, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 19th day of March, 2026.

By: _____

David Beas, PE# 56437



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INTRODUCTION

The City of Santa Maria ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in accordance with the provisions of the California State Constitution, Article XIIID ("California Constitution") annually levies and collects special assessments for the City's maintenance assessment district designated as **Southwest Landscape Maintenance Assessment District No. DS-11** (hereafter referred to as "District") to fund in whole or in part the maintenance and operation of landscaping improvements that provide special benefits to properties within the District.

The City Council on May 2, 1989, established the formation of the Southwest Landscape Maintenance District No. DS-11 for the purpose of financing the continued maintenance of the landscaping within the southwest quadrant of the City.

In accordance with the 1972 Act, the District also utilizes special benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to specific parcels and developments within the District. Within the boundaries of the District, some parcels may be assigned to a special benefit zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone that are in addition to the improvements proportionally shared by properties throughout the District.

For Fiscal Year 2026/2027 in addition to the shared District improvements and assessments, parcels within the following Zones may be assessed for local improvements specific to the parcels and developments within each respective Zone:

- Westgate Ranch Special Benefit Zone,
- Cherrywood Special Benefit Zone,
- Coyway Special Benefit Zone,
- Rose Garden Village Special Benefit Zone,
- Stowell Center Plaza Special Benefit Zone,
- Acquistapace Special Benefit Zone,
- Village at Westgate Ranch Special Benefit Zone,
- C-4 Development Special Benefit Zone,
- Betteravia Plaza

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027. This Report outlines the District improvements, the special benefit zones, the method of apportionment, and proposed assessments to be

levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2026/2027. The annual assessments to be levied on properties within the District provide a source of funding to fund in whole or in part, the continued operation and maintenance of the landscaping improvements and services to be provided by the District for the properties within the District and specified Zones for which the properties receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon available revenues including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the 1972 Act. The net annual cost to provide the improvements within the District plus each benefit Zone (if applicable) are allocated to the benefiting properties within the District and respective Zones as applicable, using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Santa Barbara County Assessor's Office. The Santa Barbara County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the City Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. The assessments as approved will be submitted to the Santa Barbara County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for fiscal year 2026/2027.

Part I – Plans and Specifications: This section contains a general description of the District, special benefit zones ("Zones"), and the improvements and services that provide special benefits to the parcels within

the District. The improvements, appurtenant facilities, and services that provide special benefits to the properties within the District and for which parcels are assessed may include, but not limited to the installation and maintenance of landscaping improvements within the public right-of-way of streets within the District, retention basins, parks, public facilities and related amenities as well as associated operational and incidental expenses, and the collection of fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions, a visual depiction of the improvements may be provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements and Zone improvements are on file in the City Engineer's Office and by reference are made part of this Report.

Part II – Method of Apportionment: This section includes a discussion of the special and general benefits associated with the improvements to be provided within the District (Benefit Analysis). This section of the Report also outlines the basis upon which the estimated costs to provide such improvements has been apportioned to each parcel of land therein in proportion to the special benefits to be received. (the method of calculating each property's proportional special benefit assessment). This method of apportionment is consistent with the previously approved and adopted method of apportionment for the District.

Part III – Estimate of Costs: Identifies the estimated annual funding costs (Budgets) required for the maintenance and operation of the improvements in the District and Zones authorized by the 1972 Act and deemed appropriate to support the improvements, including, but not limited to, annual maintenance and service expenses, utility costs, and related incidental expenses. For fiscal year 2026/2027 annual contract maintenance costs have increased by three percent (3%). Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) previously approved and adopted for the District assessments that provides for an annual adjustment to the maximum assessment rates, which establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV – District/Zone Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the District and Zones for Fiscal Year 2026/2027 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams may also provide a visual depiction of the location of the improvements being maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in the District and Zone diagrams are inclusive of the parcels listed in "Part V - Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps

for said parcels as they existed at the time this Report was prepared and shall incorporate all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District and Zones.

Part V – Assessment Roll: The assessment amounts to be levied and collected in fiscal year 2026/2027 for each parcel is based on the parcel's calculated proportional special benefit as outlined in "Part II - Method of Apportionment" and the annual assessment rates established by the estimated budgets in "Part III - Estimate of Costs" of this Report. Due to the number of parcels within the District, the Assessment Roll for fiscal year 2026/2027 has been filed electronically with the City Clerk rather than displayed in this Report and by reference the listing of the Assessor's Parcel Numbers and the corresponding assessment amounts are made part of this Report.

Note: If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Engineer's Report is, for any reason, 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 provisions of this Engineer's Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

PART I – PLANS AND SPECIFICATIONS

The purpose of this District is to provide in part through annual assessments, funding for the installation, operation, and maintenance of landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins that control subdivision water runoff, parks, and easements.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone therein may incorporate various local landscaping improvements and related amenities that were either installed in direct connection with the development of properties within the District and each respective Zone or were installed for the benefit of those properties resulting from property development or potential development of those properties and are considered necessary elements for the development of such properties to their full and best use and these improvements are maintained and serviced for the special benefit of real property within the District and/or Zones. The work to be performed within the District and each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

Improvements provided within the District and/or Zone may include but are not limited to landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and local parks within each respective Zone. These improvements may include, but are not limited to:

- various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
- irrigation and drainage systems;
- structural amenities such as monuments, specialty or ornamental lighting, block walls, retaining walls, or other fencing associated with the landscape areas;
- hardscapes including mulch, decomposed granite surfaces, stamped concrete, and pavers;
- recreational amenities within parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed/graffiti abatement, and public safety; installation, removal, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or landscape drainage systems; and repair or replacement of hardscape improvements including sidewalks and recreational amenities. The Recreation and Parks Office shall authorize and schedule such maintenance and servicing as needed and based on available District and/or Zone funding.

Reference is made to the plans and specifications currently on file at the City Engineer's Office relating to the design, recommended materials, and level of maintenance concerning the facilities to be maintained.

The plans show plant species, size, and their location. Specifications for the improvements comply with the Standard Specifications of the Public Works Department, the 2019 California Building Code, and the Recreation and Parks Department Landscape and Irrigation Standards. For Fiscal Year 2026/2027 the improvements maintained within the District and for which parcels receive special benefits include but is not limited to the following:

SW LANDSCAPE MAINTENANCE DISTRICT No. DS-11	TOTAL SQFT.
Terrace Park – 500 to 600 West Carmen Lane. This includes the frontage on Carmen, both sides of Depot, and the slope at the end of Depot, but not the area that extends behind the homes (it is the responsibility of the HOA).	14,401
Fire Station II – 400 West Carmen Lane frontage and interior, including easement on South Thornburg Street & slope	7,631
West Betteravia Median – 100 block West Betteravia Road	1,200
Country Club Village III – frontage on West McCoy Lane, entry medians, La Costa Basin/Marilyn Stanley Park, La Costa Breezeway – across from the basin/park site - breezeway off Castlerock leading to Hagerman bike trail	135,986
Foxenwoods Country Club Estates – 800 to 1100 West McCoy Lane	47,401
Santa Barbara Research Median – median on South Blosser Road	2,392
Skyway Drive Medians – all medians on Skyway Drive	104,031
Battles Bike Path – west of Broadway	14,000
Santa Maria Police Department	10,750
SMAT Station	32,715
Blending Station – Fairway and Skyway Drive	1,940
Paseo del Sol – frontages on South Westgate, South A, Carmen and West Via Rosa, and medians on Betteravia	56,103
Paseo del Sol Basin—at Carmen and A Street (empty trash cans)	45,572
Hagerman Bike Path - west of Hagerman Complex – paved path	68,800
Westridge – frontages and median on Carmen and basin/playground	44,613
Westridge Basin—along Via Rosa	37,240
Skyway and Foster Road Bike Path-paved path	106,984
Medians on Betteravia east and west of Blosser	9,968
Blosser/Stowell Medians-Paved medians	5,104
South Broadway Medians – south of Stowell to Betteravia	34,387
Parkland Cottages - McCoy frontage	10,943
Union Valley Parkway	512,222
Union Valley open space	40,075
Foxenwoods Estates	30,000
VTC Frontage	11,076
Dal Porto	3,006
Total Southwest Landscape Maintenance District No. DS-11	**1,388,540**

Zones of Benefit

In accordance with the 1972 Act, this District utilizes Zones to address variations in the nature, location, and extent of improvements that provide special benefits to specific parcels and developments within the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2026/2027 the District includes nine (9) designated Zones. The boundaries of each Zone are based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a brief description and summary of the improvements associated within each Zone and for which parcels receive special benefits:

Westgate Ranch Special Benefit Zone

Improvements associated with the Westgate Ranch Special Benefit Zone include the public landscape easement frontages on Battles, A Street, Westgate, Carmen, Sonya and Blosser, South west corner of Carmen & Blosser the medians on Carmen and the roundabout by the school and both multi-purpose trails and parkways along Park totaling an estimated 385,786385,786 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Westgate Ranch Special Benefit Zone Assessment for fiscal year 2026/2027 will be $434.34 per assessor parcel number or tenant space. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over, and above general benefits provided to other parcels located in the District.

The Westgate Ranch Special Benefit parcels are assessed the Southwest Landscape Maintenance District residential assessment of $281.94 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Cherrywood Special Benefit Zone

Improvements associated with the Cherrywood Special Benefit Zone include the public landscape easement frontages on Carmen, Depot, Sonya and Thornburg, the pathway on Flora, and the pocket park on Thornburg totaling an estimated 22,151 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Cherrywood Special Benefit Zone Assessment for fiscal year 2026/2027 will be $444.62 per assessor parcel number. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over, and above general benefits provided to other parcels located in the District.

The Cherrywood Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District residential assessment of $281.94 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Coyway Special Benefit Zone

The Coyway subdivision consists of 12 commercial parcels. Improvements associated with the Coyway Special Benefit Zone include the public landscape easement at the corner of W. McCoy and Professional Parkway (an estimated 21,726 square feet) and the landscaped storm water retention basin (an estimated 13,349 square feet) totaling an estimated 35,075 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, renovation, utility costs, and District administration. The Coyway Special Benefit Zone Assessment for fiscal year 2026/2027 will be $7844.00 calculated based on the proportionate area each parcel occupies within the special benefit zone. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over, and above general benefits provided to other parcels located in the District.

The Coyway Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District commercial assessment of $586.30 per parcel as detailed in Method of Apportionment provided in Part II of this Report.

Rose Garden Village Special Benefit Zone

The improvements that are associated with the Rose Garden Village Special Benefit Zone include the median on Blosser Road, the public easement frontages on Battles, Sonya, Biscayne, Western, Pergola, Provance, the multi-purpose trail, the park site, basin, and the street trees within the Zone totaling an estimated 310,157 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Rose Garden Village Special Benefit Zone Assessment for FY 2026/2027 will be $508.25 per assessor parcel number or tenant space. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over, and above general benefits provided to other parcels located in the District.

The Rose Garden Village Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District residential assessment of $281.94 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Acquistapace Special Benefit Zone

The improvements that are associated with the Acquistapace Special Benefit Zone at build out will include the median on Blosser Road, the public easement frontages on Sonya, Carmen, Western, Pergola, Biscayne,

Blosser, the multi-purpose trail, and the open space (Lot 170) (an estimated 129,217 square feet), as well as the Sonya Basin (grassy park site/basin) located along Sonya (an additional 268,935 square feet), and the street trees within the Zone collectively totaling an estimated 398,152 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, renovation, graffiti removal, utility costs, public safety, and District administration. The Acquistapace Special Benefit Zone Assessment for fiscal year 2026/2027 will be $317.17 per assessor parcel number. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over, and above general benefits provided to other parcels located in the District.

The Acquistapace Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District residential assessment of $281.94 per assessment unit or tenant space as detailed in Method of Apportionment provided in Part II of this Report.

Stowell Center Plaza Special Benefit Zone

The Stowell Center Plaza owners will be assessed $838.79 per typical 2,500 square feet of retail space. These funds will be used for re-payment of a loan to resurface the parking lot; parking lot maintenance; trash pickup; cleaning public sidewalks, parking lot lighting/other electrical service and landscape maintenance. This assessment is imposed only upon parcels within the Zone that receive a special benefit over, and above general benefits provided to other parcels located in the District.

The Stowell Center Plaza Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District commercial assessment of $*586*.30 per parcel as detailed in Method of Apportionment provided in Part II of this Report.

Village at Westgate Ranch Special Benefit Zone

The improvements associated with the Village at Westgate Ranch Special Benefit Zone include the public easement areas along the street frontages on Blosser Road, La Brea Avenue, Battles Road, Westgate Road, Marsala Avenue, and Sonya Lane (an estimated 345,107 square feet), as well as the Battles linear basin bottom from Blosser to the county flood control basin (an estimated 92,529 square feet), and the street trees within the Zone collectively totaling an estimated 437,636 square feet of improvements.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Village at Westgate Ranch Special Benefit Zone assessments for fiscal year 2026/2027 will be $545.46 per assessor parcel number or tenant space. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Village at Westgate Ranch Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District residential assessment of $281.94 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

C-4 Development Special Benefit Zone

This subdivision currently consists of six (6) professional services parcels including the retention basin. At build out there will be two (2) two-story office buildings, two (2) one-story commercial buildings, and one (1) commercial building for recreational vehicle storage. The improvements associated with the C-4 Development Special Benefit Zone include the landscape storm water retention basin at McCoy totaling an estimated 32,609 square feet.

Maintenance costs include labor, equipment, plant materials and supplies, renovation, utility costs, and District administration. The C-4 Development Special Benefit Zone Assessment for fiscal year 2026/2027 will be $22,655 and assessed on percentage of square footage of each assessor parcel number. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

The C-4 Development Special Benefit Zone parcels are also assessed the Southwest Landscape Maintenance District commercial assessment of $586.30 per parcel as detailed in Method of Apportionment provided in Part II of this Report.

BETTERAVIA PLAZA SPECIAL BENEFIT ZONE

Commercial and residential property assessments within the Betteravia Plaza Special Benefit Zone are calculated based on the proportionate area each property occupies within the special benefit zone. The Betteravia Plaza Special Benefit Zone Full Assessment for fiscal year 2026/2027 will be $180,042.81 . These assessments are imposed only upon properties that receive a special benefit over and above general and special benefits provided to other properties located in District No. DS-11.

Multifamily housing, professional offices, and many retail businesses comprise this Special Benefit Zone. The Betteravia Plaza Special Benefit Zone accounts for costs to maintain improvements which provide special benefits to properties within the zone. Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and district administration. Improvements associated with this Special Benefits Zone include signature 10 foot landscaped parkways, tree lined roadways, landscaped medians, and walking and biking paths. The special benefits provided by these improvements include community aesthetic enjoyment, neighborhood cohesion, beautification, local recreation and open space opportunities and additional increase in general property values, and improved public safety.

The Betteravia Plaza properties are also assessed the Southwest Landscape Maintenance District (Master District) commercial assessment of $586.30 per APN or tenant space and residential tenant space assessment of $281.94 per residential unit as detailed in Appendix A. General and special benefits provided by the base amount are identical to those detailed for District No. DS-11

Note: A visual depiction of the general location of the landscape improvement areas for the District and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Part II – Method of Apportionment

Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for Fiscal Year 2026/2027 have been identified and allocated to properties within the District and the Zones therein based on special benefit, consistent with the requirements of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties are assessed are identified as local landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins, parks, easements, and related amenities. The formulas used for calculating assessments and the designation of Zones herein reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing the improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> Section 22573 defines the net amount to be assessed as follows:
>
> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> Section 22574 provides for zones as follows:
>
> *"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."*

Provisions of the California Constitution

In addition to the provisions of the 1972 Act, the Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

> Article XIII D Section 2d defines District as follows:
>
> *"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article XIII D Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit." Article XIII D Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Benefit Analysis

Special Benefits

The ongoing maintenance of landscaped areas within the District as addressed in this Report, provide aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the District and each respective Zone. In addition, the District provided landscaping improvements are an integral part of the physical environment associated with the parcels in the District and/or respective Zones and the proportional direct effect that trees, shrubs, and groundcover have on real property within the district including localized wind reduction; erosion control; storm water capture; noise attenuation; visual screening; ultraviolet light and glare reduction; and odor reduction are a direct and particular benefit to the properties in proximity to those improvements.

While some of the improvements may in part be visible to properties outside the District or Zone, collectively if these various improvements are not properly maintained, it is the parcels within the District and/or respective Zone (as may be applicable), that would be aesthetically burdened or environmentally impacted. Additionally, much of the landscaping within the street right-of-way serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels.

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed it is evident these improvements were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and required for development of properties in the

District or Zone. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only to those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no direct quantifiable benefit to the public at large or properties outside the District and/or Zones.

In the absence of a special funding District or Zones, the City would typically be obligated to provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service (general benefit level of service) would most likely provide for periodic servicing of the improvement areas on an as-needed basis to ensure public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways, and potential property damage resulting from erosion or fire hazards. However, this baseline level of service would clearly result in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the District and funded by the special benefit assessments In addition to the baseline level of service general benefit, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services associated with the districtwide improvements, including minimization of dust and debris, and air pollution reduction.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. Therefore, on behalf of all parcels not assessed by a landscape maintenance district, yet deriving some level of general benefit from the District's landscaped improvements, the City has historically and will continue to contribute from the general fund a General Benefit Contribution that equals or exceeds the costs attributable to the baseline general benefit costs and indirect/incidental general benefit costs for the districtwide shared improvement areas as shown in the Estimate of Costs (Part III of this Report) as the "City General Benefit Contribution".

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's proportional share of the special benefits conferred by the funded improvements and service. The method utilized to determine assessments is called the "method of apportionment" or formula of cost spread ("spread formula"). Assessment Units ("AU"), often referred to as the Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The AU or EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

The method of apportionment originally developed for this District was based on an assessment spread formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes an assigned number of comparative dwelling units for residential, non-residential, and undeveloped properties.

The majority of parcels within the District are residential parcels and the improvements are maintained to provide a uniform benefit within the boundaries of the District. Therefore, each dwelling unit, whether an apartment or single family residence is given a base value of one (1) unit. Parcels in other land use categories were then evaluated and rated by comparison with the basic unit. The assignment of unit values is based primarily on the intensity of land use and its comparison to the base unit. Two unit values have been assigned: a residential efficiency unit, 500 square feet or less, at 50 percent of the residential unit value and a commercial efficiency unit defined at 1200 square feet per commercial charge.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property. The following are typical site land uses described in Title 12 of the Santa Maria Municipal Code and their proposed Assessment Units. This list includes the majority of parcel uses within the City of Santa Maria and is applied in the calculation of the 2026/2027 fiscal year assessments.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

LAND USE	ASSESSMENT UNITS
Residential	
• Single Family Residential	1 Unit per property
• Two Family Residential	1 Unit per dwelling
• Condominium/Townhouse	1 Unit per dwelling
• Apartment Residential	1 Unit per dwelling
• Mobile Home Parks	1 Unit per dwelling
• Efficiency Unit	.5 Unit per dwelling
Commercial	
• Small, Single Tenant	1 Unit per property
• Efficiency Unit > 1,200 SF	1 Unit per 1,200 SF
• Vacant > 10,000 SF	1 Unit per property
• Commercial Centers	4 Units per property
• Major Shopping Centers	7 Units per property
Trade/Services	
• Commercial/Professional Office	1 Unit per property
• Vacant > 25,000 SF	1 Unit per property
• Mid-Size Office	4 Units per property
• Major Office Buildings	7 Units per property
• Hospital/Large Medical Offices	7 Units per property
Industrial	
• Small Industrial	1 Unit per property
• Vacant > 50,000 SF	1 Unit per property
• Medium Industrial	4 Units per property
• Major Industrial	7 Units per property
Exempt	
• Open Space/Common Areas, Public Facilities, Parks, Redevelopment Agency	0 Units per property

Part III – Estimate of Costs

The following budgets outline the estimated costs to maintain and service the various landscaping improvements described in this Report for Fiscal Year 2026/2027.

The budgeted expenses outlined in the following pages for the District and the Zones therein reflect the estimated annual expenses required to support and maintain the improvements to be provided for fiscal year 2026/2027. The estimated annual expenses provided in the budgets are considered to be appropriate full-service level costs. These full-service expenses, minus the general benefit expenses (Expenses not assessed and identified as the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from the improvements to be maintained ("Special Benefit Expenses").

CITY OF SANTA MARIA
SOUTHWEST LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. DS-11

ESTIMATED BUDGET

	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$142,874	$185,839
Contract, Supplies, Renovation	$590,349	$628,102.24
Administration	$749,072	$782,727
Total Expenditures	**$1,482,296**	**$1,596,669**
ESTIMATED REVENUES		
Special Assessment	$1,170,058	$1,275,064
City General Benefit Contribution	$312,237	$321,604
Total Revenues	**$1,482,296**	**$1,596,669**

WESTGATE RANCH SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$43,849	$45,576
Contract, Supplies, Renovation	$258,106	$266,764
Administration	$36,706	$38,219
Total Expenditures	**$338,661**	**$350,559**
ESTIMATED REVENUES		
Special Benefit Assessment	$338,661	$350,559
Total Revenues	**$338,661**	**$350,559**

CHERRYWOOD SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$15,106	$15,559
Contract, Supplies, Renovation	$36,920	$38,028
Administration	$14,724	$15,166
Total Expenditures	**$66,750**	**$68,753**
ESTIMATED REVENUES		
Special Benefit Assessment	$66,750	$68,753
Total Revenues	**$66,750**	**$68,753**

COYWAY SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	-	-
Contract, Supplies, Renovation	$5,357	$5,518
Administration	$2,258	$2,326
Total Expenditures	**$7,615**	**$7,844**
ESTIMATED REVENUES		
Special Benefit Assessment	$7,615	$7,844
Total Revenues	**$7,615**	**$7,844**

ROSE GARDEN VILLAGE SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$39,163	$40,750
Contract, Supplies, Renovation	$193,031	$199,928
Administration	$31,122	$32,571
Total Expenditures	**$263,316**	**$273,249**
ESTIMATED REVENUES		
Special Benefit Assessment	$263,316	$273,249
Total Revenues	**$263,316**	**$273,249**

ACQUISTAPACE SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$23,078	$23,873
Contract, Supplies, Renovation	$62,955	$64,955
Administration	$19,481	$20,168
Total Expenditures	**$105,514**	**$108,996**
ESTIMATED REVENUES		
Special Benefit Assessment	$105,514	$108,996
Total Revenues	**$105,514**	**$108,996**

STOWELL CENTER PLAZA SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$7,955	$8,194
Contract, Supplies, Renovation	$28,930	$29,798
Administration	$1,855	$1,911
Total Expenditures	**$38,740**	**$39,903**
ESTIMATED REVENUES		
Special Benefit Assessment	$38,740	$39,903
Total Revenues	**$38,740**	**$39,903**

VILLAGE AT WESTGATE RANCH SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$18,882	$19,448
Contract, Supplies, Renovation	$256,712	$264,413
Administration	$62,338	$64,208
Total Expenditures	**$337,932**	**$348,069**
ESTIMATED REVENUES		
Special Benefit Assessment	$337,932	$348,069
Total Revenues	**$337,932**	**$348,069**

C-4 SPECIAL DEVELOPMENT SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$2,938	$3,026
Contract, Supplies, Renovation	$15,524	$15,990
Administration	$3,533	$3,639
Total Expenditures	**$21,995**	**$22,655**
ESTIMATED REVENUES		
Special Benefit Assessment	$21,995	$22,655
Total Revenues	**$21,995**	**$22,655**

BETTERAVIA PLAZA SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$31,239	$34315
Contract, Supplies, Renovation	$23,759	$98,728
Administration	$20,820	$47,000
Total Expenditures	**$75,818**	**$180,043**
ESTIMATED REVENUES		
Special Benefit Assessment	$75,818	$**180,043**
Total Revenues	**$75,818**	**$180,043**

Annual Inflationary Adjustment (Assessment Range Formula)

Pursuant to Article XIIID of the California Constitution (Proposition 218), any "new or increased assessments" require certain noticing and balloting requirements. However, Government Code Section 54954.6(a) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

As previously adopted and approved by the City Council, each fiscal year the maximum assessment rates established for the improvements in the previous fiscal year for the District and each Zone may be adjusted by the percentage increase of the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for the Los Angeles- Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

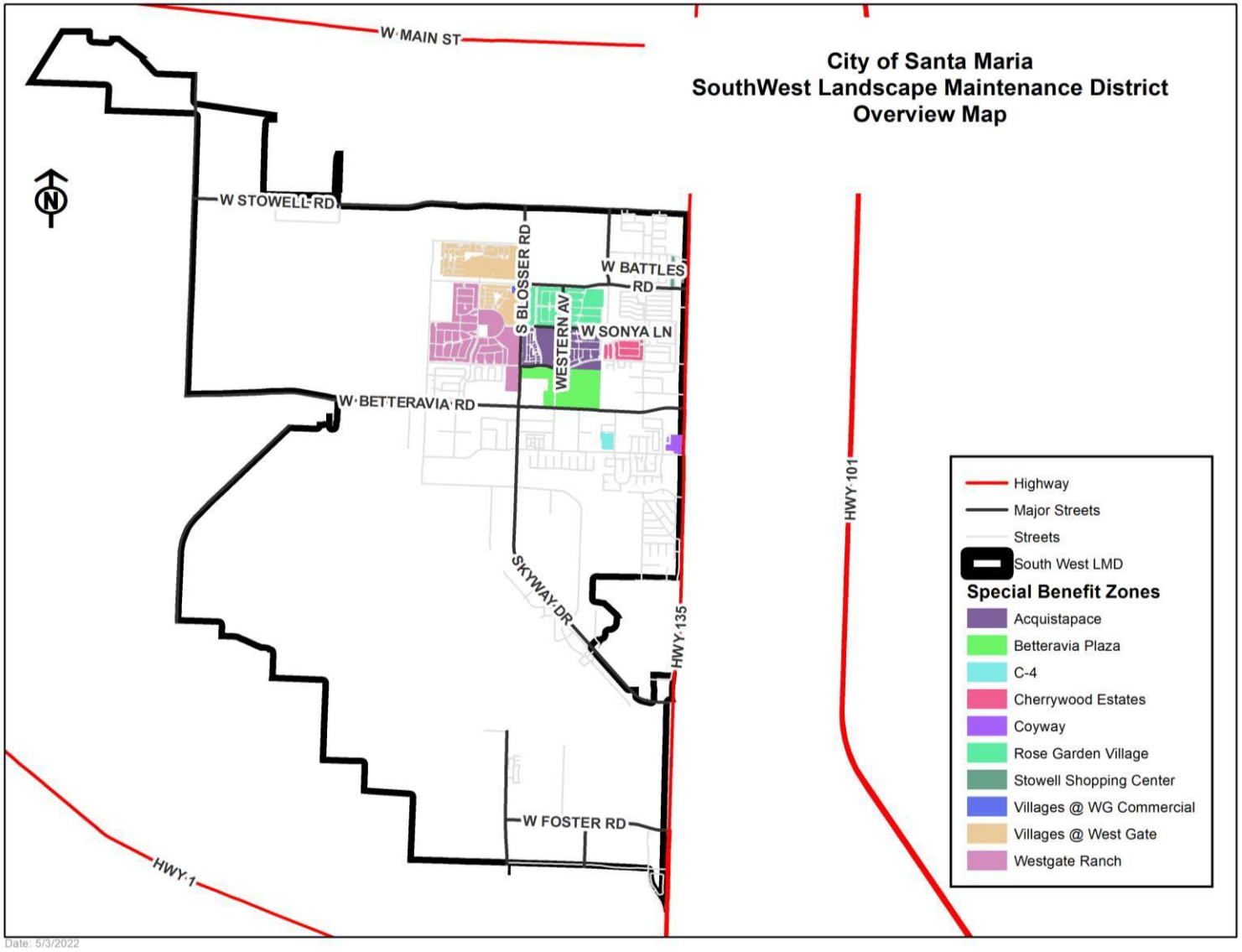
Each fiscal year the City shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year as of January of each succeeding year. This percentage difference shall then establish the range of increase to the maximum assessment rates allowed. If the percentage change in the CPI is negative, the maximum assessment rates shall not be adjusted from the previous fiscal year (unchanged). Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City may use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The percentage change in CPI from December 2024 to December 2025 as reported by the U.S. Bureau of Labor Statistics was 3 percent. Therefore, the maximum assessment rates for fiscal year 2026/2027 will be increased by 3 percent over the maximum assessment rates for fiscal year 2025/2026.

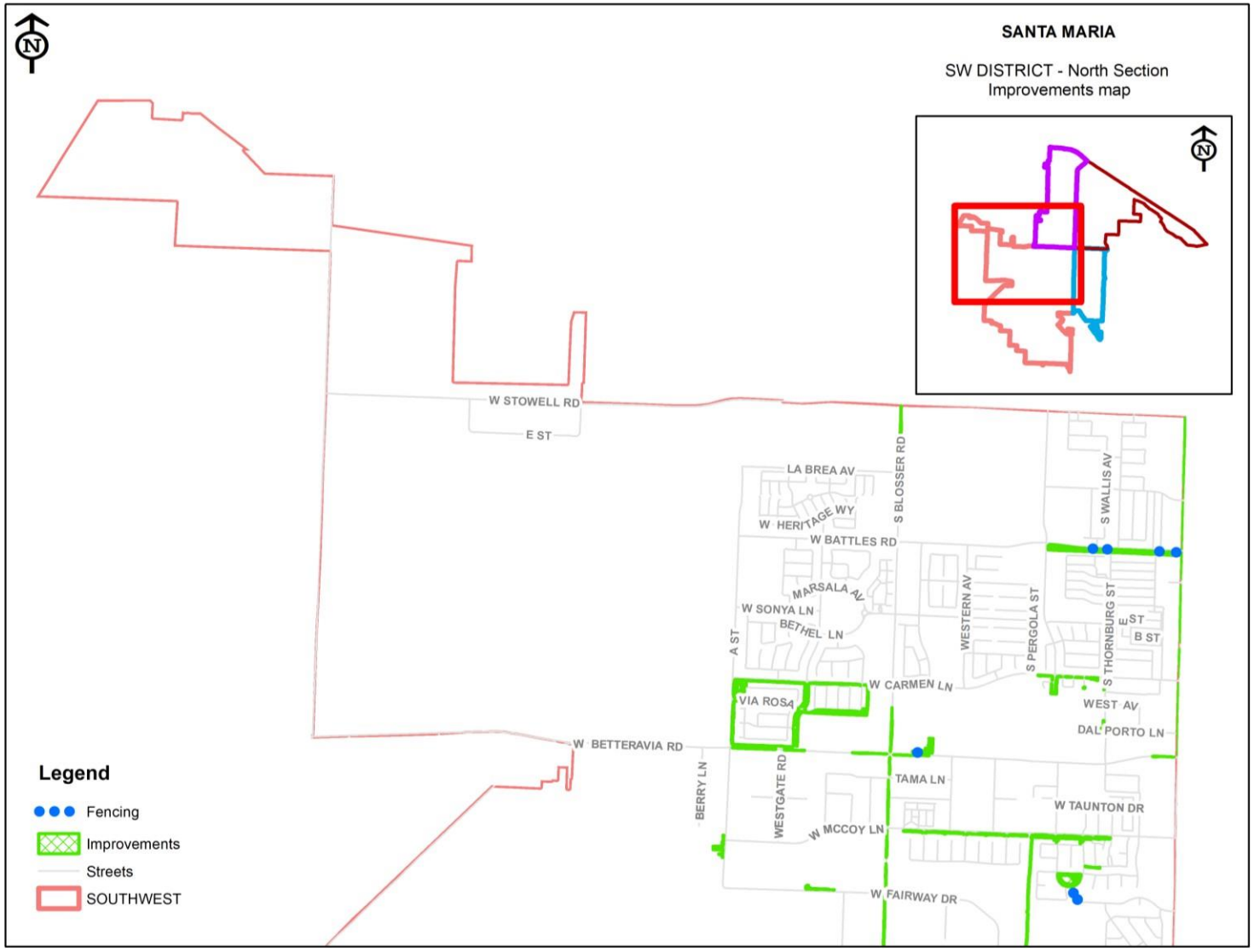
Part IV – District/Zone Diagrams

The following section contains a series of diagrams showing the boundaries of Santa Maria Landscape Maintenance Assessment District No. DS-11 and the Zones therein for Fiscal Year 2026/2027. In addition to depicting the boundaries of the Zones, the diagrams also provide a visual depiction of the general location of the improvement areas being funded and maintained within the District and Zones. All parcels that will receive a special benefit from the improvements provided within the District and each respective Zone consist of the lots, parcels and subdivisions of land within the boundaries of the District and/or Zones as depicted by these diagrams and the lines and dimensions of those lots, parcels and subdivisions of land shall be those lines and dimensions shown on the Santa Barbara County Assessor's parcel maps for the current fiscal year and by reference the Santa Barbara County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in Part V of this Report constitute the District Assessment Diagram for Fiscal Year 2026/2027.

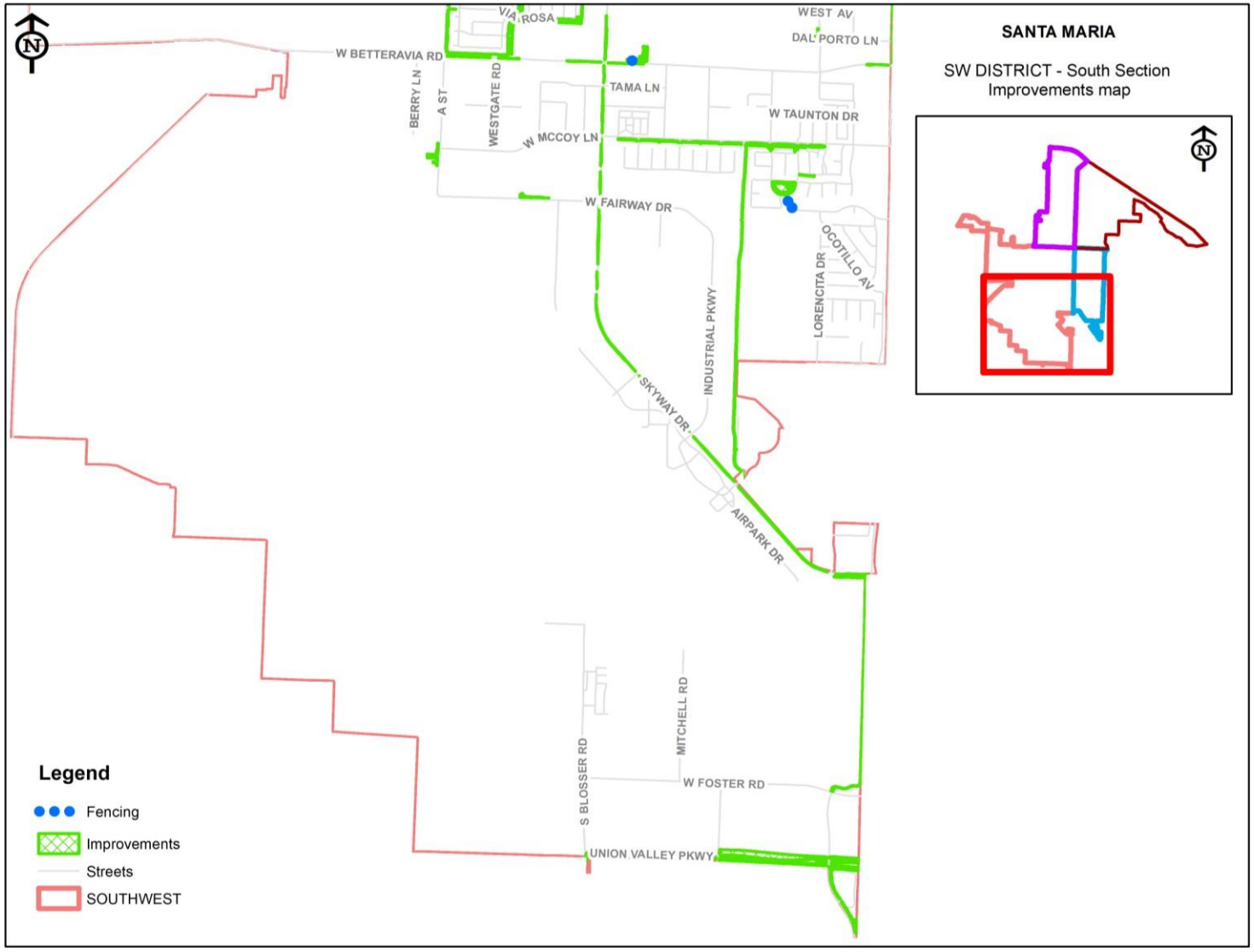
District Boundary Diagram



District Improvement Diagram (Northern Section)



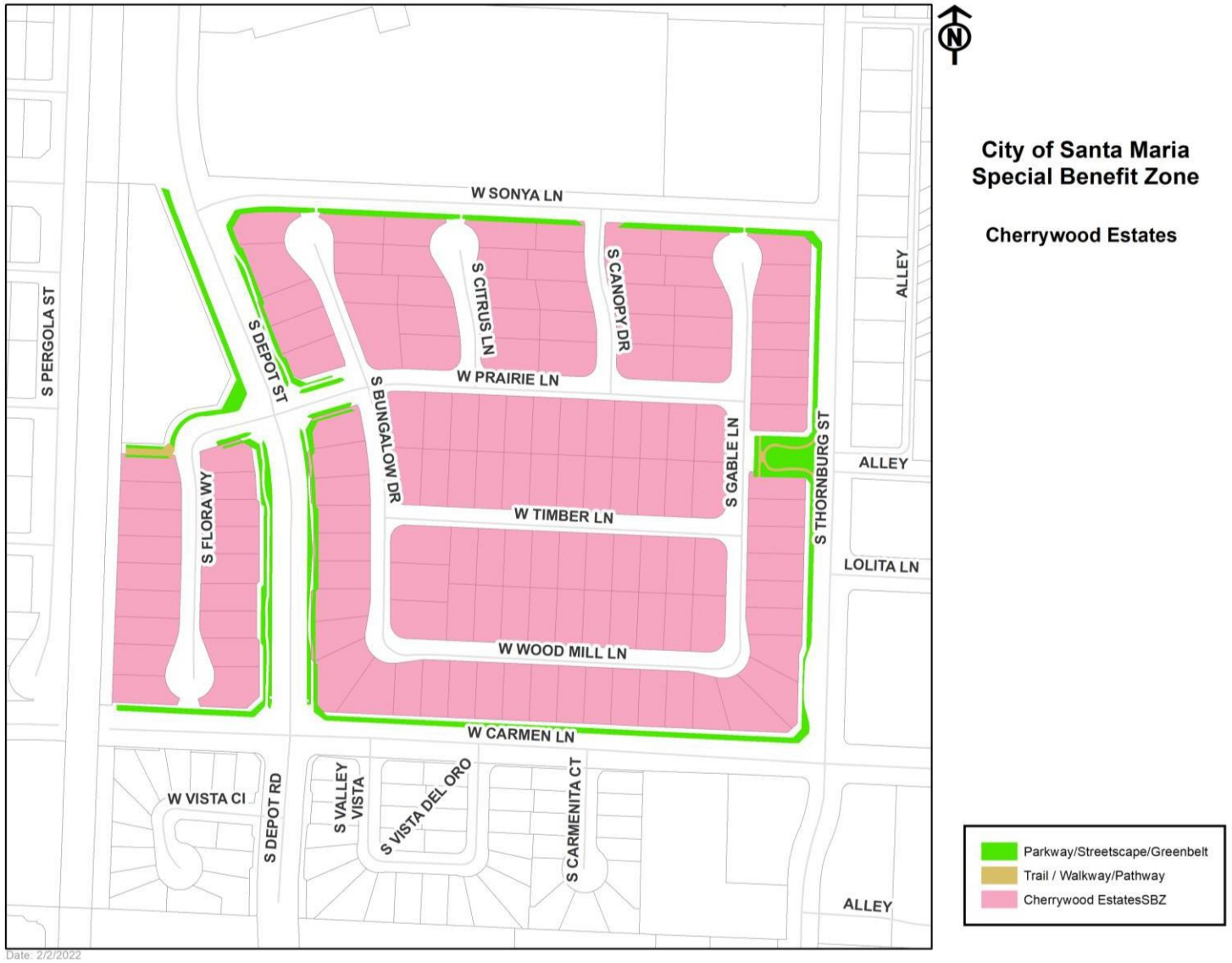
District Improvement Diagram (Southern Section)



Westgate Ranch Special Benefit Zone



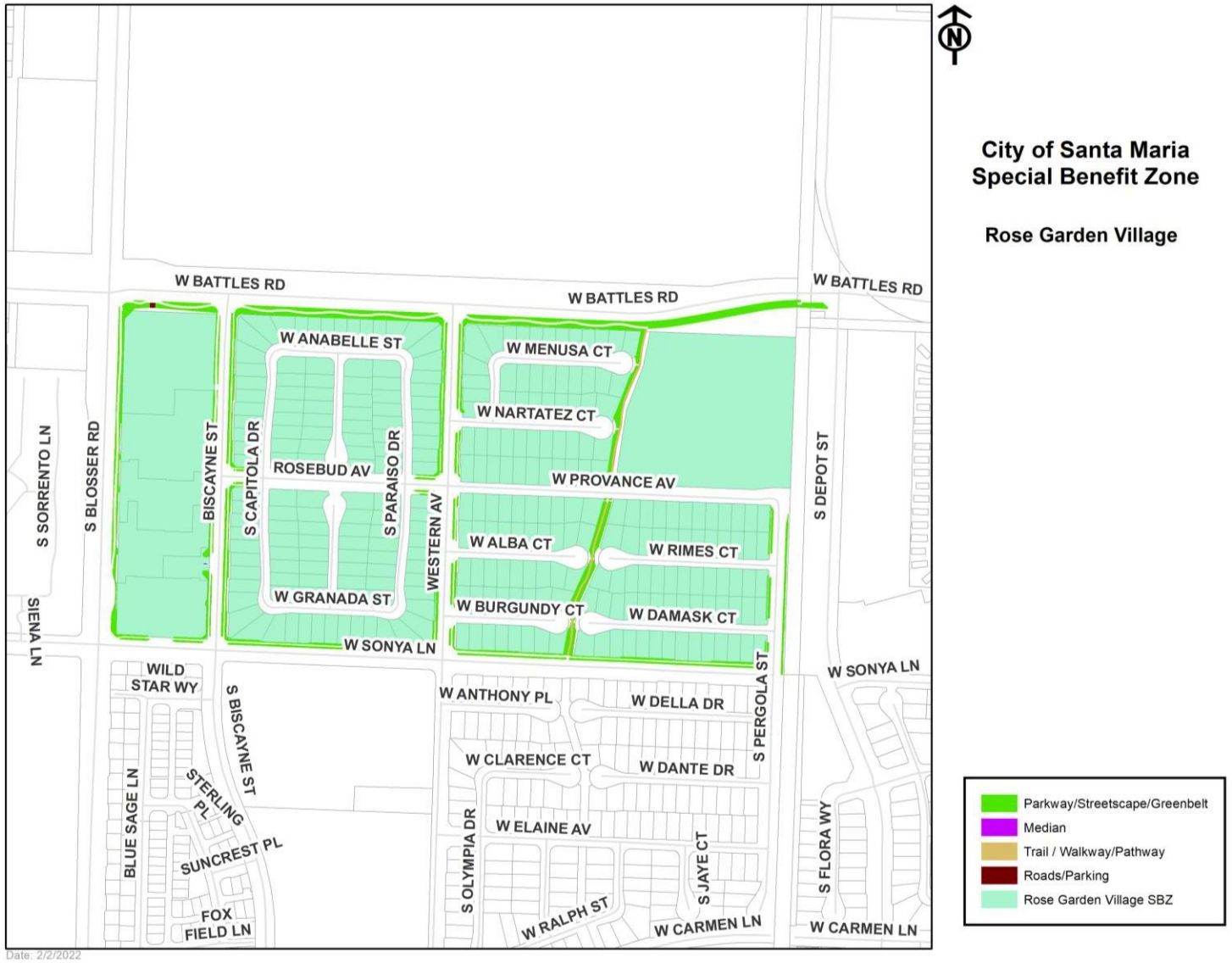
Cherrywood Special Benefit Zone



Coyway Special Benefit Zone



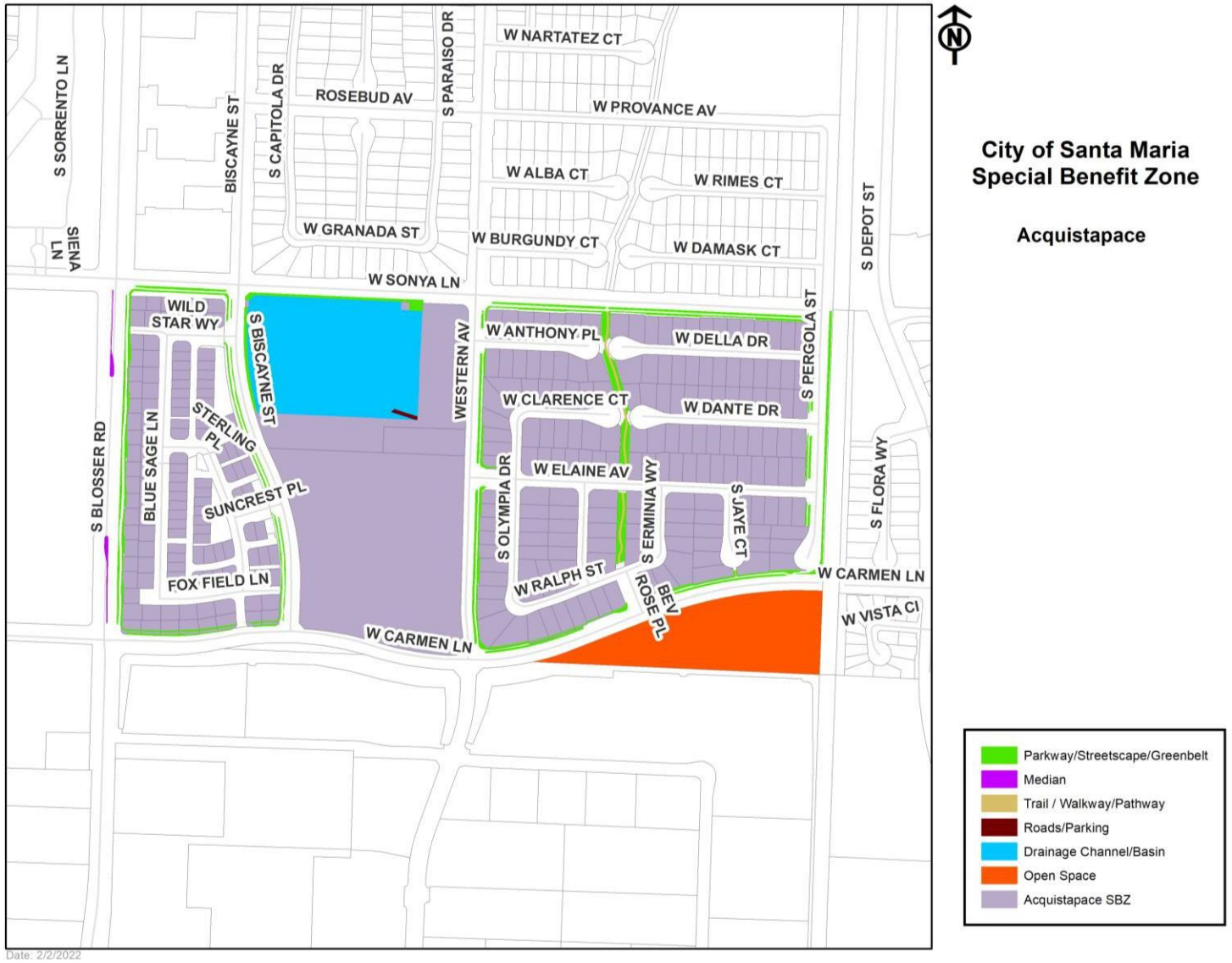
Rose Garden Village Special Benefit Zone



Stowell Center Plaza Special Benefit Zone



Acquistapace Special Benefit Zone



Village at Westgate Ranch Special Benefit Zone



C-4 Development Special Benefit Zone



Part V - Assessment Rolls

Due to the number of parcels in the District, the Assessment Roll for fiscal year 2026/2027 (a listing of the parcels to be assessed within this District along with the assessment amounts) has been filed with the City Clerk in an electronic format and is, by reference, made part of this Report. The proposed Assessment Roll shall be available for public inspection in the City Clerk's Office during normal office hours.

The Assessment Roll identified the parcels within the District that are assessed for special benefits and their corresponding assessment amount(s) for fiscal year 2026/2027. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for fiscal year 2026/2027.



CITY OF SANTA MARIA

Annual Engineer's Report
Fiscal Year 2026/2027

Southeast South Miller and South College Drive Landscape Maintenance Assessment District No. DS-6

Incorporating Special Benefit Zones:

- Crossroads Commercial
- Crossroads Residential
- Bradley Square
- Enos Ranch Commercial
- Enos Ranch Residential

Intent Meeting: May 5, 2026

Public Hearing: June 2, 2026

City of Santa Maria
110 E. Cook Street
Santa Maria, CA 93454

ENGINEER'S REPORT AFFIDAVIT

This Report and the enclosed descriptions, budgets, and diagram outline the proposed improvements and assessments for Landscape Maintenance Assessment District No. DS-6 in the City of Santa Maria for Fiscal Year 2026/2027, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 19th day of March, 2026.

By: David Beas

David Beas, PE# 56437



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INTRODUCTION

The City of Santa Maria ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in accordance with the provisions of the California State Constitution, Article XIIID ("California Constitution") annually levies and collects special assessments for the City's maintenance assessment district designated as **Southeast South Miller Street and College Drive Landscape Maintenance Assessment District No. DS-6** (hereafter referred to as "District") to fund in whole or in part the maintenance and operation of landscaping improvements that provide special benefits to properties within the District.

The City Council on August 4, 1981, established the formation of the Southeast South Miller Street and South College Drive Landscape Maintenance District No. DS-6 for the purpose of financing the continued maintenance of the landscaping within the southeast quadrant of the City.

In accordance with the 1972 Act, the District also utilizes special benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to specific parcels and developments within the District. Within the boundaries of the District, some parcels may be assigned to a special benefit zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone that are in addition to the improvements proportionally shared by properties throughout the District.

For Fiscal Year 2026/2027 in addition to the shared District improvements and assessments, parcels within the following Zones may be assessed for local improvements specific to the parcels and developments within each respective Zone:

- Crossroads Commercial Special Benefit Zone,
- Crossroads Residential Special Benefit Zone,
- Bradley Square Special Benefit Zone,
- Enos Ranch Commercial Special Benefit Zone,
- Enos Ranch Residential Special Benefit Zone,

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027. This Report outlines the District improvements, the special benefit zones, the method of apportionment, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2026/2027. The annual assessments to be levied on properties within the District provide a source of funding to fund in whole or in part, the continued

operation and maintenance of the landscaping improvements and services to be provided by the District for the properties within the District and specified Zones for which the properties receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon available revenues including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the 1972 Act. The net annual cost to provide the improvements within the District plus each benefit Zone (if applicable) are allocated to the benefiting properties within the District and respective Zones as applicable, using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services, and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Santa Barbara County Assessor's Office. The Santa Barbara County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the City Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments for Fiscal Year 2026/2027 pursuant to the 1972 Act. The assessments as approved will be submitted to the Santa Barbara County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for fiscal year 2026/2027.

Part I – Plans and Specifications: This section contains a general description of the District, special benefit zones ("Zones"), and the improvements and services that provide special benefits to the parcels within the District. The improvements, appurtenant facilities, and services that provide special benefits to the properties within the District and for which parcels are assessed may include, but not limited to the installation and maintenance of landscaping improvements within the public right-of-way of streets within

the District, retention basins, parks, public facilities and related amenities as well as associated operational and incidental expenses, and the collection of fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions, a visual depiction of the improvements may be provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements and Zone improvements are on file in the City Engineer's Office and by reference are made part of this Report.

Part II – Method of Apportionment: This section includes a discussion of the special and general benefits associated with the improvements to be provided within the District (Benefit Analysis). This section of the Report also outlines the basis upon which the estimated costs to provide such improvements has been apportioned to each parcel of land therein in proportion to the special benefits to be received. (the method of calculating each property's proportional special benefit assessment). This method of apportionment is consistent with the previously approved and adopted method of apportionment for the District.

Part III – Estimate of Costs: Identifies the estimated annual funding costs (Budgets) required for the maintenance and operation of the improvements in the District and Zones authorized by the 1972 Act and deemed appropriate to support the improvements, including, but not limited to, annual maintenance and service expenses, utility costs, and related incidental expenses. For fiscal year 2026/2027 annual contract maintenance costs have increased by three percent (3%). Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) previously approved and adopted for the District assessments that provides for an annual adjustment to the maximum assessment rates, which establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV – District/Zone Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the District and Zones for Fiscal Year 2026/2027 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams may also provide a visual depiction of the location of the improvements being maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in the District and Zone diagrams are inclusive of the parcels listed in "Part V - Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall incorporate all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Santa

Barbara County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District and Zones.

Part V – Assessment Roll: The assessment amounts to be levied and collected in fiscal year 2026/2027 for each parcel is based on the parcel's calculated proportional special benefit as outlined in "Part II - Method of Apportionment" and the annual assessment rates established by the estimated budgets in "Part III - Estimate of Costs" of this Report. Due to the number of parcels within the District, the Assessment Roll for fiscal year 2026/2027 has been filed electronically with the City Clerk rather than displayed in this Report and by reference the listing of the Assessor's Parcel Numbers and the corresponding assessment amounts are made part of this Report.

Note: If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Engineer's Report is, for any reason, 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 provisions of this Engineer's Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

PART I – PLANS AND SPECIFICATIONS

The purpose of this District is to provide in part through annual assessments, funding for the installation, operation, and maintenance of landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins that control subdivision water runoff, parks, and easements.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone therein may incorporate various local landscaping improvements and related amenities that were either installed in direct connection with the development of properties within the District and each respective Zone or were installed for the benefit of those properties resulting from property development or potential development of those properties and are considered necessary elements for the development of such properties to their full and best use and these improvements are maintained and serviced for the special benefit of real property within the District and/or Zones. The work to be performed within the District and each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

Improvements provided within the District and/or Zone may include but are not limited to landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and local parks within each respective Zone. These improvements may include, but are not limited to:

- various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
- irrigation and drainage systems;
- structural amenities such as monuments, specialty or ornamental lighting, block walls, retaining walls, or other fencing associated with the landscape areas;
- hardscapes including mulch, decomposed granite surfaces, stamped concrete, and pavers;
- recreational amenities within parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed/graffiti abatement, and public safety; installation, removal, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or landscape drainage systems; and repair or replacement of hardscape improvements including sidewalks and recreational amenities. The Recreation and Parks Office shall authorize and schedule such maintenance and servicing as needed and based on available District and/or Zone funding.

Reference is made to the plans and specifications currently on file at the City Engineer's Office relating to the design, recommended materials, and level of maintenance concerning the facilities to be maintained.

The plans show plant species, size, and their location. Specifications for the improvements comply with the Standard Specifications of the Public Works Department, the California Building Code, and the Recreation and Parks Department Landscape and Irrigation Standards. For Fiscal Year 2026/2027 the improvements maintained within the District and for which parcels receive special benefits include but is not limited to the following:

SE LANDSCAPE MAINTENANCE DISTRICT No. DS-6	TOTAL SQFT.
Miller Medians – all medians south of Stowell Road	48,441
Lincoln Oaks – 1400 to 1500 South Miller on west side going south on Miller Street	98,885
Arbor Ridge – 1500 South Miller on west side going south on Miller Street to Battles Road	13,649
Newlove Frontage – South Miller east and west side from Battles to Newlove Lane and behind fence	41,040
Las Palmas – 1800 South Miller on west side going south on Miller Street from south of Newlove to corner of Inger Street	10,821
Driftwood Gardens – 1400 and 1500 South Miller easements and vines on Battles	21,576
Driftwood Gardens Basin—at Enos and Miller	72,071
Driftwood Meadows – 1800 and 1900 South Miller easements from Inger to Daniels on east side of Miller Street and basin on Inger	26,664
Driftwood Meadows Basin—at Inger and Miller	53,800
Celebration—1900 South Miller easements from Inger to Daniels on west side of Miller Street	1,460
First Christian Church – 1500 South College median by cemetery	6,731
Toys R Us & Edwards – 1400 to 1500 South Bradley medians	7,650
East Betteravia Medians – east of Broadway to Miller Street and east of Miller Street to end of Government Buildings, does not include Crossroads	13,989
Food 4 Less/Lucky Medians – 2400 block South Broadway	7,000
Casa Bonita – 2200 South Miller easements and Centerpoint easements (vines on walls)	9,217
Harvest Ranch – San Ysidro and Miller Street frontages, medians on Capistrano and bike path off La Purisima	12,490
Harvest Ranch Basin—at San Ysidro and Miller Streets	6,009
Toby Villas Basin—2500 South Miller	48,889
Toby Ranch – 2300 South Miller easement and East McCoy to end of street	59,454
Los Cabos (Rancho San Ysidro) – 2500 South Miller easements, vines located on San Ysidro from Miller Street going east bound to end of road and on San Ysidro	13,304
Los Cabos Basin—at McCoy and Miller	68,013
Knightbridge – 2500 South Miller easement, west-side of Miller Street	25,096
Santa Maria Way and South Miller Medians – intersection medians	10,252
Rolling Hills – 3100 Santa Maria Way easements and medians, small and large basins on Dauphin Street No mowing/edging	37,914

Rolling Hills Basins-Two basins along Santa Maria Way	11,436
Sunrise Hills – easements on both north and south sides of Sunrise Drive east of Maramonte Park, medians on South College Street south of Sunrise Drive to McCloud Street and easement on both east and west sides of South College Street from Sunrise Drive to McCloud Street	137,203
Battles Bike Path	115,554
New Love Extension	4,520
Arborwalk – frontage on Miller north of McCoy Lane	23,356
Mission Creek median – Santa Maria Way south of Sunrise Drive	2,030
Betteravia Business Plaza – Daniel Street and Betteravia past the commercial	7,581
Oak Creek Condos – frontage on Miller	8,063
South Broadway Medians – south of Stowell to Betteravia	34,387
South College median north of Santa Maria Way—Paved median	3,762
Skyview Estates Enhanced Area	41,100
Centennial Square	7,687
Total Southeast Landscape Maintenance District No. DS-6	**1,111,094**

Zones of Benefit

In accordance with the 1972 Act, this District utilizes Zones to address variations in the nature, location, and extent of improvements that provide special benefits to specific parcels and developments within the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2026/2027 the District includes five (5) designated Zones. The boundaries of each Zone are based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements. The following is a brief description and summary of the improvements associated within each Zone and for which parcels receive special benefits:

Crossroads Commercial Special Benefit Zone

Improvements associated with the Crossroads Commercial Special Benefit Zone include the public landscape easements that include medians on East Betteravia (east of government buildings), the medians on College, and the medians on Bradley; the roundabouts on College and Bradley (estimated 115,180 square feet); the Crossroads Bike Path (estimated 43,141 square feet); Crossroads Basin at College and Southside (estimated 366,187 square feet); Parcel 27 basin bottom (estimated 46,154 square feet); and Betteravia Road off-ramps at Highway 101 (estimated 95,105 square feet); collectively totaling an estimated 37,238 square feet of improvements that includes the maintenance of street trees and recreational elements within the drainage basins.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Crossroads Commercial Special Benefit Zone Assessment for fiscal year 2026/2027 will be $252,860.24 calculated based on the proportionate area each parcel occupies within the special benefit zone. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Crossroads Commercial parcels are also assessed the South Miller Street/South College Drive (Southeast) Landscape Maintenance District commercial assessment of $586.30 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Crossroads Residential Special Benefit Zone

The Crossroads Cottages I and II and the Crossroads Estates subdivisions comprise the Crossroads Residential Special Benefit Zone. Improvements associated with the Crossroads Residential Special Benefit Zone include an estimated 94,117 square feet of landscaped easements, landscaped drainage swale, landscaped bike trail, landscaped park sites, and specialty lighting.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Zone Assessment for fiscal year 2026/2027 will be $534.27 per assessment unit or tenant space. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

Crossroads Residential parcels are also assessed the South Miller Street/South College Drive (Southeast) Landscape Maintenance District residential assessment of $144.58 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Bradley Square Special Benefit Zone

Improvements associated with the Bradley Square Special Benefit Zone include the roundabout at McCoy and College; the roundabout at Bradley and McCoy; the frontage along McCoy Lane up to the proposed on-ramp; the frontage landscaping along Crossroads Lane, Bradley Road, College to Sunrise, San Ysidro, and Lewis Road; the medians on College; Fire Station 4 landscaping; park frontage along Hawkins, Leahy and Forbes, Leo Trujillo area and entire MPT adjacent to 101. Collectively, these improvement areas total an estimated 350,028 square feet.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Bradley Square Special Benefit Zone Assessment for fiscal year 2026/2027 will be $350.01 per assessor parcel number or tenant space. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Bradley Square Special Benefit Zone parcels are also assessed the South Miller Street/South College Drive (Southeast) Landscape Maintenance District residential assessment of $144.58 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Enos Ranch Special Benefit Zone (Commercial and Residential)

Collectively the Enos Ranch Commercial Special Benefit Zone and Enos Ranch Residential Special Benefit Zone benefit from the maintenance of improvements which provide special benefits to parcel with the zone(s) which may include but is not limited to the public landscape easements on Betteravia Road medians and north side, Bradley Rd and College from Betteravia to Battles including medians, both sides of Meehan and Shepard, the south side of Battles along the bike path, the pedestrian path from Inger to College and areas along the Southbound Hwy. 101 offramp(estimated 277,197 square feet); Enos Ranch basin and adjacent landscaped slope(estimated 140,804 square feet). Collectively, the Enos Ranch improvements total an estimated 418,001 square feet. Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration.

- **Enos Ranch Commercial Special Benefit Zone:** Many retail businesses, restaurants, and car dealerships comprise this Special Benefit Zone. The Enos Ranch Special Benefit Zone accounts for costs to maintain improvements which provide special benefits to parcels within the zone. The Enos Ranch Commercial Special Benefit Zone Assessment for fiscal year 2026/2027 will be $184,646 calculated based on the proportionate area each parcel occupies within the special benefit zone. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

  The Enos Ranch parcels are also assessed the South Miller Street/South College Drive (Southeast) Landscape Maintenance District commercial assessment of $586.30 per APN or tenant space as detailed in Method of Apportionment provided in Part II of this Report.

- **Enos Ranch Residential Special Benefit Zone:** The Easton Apartments comprise this residential Special Benefit Zone. The Enos Ranch Special Benefit Zone accounts for costs to maintain improvements which provide special benefits to parcels within the zone. Improvements associated with this Special Benefit Zone include the signature ten foot landscaped parkways, tree lined roadways, landscaped medians, and the historic Smith-Enos House and park site.

  The Enos Ranch Residential Special Benefit Zone Assessment for fiscal year 2026/2027 will be $212.38 per assessor parcel number or tenant space. This Zone assessment is imposed only upon parcels within the Zone that receive a special benefit over and above general benefits provided to other parcels located in the District.

The Enos Ranch parcels are also assessed the South Miller Street/South College Drive (Southeast) Landscape Maintenance District residential tenant space assessment of $144.58 per residential unit as detailed in Method of Apportionment provided in Part II of this Report.

Skyview Estates Enhanced Area

The Skyview Estates Enhanced Area comprises the Northman Residential subdivision. Improvements associated with the Skyview Estates Enhanced Area include an estimated 41,100 square feet of landscaped medians, landscaped drainage swale, landscaped frontage, and landscaped park site.

Maintenance costs include labor, equipment, plant materials and supplies, graffiti removal, renovation, utility costs, public safety, and District administration. The Area Assessment for fiscal year 2026/2027 will be $538.03 per assessment unit or tenant space. This Area assessment is imposed only upon parcels within the Area that receive a special benefit over and above general benefits provided to other parcels located in the District.

Skyview Estates Enhanced Area parcels are also assessed the South Miller Street/South College Drive (Southeast) Landscape Maintenance District residential assessment of $144.58 per assessment unit as detailed in Method of Apportionment provided in Part II of this Report.

Note: A visual depiction of the general location of the landscape improvement areas for the District and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Part II – Method of Apportionment

Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for Fiscal Year 2026/2027 have been identified and allocated to properties within the District and the Zones therein based on special benefit, consistent with the requirements of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties are assessed are identified as local landscaping improvements in specified parkways, medians, and roundabouts in the public right-of-way including street trees, and landscaping within specified public areas and public facilities including storm water retention basins, parks, easements, and related amenities. The formulas used for calculating assessments and the designation of Zones herein reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing the improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> Section 22573 defines the net amount to be assessed as follows:
>
> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> Section 22574 provides for zones as follows:
>
> *"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."*

Provisions of the California Constitution

In addition to the provisions of the 1972 Act, the Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

> Article XIII D Section 2d defines District as follows:
>
> *"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*
>
> Article XIII D Section 2i defines Special Benefit as follows:
>
> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit. "*Article XIII D Section 4a defines proportional special benefit assessments as follows:
>
> *"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Benefit Analysis

Special Benefits

The ongoing maintenance of landscaped areas within the District as addressed in this Report, provide aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the District and each respective Zone. In addition, the District provided landscaping improvements are an integral part of the physical environment associated with the parcels in the District and/or respective Zones and the proportional direct effect that trees, shrubs, and groundcover have on real property within the district including localized wind reduction; erosion control; storm water capture; noise attenuation; visual screening; ultraviolet light and glare reduction; and odor reduction are a direct and particular benefit to the properties in proximity to those improvements.

While some of the improvements may in part be visible to properties outside the District or Zone, collectively if these various improvements are not properly maintained, it is the parcels within the District and/or respective Zone (as may be applicable), that would be aesthetically burdened or environmentally impacted. Additionally, much of the landscaping within the street right-of-way serve as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels.

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed it is evident these improvements were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and required for development of properties in the District or Zone. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only to those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no direct quantifiable benefit to the public at large or properties outside the District and/or Zones.

In the absence of a special funding District or Zones, the City would typically be obligated to provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service (general benefit level of service) would most likely provide for periodic servicing of the improvement areas on an as-needed basis to ensure public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways, and potential property damage resulting from erosion or fire hazards. However, this baseline level of service would clearly result in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular

landscape maintenance provided in the District and funded by the special benefit assessments In addition to the baseline level of service general benefit, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services associated with the districtwide improvements, including minimization of dust and debris, and air pollution reduction.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. Therefore, on behalf of all parcels not assessed by a landscape maintenance district, yet deriving some level of general benefit from the District's landscaped improvements, the City has historically and will continue to contribute from the general fund a General Benefit Contribution that equals or exceeds the costs attributable to the baseline general benefit costs and indirect/incidental general benefit costs for the districtwide shared improvement areas as shown in the Estimate of Costs (Part III of this Report) as the "City General Benefit Contribution".

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's proportional share of the special benefits conferred by the funded improvements and service. The method utilized to determine assessments is called the "method of apportionment" or formula of cost spread ("spread formula"). Assessment Units ("AU"), often referred to as the Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The AU or EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

The method of apportionment originally developed for this District was based on an assessment spread formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes an assigned number of comparative dwelling units for residential, non-residential, and undeveloped properties.

The majority of parcels within the District are residential parcels and the improvements are maintained to provide a uniform benefit within the boundaries of the District. Therefore, each dwelling unit, whether an apartment or single family residence is given a base value of one (1) unit. Parcels in other land use categories were then evaluated and rated by comparison with the basic unit. The assignment of unit values is based primarily on the intensity of land use and its comparison to the base unit. Two unit values have been assigned: a residential efficiency unit, 500 square feet or less, at 50 percent of the residential unit value and a commercial efficiency unit defined at 1200 square feet per commercial charge.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property. The following are typical site land uses described in Title 12 of the Santa Maria Municipal Code and their proposed Assessment Units. This list includes the majority of parcel uses within the City of Santa Maria and is applied in the calculation of the 2026/2027 fiscal year assessments.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

LAND USE	ASSESSMENT UNITS
Residential	
• Single Family Residential	1 Unit per property
• Two Family Residential	1 Unit per dwelling
• Condominium/Townhouse	1 Unit per dwelling
• Apartment Residential	1 Unit per dwelling
• Mobile Home Parks	1 Unit per dwelling
• Efficiency Unit	.5 Unit per dwelling
Commercial	
• Small, Single Tenant	1 Unit per property
• Efficiency Unit > 1,200 SF	1 Unit per 1,200 SF
• Vacant > 10,000 SF	1 Unit per property
• Commercial Centers	4 Units per property
• Major Shopping Centers	7 Units per property
Trade/Services	
• Commercial/Professional Office	1 Unit per property
• Vacant > 25,000 SF	1 Unit per property
• Mid-Size Office	4 Units per property
• Major Office Buildings	7 Units per property
• Hospital/Large Medical Offices	7 Units per property
Industrial	
• Small Industrial	1 Unit per property
• Vacant > 50,000 SF	1 Unit per property
• Medium Industrial	4 Units per property
• Major Industrial	7 Units per property
Exempt	
• Open Space/Common Areas, Public Facilities, Parks, Redevelopment Agency	0 Units per property

Part III – Estimate of Costs

The following budgets outline the estimated costs to maintain and service the various landscaping improvements described in this Report for Fiscal Year 2026/2027.

The budgeted expenses outlined in the following pages for the District and the Zones therein reflect the estimated annual expenses required to support and maintain the improvements to be provided for fiscal year 2026/2027. The estimated annual expenses provided in the budgets are considered to be appropriate full-service level costs. These full-service expenses, minus the general benefit expenses (Expenses not assessed and identified as the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from the improvements to be maintained ("Special Benefit Expenses").

CITY OF SANTA MARIA
SOUTHEAST LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. DS-11

ESTIMATED BUDGET

	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$186,512	$192,961
Contract, Supplies, Renovation	$386,342	$399,961
Administration	$593,386	$612,218
Total Expenditures	**$1,166,210**	**$1,205,140**
ESTIMATED REVENUES		
Special Assessment	$884,972	$911,490
City General Benefit Contribution	$281,268	$289,706
Total Revenues	**$1,166,210**	**$1,205,140**

CROSSROADS COMMERCIAL SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$33,883	$34,899
Contract, Supplies, Renovation	$183,303	$188,802
Administration	$28,309	$29,158
Total Expenditures	**$245,495**	**$252,859**
ESTIMATED REVENUES		
Special Benefit Assessment	$245,495	$252,859
Total Revenues	**$245,495**	**$252,859**

CROSSROADS RESIDENTIAL SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$31,869	$32,825
Contract, Supplies, Renovation	$41,433	$42,676
Administration	$12,281	$12,649
Total Expenditures	**$85,583**	**$88,150**
ESTIMATED REVENUES		
Special Benefit Assessment	$85,583	$88,150
Total Revenues	**$85,583**	**$88,150**

BRADLEY SQUARE SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$115,401	$118,945
Contract, Supplies, Renovation	$21,324	$22,376
Administration	$32,807	$33,997
Total Expenditures	**$169,532**	**$175,318**
ESTIMATED REVENUES		
Special Benefit Assessment	$169,532	$175,318
Total Revenues	**$169,532**	**$175,318**

ENOS RANCH COMMERCIAL SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$1,574	$21,191
Contract, Supplies, Renovation	$142,984	$127,704
Administration	$34,710	$35,751
Total Expenditures	**$179,268**	**$184,646**
ESTIMATED REVENUES		
Special Benefit Assessment	$179,268	$184,646
Total Revenues	**$179,268**	**$184,646**

ENOS RANCH RESIDENTIAL SBZ	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$0	$0
Contract, Supplies, Renovation	$76,933	$79,241
Administration	$5,109	$5,262
Total Expenditures	**$82,042**	**$84,503**
ESTIMATED REVENUES		
Special Benefit Assessment	$82,042	$84,503
Total Revenues	**$82,042**	**$84,503**

SKYVIEW ESTATES ENHANCED AREA	2025/2026	2026/2027
ESTIMATED EXPENDITURES		
Utilities	$7,200	$7,416
Contract, Supplies, Renovation	$14,544	$14,980
Administration	$6,050	$6,232
Total Expenditures	**$27,794**	**$28,628**
ESTIMATED REVENUES		
Enhanced Benefit Assessment	$27,794	$28,628
Total Revenues	**$27,794**	**$28,628**

Annual Inflationary Adjustment (Assessment Range Formula)

Pursuant to Article XIIID of the California Constitution (Proposition 218), any "new or increased assessments" require certain noticing and balloting requirements. However, Government Code Section 54954.6(a) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

As previously adopted and approved by the City Council, each fiscal year the maximum assessment rates established for the improvements in the previous fiscal year for the District and each Zone may be adjusted by the percentage increase of the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for the Los Angeles- Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

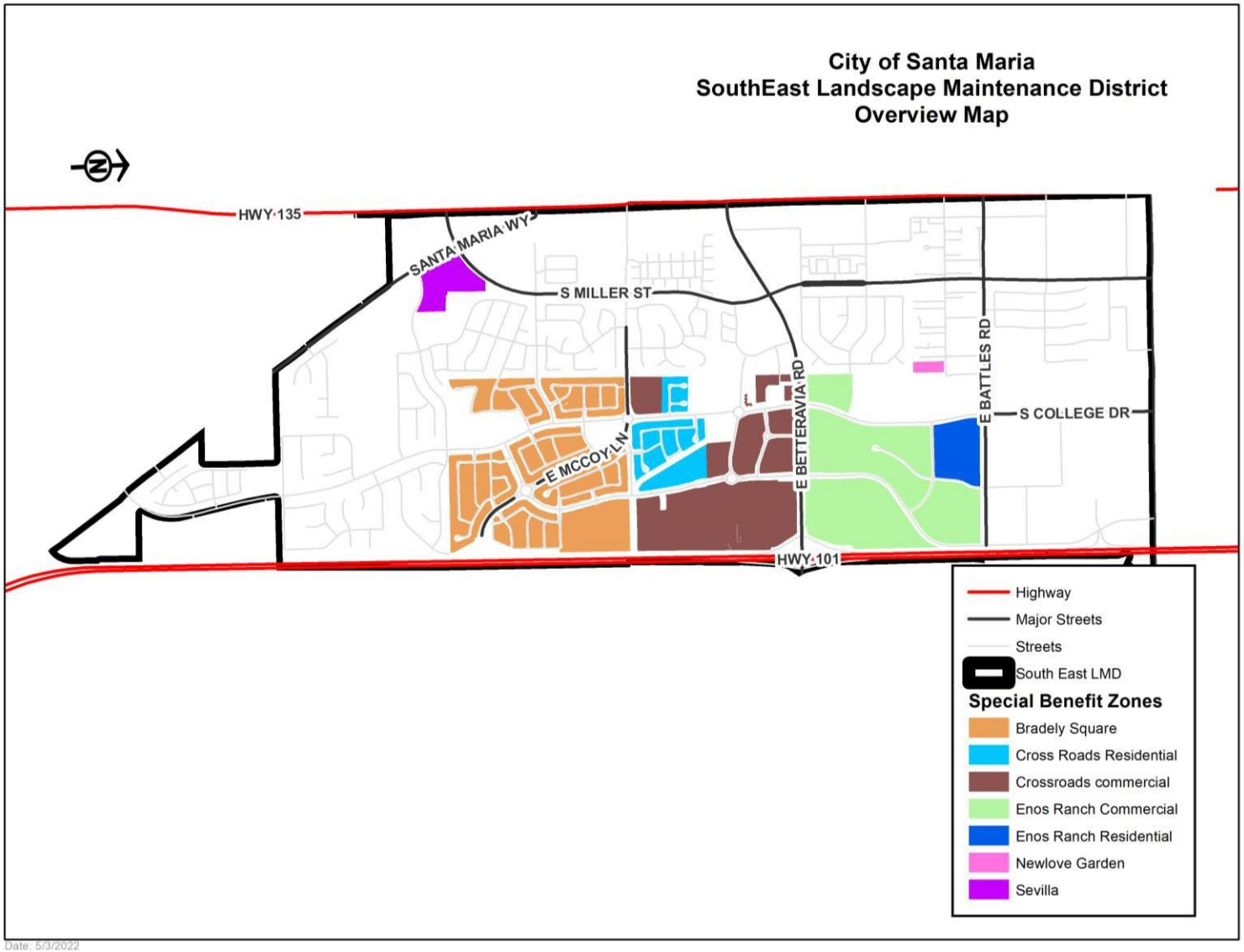
Each fiscal year the City shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year as of January of each succeeding year. This percentage difference shall then establish the range of increase to the maximum assessment rates allowed. If the percentage change in the CPI is negative, the maximum assessment rates shall not be adjusted from the previous fiscal year (unchanged). Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City may use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The percentage change in CPI from December 2024 to December 2025 as reported by the U.S. Bureau of Labor Statistics was 3 percent. Therefore, the maximum assessment rates for fiscal year 2026/2027 will be increased by 3 percent over the maximum assessment rates for fiscal year 2025/2026.

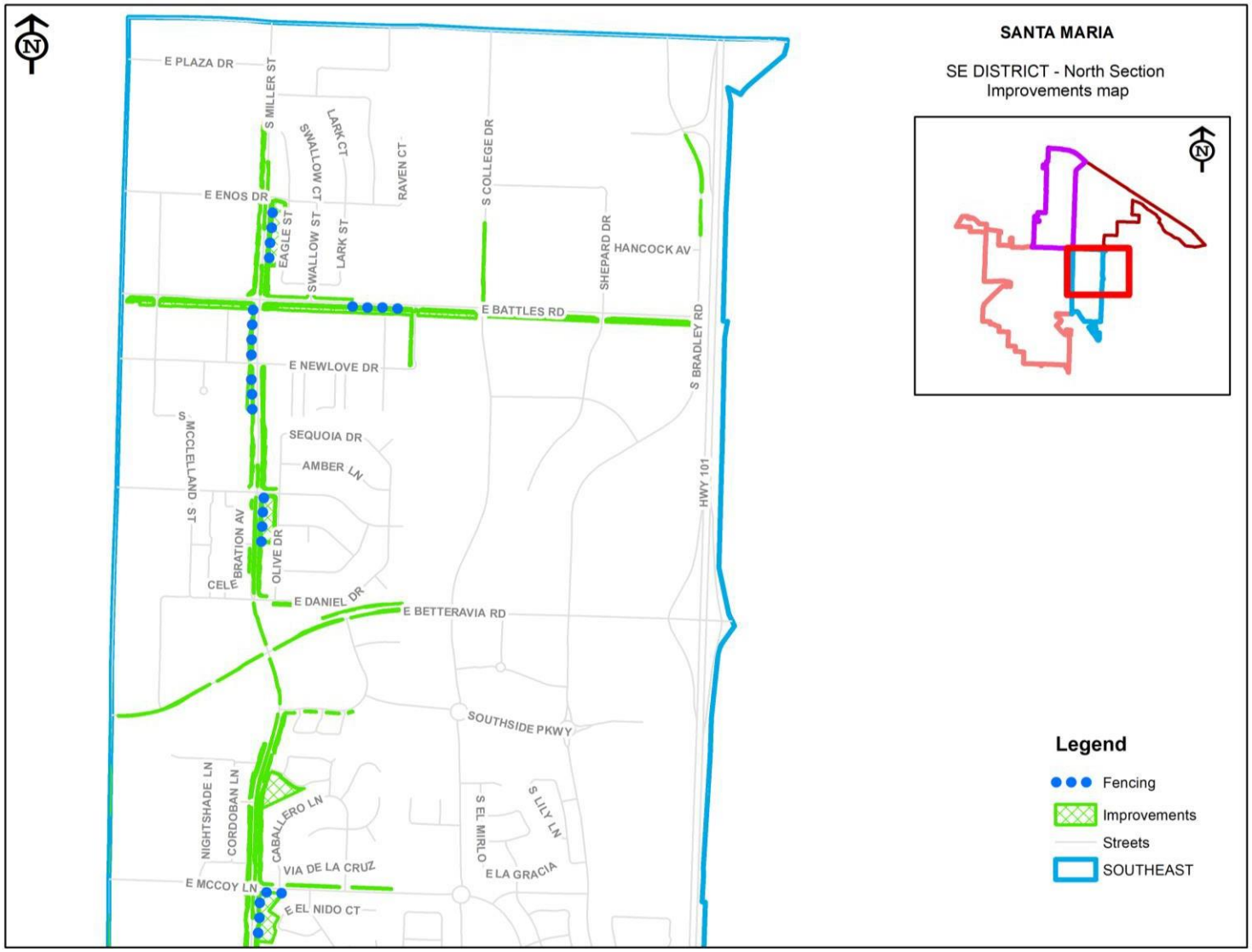
Part IV – District/Zone Diagrams

The following section contains a series of diagrams showing the boundaries of Santa Maria Landscape Maintenance Assessment District No. DS-6 and the Zones therein for Fiscal Year 2026/2027. In addition to depicting the boundaries of the Zones, the diagrams also provide a visual depiction of the general location of the improvement areas being funded and maintained within the District and Zones. All parcels that will receive a special benefit from the improvements provided within the District and each respective Zone consist of the lots, parcels and subdivisions of land within the boundaries of the District and/or Zones as depicted by these diagrams and the lines and dimensions of those lots, parcels and subdivisions of land shall be those lines and dimensions shown on the Santa Barbara County Assessor's parcel maps for the current fiscal year and by reference the Santa Barbara County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in Part V of this Report constitute the District Assessment Diagram for Fiscal Year 2026/2027.

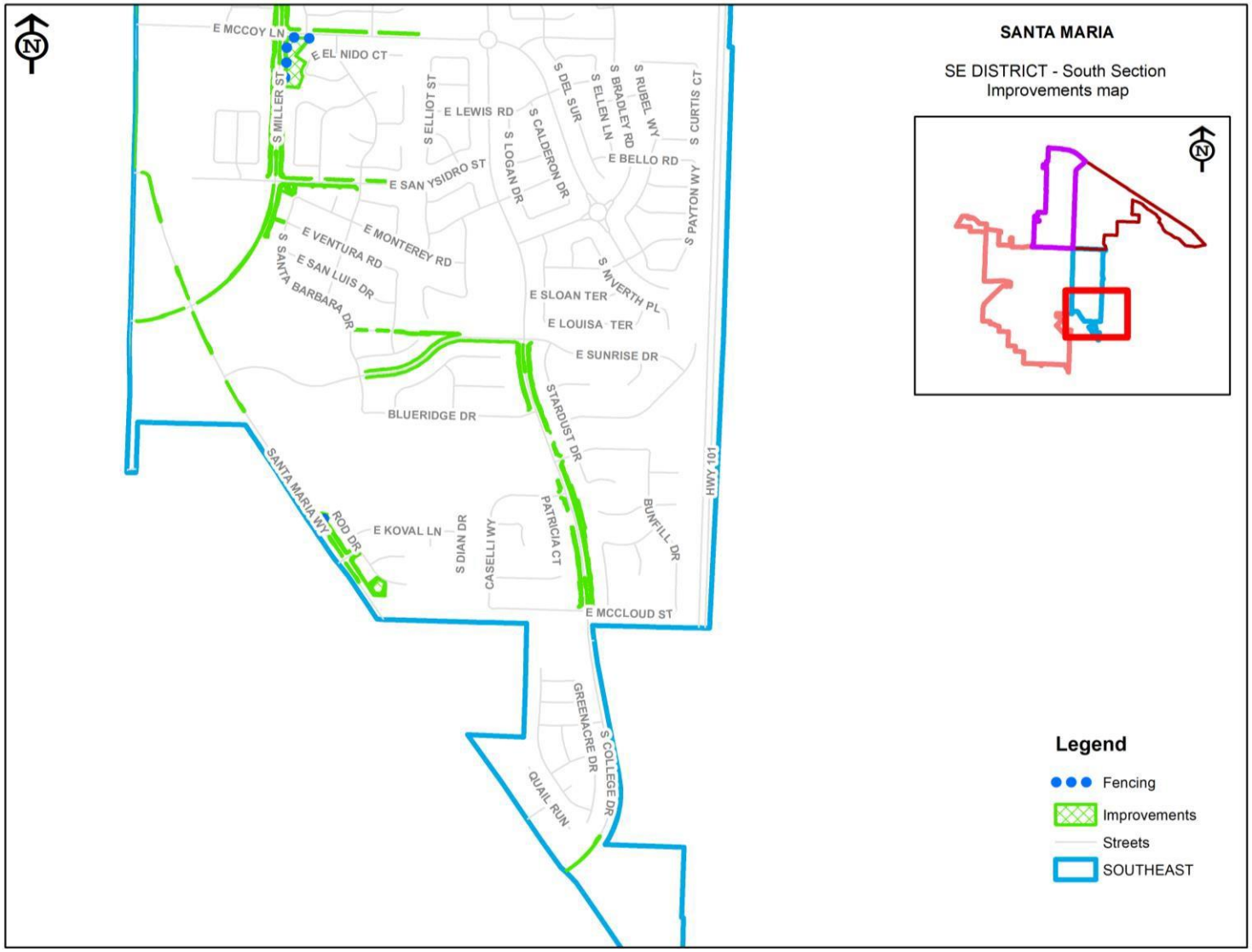
District Boundary Diagram



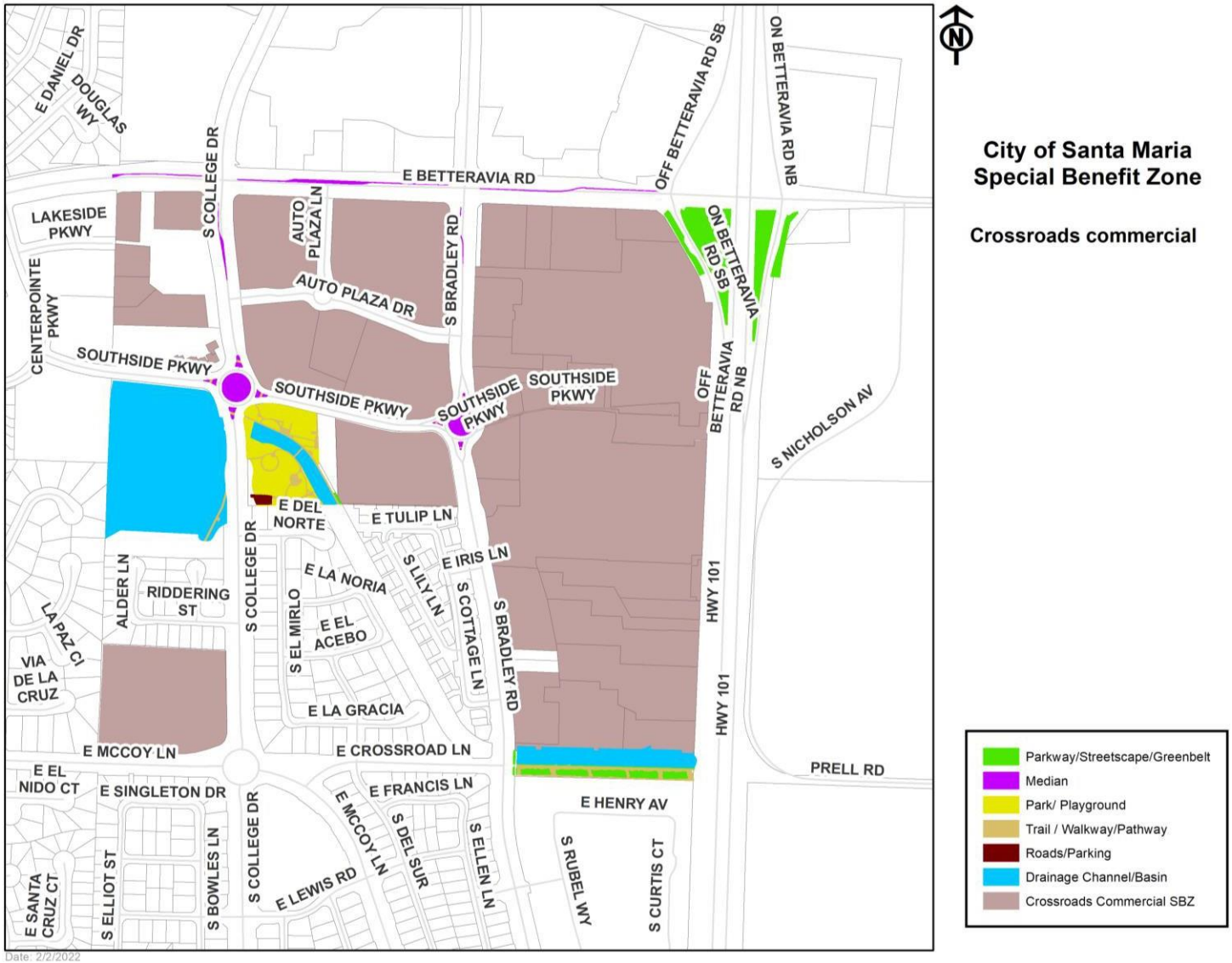
District Improvement Diagram (Northern Section)



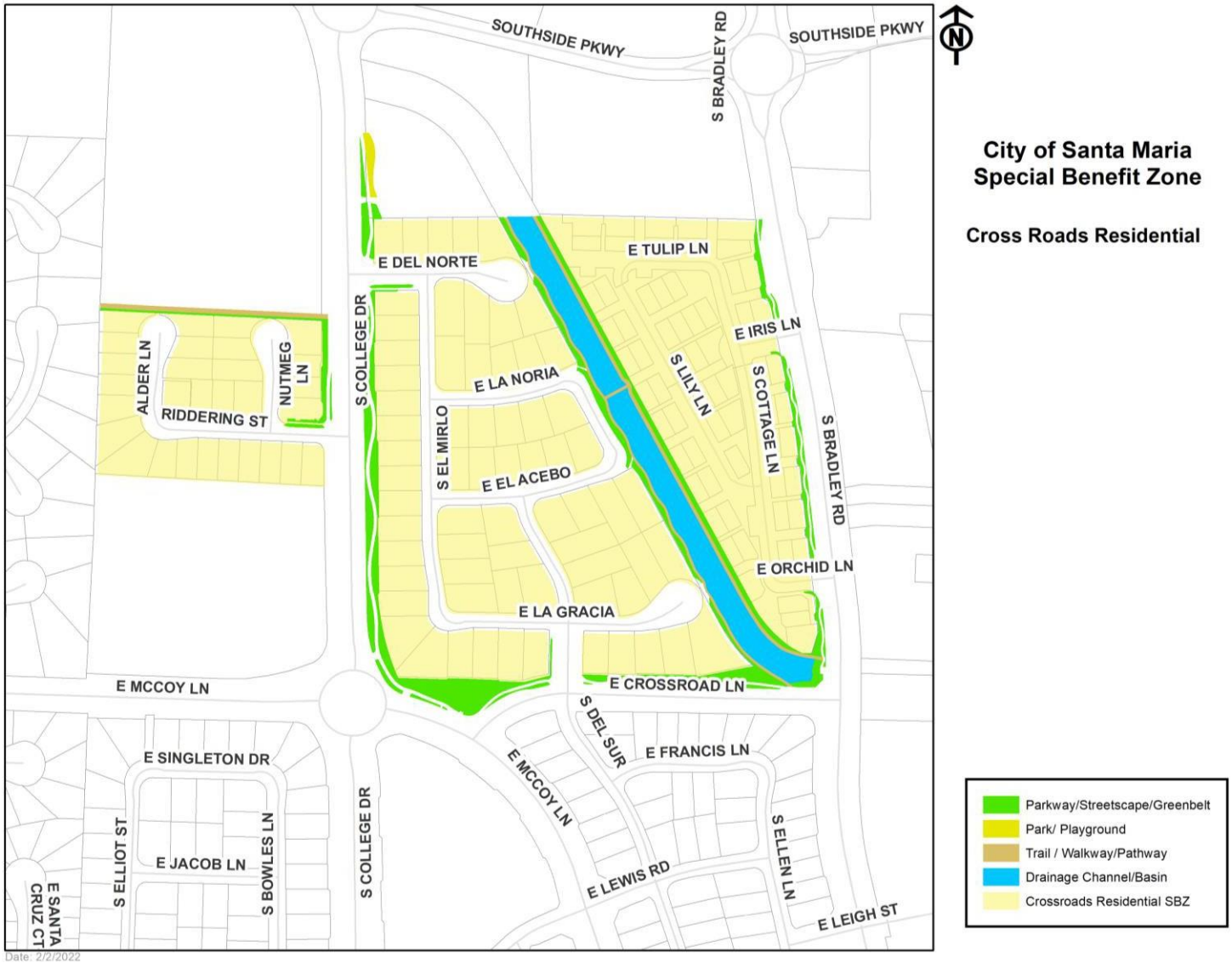
District Improvement Diagram (Southern Section)



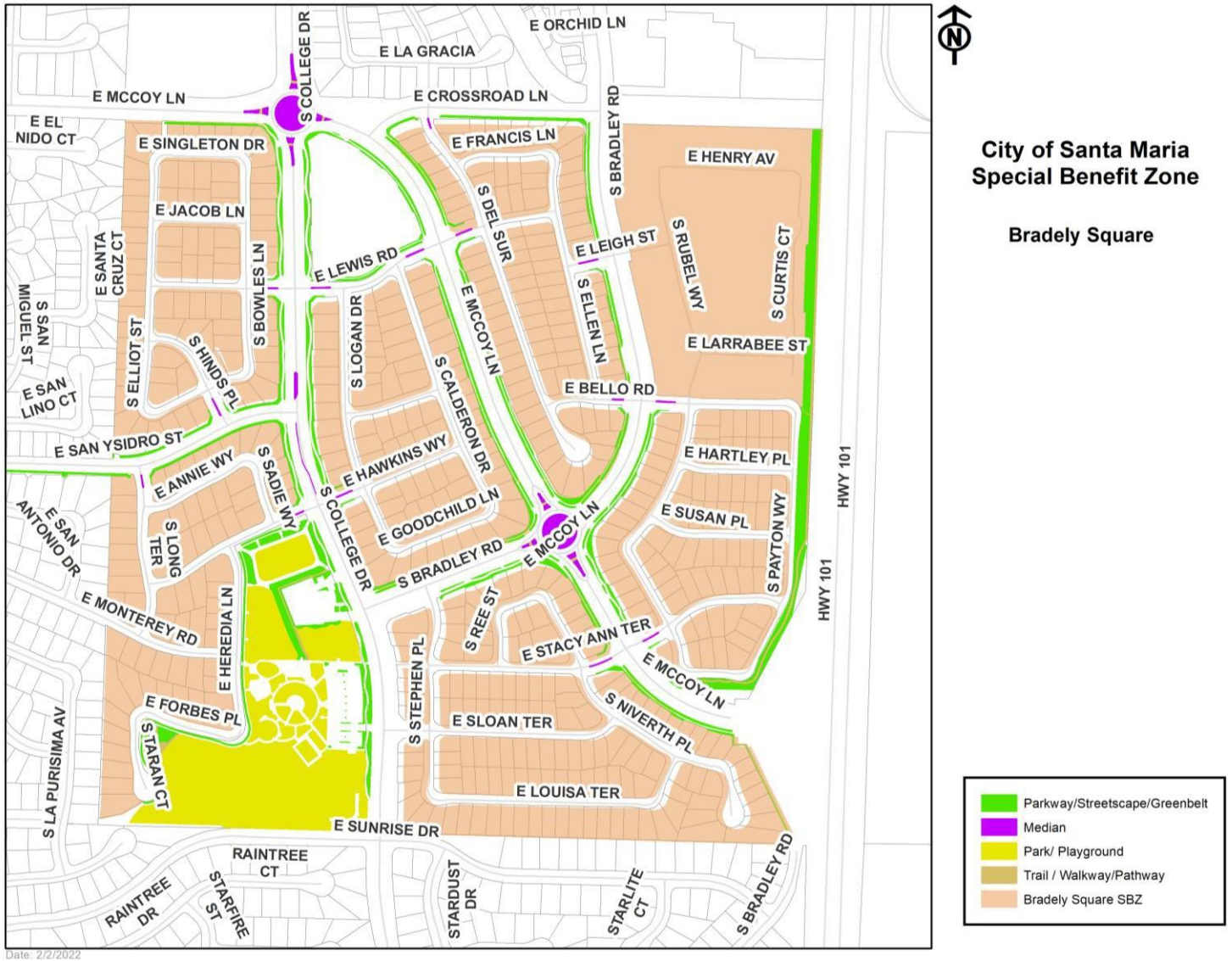
Crossroads Commercial Special Benefit Zone



Crossroads Residential Special Benefit Zone



Bradley Square Special Benefit Zone



Enos Ranch Commercial and Residential Special Benefit Zone



City of Santa Maria
Special Benefit Zone

Enos Ranch Commercial

- Parkway/Streetscape/Greenbelt
- Median
- Drainage Channel/Basin
- Enos Ranch Commercial SBZ
- Enos Ranch Residential SBZ

Skyview Estates Enhanced Area



Part V - Assessment Rolls

Due to the number of parcels in the District, the Assessment Roll for fiscal year 2026/2027 (a listing of the parcels to be assessed within this District along with the assessment amounts) has been filed with the City Clerk in an electronic format and is, by reference, made part of this Report. The proposed Assessment Roll shall be available for public inspection in the City Clerk's Office during normal office hours.

The Assessment Roll identified the parcels within the District that are assessed for special benefits and their corresponding assessment amount(s) for fiscal year 2026/2027. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for fiscal year 2026/2027.

	Fund Number	Parcel Number	District	Zone	FY26-27 Parcel Count	FY 26-27 District Assessment	FY26-27 Zone Assessment	FY26-27 Total Assessment	Situs	Owner
	3936	117-510-008	**NE**		1	$ 780.96	$ -	**$ 780.96**	111 E DONOVAN RD	GONZALEZ HENDRICK
	3936	117-510-009	**NE**		1	$ 780.96	$ -	**$ 780.96**	1606 N BROADWAY	SOFIJON LLC
	3936	117-510-011	**NE**		1	$ 1,561.92	$ -	**$ 1,561.92**	1640 N BROADWAY	HERRERA MARIA
	3936	121-011-005	**NE**		1	$ 780.96	$ -	**$ 780.96**	1520 N BROADWAY	GENESIS KC DEVELOPMENT LLC
	3936	121-011-007	**NE**		1	$ 780.96	$ -	**$ 780.96**	1503 N MCCLELLAND ST	POWER OF GOD CHRISTIAN CENTER
	3936	121-012-006	**NE**		1	$ 780.96	$ -	**$ 780.96**	222 E DONOVAN RD	POULOS DIMITRIOS P
	3936	121-012-007	**NE**		1	$ 780.96	$ -	**$ 780.96**	202 E DONOVAN RD	DONOVAN ROAD LLC
	3936	121-012-011	**NE**		1	$ 780.96	$ -	**$ 780.96**	POBOX 5759	DONOVAN ROAD MU LLC
	3936	121-012-012	**NE**		1	$ 1,412.37	$ -	**$ 1,412.37**	214 E DONOVAN RD	DONOVAN ROAD MU LLC
	3936	121-031-024	**NE**		1	$ 14,821.33	$ -	**$ 14,821.33**	1324 N BROADWAY	PINI DARIO L TRUST 3/2/15
	3936	121-032-020	**NE**		1	$ 780.96	$ -	**$ 780.96**	1208 N BROADWAY	ASOL LLC
	3936	121-051-004	**NE**		1	$ 3,788.38	$ -	**$ 3,788.38**	121 E BUNNY AVE	HOLLINGSEAD BLANCHE ROSE REVOCABLE TRUST 10/10/08
	3936	121-151-001	**NE**		1	$ 1,561.92	$ -	**$ 1,561.92**	500 N BROADWAY	SM BROADWAY PROPERTIES LLC
	3936	121-152-014	**NE**		1	$ 315.70	$ -	**$ 315.70**	123 E FESLER ST	HASELL BUILDERS-FESLER
	3936	121-152-017	**NE**		1	$ 780.96	$ -	**$ 780.96**	400 N BROADWAY	ALWAREETH IBRAHIM A SR
	3936	121-193-008	**NE**		1	$ 2,359.53	$ -	**$ 2,359.53**	311 N MILLER ST	BHATIA SAROJ
	3936	121-193-011	**NE**			$ 315.70	$ -	**$ 315.70**		HASELL BUILDERS-MILL
	3936	121-203-011	**NE**		1	$ 1,262.79	$ -	**$ 1,262.79**	625 E MILL ST	CHAVEZ DANIEL & ALYSON TRUST 6/11/13
	3936	121-203-021	**NE**		1	$ 947.10	$ -	**$ 947.10**	305 EAST AVE A	HERRERA LUCAS JR
	3936	121-203-022	**NE**		1	$ 1,262.79	$ -	**$ 1,262.79**	301 EAST AVE	HERRERA LUCAS JR
	3936	121-224-040	**NE**		1	$ 780.96	$ -	**$ 780.96**	120 N BROADWAY	CITY OF SANTA MARIA
	3936	121-224-041	**NE**		1	$ 780.96	$ -	**$ 780.96**	120 N BROADWAY	UNION PLAZA
	3936	121-225-005	**NE**		1	$ 780.96	$ -	**$ 780.96**	323 E CHAPEL ST	SADOWSKI/SADOWSKA FAMILY TRUST
	3936	121-225-006	**NE**		1	$ 780.96	$ -	**$ 780.96**	309 E CHAPEL ST	JORDAN 2011 FAMILY TRUST 6/24/11
	3936	121-231-014	**NE**		1	$ 2,841.29	$ -	**$ 2,841.29**	424 E MILL ST	SCHOOL MILL INVESTORS LLC
	3936	121-234-034	**NE**		1	$ 780.96	$ -	**$ 780.96**	503 E MAIN ST	MARQUEZ SERGIO
1	3936	121-234-070	**NE**		1	$ 780.96	$ -	**$ 780.96**	510 E CHAPEL ST	ROJAS ISMAEL
	3936	121-250-016	**NE**		1	$ 780.96	$ -	**$ 780.96**	1041 E MAIN ST	MAIN 101 PARTNERS
	3936	121-380-016	**NE**		1	$ 315.70	$ -	**$ 315.70**	1448 N BRADLEY RD	MACIAS JAIME
	3936	121-380-017	**NE**		1	$ 315.70	$ -	**$ 315.70**	1444 N BRADLEY RD	CABALITASAN AGNES
	3936	121-380-018	**NE**		1	$ 315.70	$ -	**$ 315.70**	1440 N BRADLEY RD	PORCHO BLANCA E
	3936	121-380-019	**NE**		1	$ 315.70	$ -	**$ 315.70**	1436 N BRADLEY RD	CHAVEZ ALBERTO G/ELIZABETH H
	3936	121-380-020	**NE**		1	$ 315.70	$ -	**$ 315.70**	1432 N BRADLEY RD	MOHR DELMA MARIA LIVING TRUST 08/06/10
	3936	121-380-021	**NE**		1	$ 315.70	$ -	**$ 315.70**	1428 N BRADLEY RD	DAZO ANGEL D SR
	3936	121-380-022	**NE**		1	$ 315.70	$ -	**$ 315.70**	1424 N BRADLEY RD	RUVALCABA GUADALUPE
	3936	121-380-023	**NE**		1	31+G37:G12045.6	$ -	**#VALUE!**	1420 N BRADLEY RD	LEON JAQUELINE SANTIAGO
	3936	121-380-024	**NE**		1	$ 315.70	$ -	**$ 315.70**	1416 N BRADLEY RD	LOPEZ JORGE PANTOJA
	3936	121-380-025	**NE**		1	$ 315.70	$ -	**$ 315.70**	1412 N BRADLEY RD	ZENDEJAS FILIBERTO/EUSTOLIA
	3936	121-380-026	**NE**		1	$ 315.70	$ -	**$ 315.70**	866 HARPER CT	ZEPEDA ALFONSO & YOLANDA REVOCABLE FAMILY TRUST 11/1
	3936	121-380-027	**NE**		1	$ 315.70	$ -	**$ 315.70**	862 HARPER CT	CHRISMAN FAMILY TRUST 4/10/02
	3936	121-380-028	**NE**		1	$ 315.70	$ -	**$ 315.70**	858 HARPER CT	RAMIREZ OFELIA
	3936	121-380-029	**NE**		1	$ 315.70	$ -	**$ 315.70**	854 HARPER CT	GARCIA VICTOR AREVALO
	3936	121-380-030	**NE**		1	$ 631.39	$ -	**$ 631.39**	850 HARPER CT	JOHNSON DALE/DEBORAH FAMILY TRUST 5/17/19
	3936	121-380-031	**NE**		1	$ 315.70	$ -	**$ 315.70**	838 HARPER CT	CABANDONG ARMANDO P
	3936	121-380-032	**NE**		1	$ 315.70	$ -	**$ 315.70**	834 HARPER CT	TORRES RAYMOND JAKE CASTILLO
	3936	121-380-033	**NE**		1	$ 315.70	$ -	**$ 315.70**	830 HARPER CT	STEVENS RICHARD J/FRANCES A
	3936	121-380-034	**NE**		1	$ 315.70	$ -	**$ 315.70**	826 HARPER CT	SOLIS JOSE ISABEL ISAAC
	3936	121-380-035	**NE**		1	$ 315.70	$ -	**$ 315.70**	822 HARPER CT	TRUJILLO JOSE AVILA
	3936	121-380-036	**NE**		1	$ 315.70	$ -	**$ 315.70**	818 HARPER CT	VALENZUELA RAYMOND
	3936	121-380-037	**NE**		1	$ 315.70	$ -	**$ 315.70**	814 HARPER CT	PALLAN DELIA C LIVING TRUST 10/30/2002
	3936	121-380-038	**NE**		1	$ 315.70	$ -	**$ 315.70**	810 HARPER CT	TANYAG PAZ V
	3936	121-380-039	**NE**		1	$ 315.70	$ -	**$ 315.70**	806 HARPER CT	HERRERA GLORIA A
	3936	121-380-040	**NE**		1	$ 315.70	$ -	**$ 315.70**	802 HARPER CT	LARA CARLOS
	3936	121-380-042	**NE**		1	$ 315.70	$ -	**$ 315.70**	817 HARPER CT	GORE REVOCABLE 2005 TRUST
	3936	121-380-043	**NE**		1	$ 315.70	$ -	**$ 315.70**	821 HARPER CT	CARBALLO MARIA E
	3936	121-380-044	**NE**		1	$ 315.70	$ -	**$ 315.70**	825 HARPER CT	GARDNER TIMOTHY C
	3936	121-380-045	**NE**		1	$ 315.70	$ -	**$ 315.70**	829 HARPER CT	ORTIZ JOHN G
	3936	121-380-046	**NE**		1	$ 315.70	$ -	**$ 315.70**	833 HARPER CT	LEON FELIPE
	3936	121-380-047	**NE**		1	$ 315.70	$ -	**$ 315.70**	837 HARPER CT	HAAS JOINT LIVING TRUST 1/20/06
	3936	121-380-048	**NE**		1	$ 315.70	$ -	**$ 315.70**	839 HARPER CT	PATTERSON VIVIENNE T TRUST 3/21/13
	3936	121-380-049	**NE**		1	$ 315.70	$ -	**$ 315.70**	841 HARPER CT	MICHAELIS JAMES/DENISE
	3936	121-380-050	**NE**		1	$ 315.70	$ -	**$ 315.70**	845 HARPER CT	SLOAN EDWINA YVONNE
	3936	121-380-051	**NE**		1	$ 315.70	$ -	**$ 315.70**	847 HARPER CT	TESORO CONSUELO
	3936	121-380-052	**NE**		1	$ 315.70	$ -	**$ 315.70**	849 HARPER CT	HURTADO ALFREDO P/MARIA A ESPINOZA
	3936	121-380-053	**NE**		1	$ 631.40	$ -	**$ 631.40**	853 HARPER CT	FREDEEN FAMILY LIVING TRUST 1/16/08
	3936	121-380-054	**NE**		1	$ 315.70	$ -	**$ 315.70**	855 HARPER CT	JUAREZ ELENA ELIZABETH
	3936	121-380-055	**NE**		1	$ 315.70	$ -	**$ 315.70**	859 HARPER CT	REMOLACIO FAMILY TRUST
	3936	121-380-056	**NE**		1	$ 315.70	$ -	**$ 315.70**	863 HARPER CT	CONTRERAS JOSE & MARICELA FAMILY TRUST
	3936	121-380-057	**NE**		1	$ 315.70	$ -	**$ 315.70**	867 HARPER CT	SANCHEZ JOSUE ARIAS
	3936	121-380-063	**NE**		1	$ 2,525.59	$ -	**$ 2,525.59**	1400 N BRADLEY RD A	BRADLEY ROAD APARTMENTS LLC
	3936	125-031-026	**NE**		1	$ 780.96	$ -	**$ 780.96**	408 E MAIN ST	H & R SANTA BARBARA INVESTMENTS LLC
	3936	125-035-022	**NE**		1	$ 780.96	$ -	**$ 780.96**	700 E MAIN ST	OLIVERA PROPERTIES LLC
	3936	125-035-024	**NE**		1	$ 1,561.92	$ -	**$ 1,561.92**	624 E MAIN ST	PORTER CHARLES
	3936	125-041-023	**NE**		1	$ 780.96	$ -	**$ 780.96**	722 E MAIN ST	OLIVERA PROPERTIES LLC
	3936	125-044-006	**NE**		1	$ 780.96	$ -	**$ 780.96**	120 S COLLEGE DR	NAUMESCU ION & DANIELA TRUST 4/7/17
	3936	125-051-008	**NE**		1	$ 780.96	$ -	**$ 780.96**	940 E MAIN ST	VU QUAN ANH
	3936	125-072-008	**NE**			$ 315.70	$ -	**$ 315.70**	415 E ORANGE ST	GUILLERMO DIAZ
	3936	125-072-009	**NE**			$ 315.70	$ -	**$ 315.70**	415 E ORANGE ST	GUILLERMO DIAZ
	3936	125-101-011	**NE**		1	$ 7,832.27	$ -	**$ 7,832.27**	504 S BROADWAY	MALHOTRA 2006 TRUST 8/7/06
	3936	125-111-002	**NE**		1	$ 780.96	$ -	**$ 780.96**	400 E ORANGE ST	CLAYTON FAMILY REVOCABLE TRUST 11/20/20
	3936	125-112-010	**NE**		1	$ 315.70	$ -	**$ 315.70**	417 E BOONE ST	ZAKOUR RAMI
	3936	125-112-011	**NE**		1	$ 315.70	$ -	**$ 315.70**	417 E BOONE ST	ZAKOUR RAMI
	3936	125-112-014	**NE**		1	$ 315.70	$ -	**$ 315.70**		ZAKOUR RAMI
	3936	125-114-015	**NE**		1	$ 1,412.37	$ -	**$ 1,412.37**	501 E BOONE ST	ZAKOUR RAMI E
	3936	125-141-015	**NE**		1	$ 780.97	$ -	**$ 780.97**	122 E BOONE ST	BOONE STREET LLC
	3936	125-200-034	**NE**		1	$ 780.96	$ -	**$ 780.96**	931 E STOWELL RD	DUDLEY MORTUARY
	3936	125-200-042	**NE**		1	$ 780.96	$ -	**$ 780.96**	1210 S BRADLEY RD	MORETTI VERA C
	3936	125-200-045	**NE**		1	$ 85,870.01	$ -	**$ 85,870.01**	530 E BOONE ST	HT PARTNERS LP
	3936	125-232-005	**NE**		1	$ 12,627.94	$ -	**$ 12,627.94**	665 SIERRA MADRE AVE	SIERRA MADRE COTTAGES L P
	3936	125-232-006	**NE**		1	$ 780.96	$ -	**$ 780.96**	624 E CAMINO COLEGIO	BETHEL LUTHERAN CHURCH
	3936	125-251-038	**NE**		1	$ 780.96	$ -	**$ 780.96**	1226 S BROADWAY	HALLE PROPERTIES LLC
	3936	125-320-015	**NE**			$ 780.97	$ -	**$ 780.97**	226 E MAIN ST	SHASTA2020 LP
	3936	125-320-038	**NE**			$ 780.97	$ -	**$ 780.97**	226 E MAIN ST	SHASTA2020 LP
	3936	125-320-050	**NE**		1	$ 315.70	$ -	**$ 306.50**	100 BLOCK s Broadway	ALVIN-NEWTON APPARTMENTS
	3936	128-002-043	**NE**		1	$ 1,057.74	$ -	**$ 1,057.74**		SANTA MARIA-BONITA SCHOOL DISTRICT
	3936	128-002-047	**NE**		1	$ 1,057.74	$ -	**$ 1,057.74**	1921 CARLOTTI DR	SANTA MARIA-BONITA SCHOOL DISTRICT
	3936	128-003-008	**NE**		1	$ 780.96	$ -	**$ 780.96**	POBOX 7640	ESTRADA GILBERTO
	3936	128-003-014	**NE**		1	$ 780.96	$ -	**$ 780.96**	ROEMER	PERKCO REAL ESTATE
	3936	128-003-015	**NE**		1	$ 780.96	$ -	**$ 780.96**	307 ROEMER WAY A	HADY LLC
	3936	128-003-019	**NE**		1	$ 780.96	$ -	**$ 780.96**	1945 ROEMER PL	DL CHAVEZ PROPERTIES LLC
	3936	128-003-029	**NE**		1	$ 780.96	$ -	**$ 780.96**	210 ROEMER WAY	ROBERT & SHARON ROEMER FAMILY LLC
	3936	128-003-030	**NE**		1	$ 780.96	$ -	**$ 780.96**	240 ROEMER WAY	SMOOTH

3936	128-003-034	**NE**		1	$	780.96	$	-	$	**780.96**	1920 PREISKER LN	ISTORAGE PO LLC
3936	128-003-036	**NE**		1	$	780.96	$	-	$	**780.96**	1920 PREISKER LN	ISTORAGE PO LLC
3936	128-003-042	**NE**		1	$	780.96	$	-	$	**780.96**	ROEMER	ISTORAGE PO LLC
3936	128-003-048	**NE**		1	$	780.96	$	-	$	**780.96**		ANAND ENTERPRISES LP
3936	128-003-052	**NE**		1	$	780.96	$	-	$	**780.96**	2079 ROEMER CT	BAPA LIMITED PARTNERSHIP
3936	128-003-053	**NE**		1	$	780.96	$	-	$	**780.96**	2061 ROEMER CT	BAPA LIMITED PARTNERSHIP
3936	128-004-003	**NE**		1	$	780.96	$	-	$	**780.96**	112 E GRANT ST	PEREZ YOLANDA
3936	128-004-013	**NE**		1	$	780.96	$	-	$	**780.96**	1760 N BROADWAY	CVP - SANTA MARIA DB LLC
3936	128-018-074	**NE**		1	$	780.96	$	-	$	**780.96**	739 E DONOVAN RD	SLO GAS & MART INC
3936	128-019-021	**NE**		1	$	780.96	$	-	$	**780.96**		G 3 ENTERPRISES INC
3936	128-019-032	**NE**		1	$	780.96	$	-	$	**780.96**	1740 CARLOTTI DR	HIGGINS DOUGLAS A
3936	128-027-050	**NE**		1	$	315.70	$	-	$	**315.70**	1230 E DONOVAN RD	KUHNLE ADRIANA B
3936	128-033-036	**NE**	**Suey and D**	1	$	4,587.29	$	4,804.55	$	**9,391.84**	1220 SUEY RD	MG AT SANTA MARIA LP
3936	128-033-039	**NE**	**Suey and D**	1	$	4,587.29	$	4,804.55	$	**9,391.84**	1350 SUEY RD	MG AT SANTA MARIA LP
3936	128-039-056	**NE**		1	$	631.40	$	-	$	**631.40**	1465 ASH AVE	ASH AVENUE VENTURE LLC
3936	128-039-057	**NE**		1	$	631.40	$	-	$	**631.40**	1485 ASH AVE	ASH AVENUE VENTURE LLC
3936	128-039-058	**NE**		1	$	631.40	$	-	$	**631.40**	1505 ASH AVE	ASH AVENUE VENTURE LLC
3936	128-052-014	**NE**		1	$	315.70	$	-	$	**315.70**	1571 E MAIN ST	BELLECREST SENIOR RESIDENCES
3936	128-052-023	**NE**		1	$	315.70	$	-	$	**315.70**	1571 E MAIN ST	BELLECREST SENIOR RESIDENCES
3936	128-055-040	**NE**		1	$	315.70	$	-	$	**315.70**	1529 MONICA CT	MCDOWELL FAMILY TRUST 4/18/95
3936	128-055-041	**NE**		1	$	315.70	$	-	$	**315.70**	1515 MONICA CT	MEZA ALEJANDRA
3936	128-055-042	**NE**		1	$	315.70	$	-	$	**315.70**	1509 MONICA CT	ROBLEDO ROBERT A
3936	128-055-043	**NE**		1	$	315.70	$	-	$	**315.70**	1508 MONICA CT	CASTRO ERICA
3936	128-055-044	**NE**		1	$	315.70	$	-	$	**315.70**	1516 MONICA CT	CASTRO ERICA
3936	128-055-045	**NE**		1	$	315.70	$	-	$	**315.70**	1524 MONICA CT	JOHNSON ERIC R EXEMPTION TRUST 4/20/06
3936	128-055-046	**NE**		1	$	315.70	$	-	$	**315.70**	1532 MONICA CT	BURNS ANN BETTY
3936	128-055-047	**NE**		1	$	1,262.79	$	-	$	**1,262.79**	1540 MONICA CT	LEE ROBERT R
3936	128-055-048	**NE**		1	$	631.40	$	-	$	**631.40**	202 BRIAN ST	SANCHEZ IRMA
3936	128-055-049	**NE**		1	$	315.70	$	-	$	**315.70**	210 BRIAN ST	LEE ROBERT R
3936	128-055-050	**NE**		1	$	315.70	$	-	$	**315.70**	218 BRIAN ST	HERNANDEZ FELIPE A
3936	128-055-053	**NE**		1	$	780.96	$	-	$	**780.96**	1503 E MAIN ST	C & P INVESTMENT COMPANY
3936	128-056-030	**NE**		1	$	780.96	$	-	$	**780.96**	1510 E MAIN ST 101	SLS MAIN LLC
3936	128-056-032	**NE**		1	$	780.96	$	-	$	**780.96**	1550 E MAIN ST	SANTA MARIA VA LLC
3936	128-109-001	**NE**		1	$	315.70	$	-	$	**315.70**	1639 PREMIER CT	MARTINEZ LOURDES REVOCABLE FAMILY TRUST 3/31/2014
3936	128-109-002	**NE**		1	$	315.70	$	-	$	**315.70**	1645 PREMIER CT	WILLIAMS VERA M TRUSTEE
3936	128-109-003	**NE**		1	$	315.70	$	-	$	**315.70**	1651 PREMIER CT	PATTON JAMES C/SANDRA
3936	128-109-004	**NE**		1	$	315.70	$	-	$	**315.70**	1657 PREMIER CT	BECK JAMES C
3936	128-109-005	**NE**		1	$	315.70	$	-	$	**315.70**	1663 PREMIER CT	COTA FREDERICK R JR
3936	128-109-006	**NE**		1	$	315.70	$	-	$	**315.70**	1669 PREMIER CT	AMBA FAMILY TRUST 7/24/18
3936	128-109-007	**NE**		1	$	315.70	$	-	$	**315.70**	1675 PREMIER CT	KILLPACK 2001 LIVING TRUST 7/20/2001
3936	128-109-008	**NE**		1	$	315.70	$	-	$	**315.70**	1695 E ALVIN AVE	NODLEW INC
3936	128-109-009	**NE**		1	$	315.70	$	-	$	**315.70**	1699 E ALVIN AVE	FABIAN DONALD LEE/PAULINE GAY
3936	128-109-010	**NE**		1	$	315.70	$	-	$	**315.70**	1686 PREMIER CT	GARCIA KEITH/NANCY
3936	128-109-011	**NE**		1	$	315.70	$	-	$	**315.70**	1682 PREMIER CT	SCOTT ELLEN F H SEPARATE PROPERTY TRUST 2/5/20
3936	128-109-012	**NE**		1	$	315.70	$	-	$	**315.70**	1678 PREMIER CT	HIN JOSE L/OLGA L
3936	128-109-013	**NE**		1	$	315.70	$	-	$	**315.70**	1674 PREMIER CT	ORTEGA FAMILY TRUST 2/3/04
3936	128-109-014	**NE**		1	$	315.70	$	-	$	**315.70**	1668 PREMIER CT	ALCANTARA COSME V JR
3936	128-109-015	**NE**		1	$	315.70	$	-	$	**315.70**	1662 PREMIER CT	PEDROCHE THELMA
3936	128-109-016	**NE**		1	$	315.70	$	-	$	**315.70**	1652 PREMIER CT	MIZOGUCHI YOSHIO/SANDY K
3936	128-109-017	**NE**		1	$	315.70	$	-	$	**315.70**	1646 PREMIER CT	WELDON DICK/MARILYN TRUST 6/30/14
3936	128-109-018	**NE**		1	$	315.70	$	-	$	**315.70**	1640 PREMIER CT	PEREZ GUILLERMO/MARIA GUADALUPE
3936	128-109-024	**NE**		1	$	315.70	$	-	$	**315.70**	1602 ROWLAND DR	MERIDITH ARACELI
3936	128-109-025	**NE**		1	$	315.70	$	-	$	**315.70**	1610 ROWLAND DR	JORDAN 2011 FAMILY TRUST 06/24/2011
3936	128-109-026	**NE**		1	$	315.70	$	-	$	**315.70**	1616 ROWLAND DR	BRAUCHER JONATHAN PAUL/AMELIA EARLENE
3936	128-109-027	**NE**		1	$	315.70	$	-	$	**315.70**	1622 ROWLAND DR	PLUARD FRED D III/JOYCE G TRUSTEES
3936	128-109-033	**NE**		1	$	315.70	$	-	$	**315.70**	1628 ROWLAND DR	THORNHILL ROGER
3936	128-109-034	**NE**		1	$	315.70	$	-	$	**315.70**	1634 ROWLAND DR	LOOYSEN CHRIS
3936	128-109-035	**NE**		1	$	315.70	$	-	$	**315.70**	1638 ROWLAND DR	GARCIA MIGUEL O
3936	128-109-036	**NE**		1	$	315.70	$	-	$	**315.70**	1644 ROWLAND DR	JORDAN 2011 FAMILY TRUST 6/24/11
3936	128-109-037	**NE**		1	$	315.70	$	-	$	**315.70**	1650 ROWLAND DR	NICODEMUS RENEA
3936	128-109-038	**NE**		1	$	315.70	$	-	$	**315.70**	1656 ROWLAND DR	HOLLOWAY BETTY JUNE 2014 REVOCABLE LIVING TRUST 3/25
3936	128-109-039	**NE**		1	$	315.70	$	-	$	**315.70**	1662 ROWLAND DR	CUEVAS MACARIO/CHARITA
3936	128-109-040	**NE**		1	$	315.70	$	-	$	**315.70**	1670 ROWLAND DR	SALGUERO MORIS HUMBERTO RECINOS
3936	128-109-041	**NE**		1	$	315.70	$	-	$	**315.70**	1676 ROWLAND DR	MARIN RITA
3936	128-109-042	**NE**		1	$	315.70	$	-	$	**315.70**	310 SPRUCE DR	CHAVEZ JESUS
3936	128-109-043	**NE**		1	$	315.70	$	-	$	**315.70**	1687 ROWLAND DR	REYNANTE LIV REV TR 10-6-93
3936	128-109-044	**NE**		1	$	315.70	$	-	$	**315.70**	1683 ROWLAND DR	LIMON MARIO/STACEY
3936	128-109-045	**NE**		1	$	315.70	$	-	$	**315.70**	1677 ROWLAND DR	MOXLEY GERALD E
3936	128-109-046	**NE**		1	$	315.70	$	-	$	**315.70**	1671 ROWLAND DR	MORRIS MICHAEL D
3936	128-109-047	**NE**		1	$	315.70	$	-	$	**315.70**	1661 ROWLAND DR	FARIAS JORGE A
3936	128-109-048	**NE**		1	$	631.40	$	-	$	**631.40**	1651 ROWLAND DR	RODRIGUEZ FABIAN JOSEPH
3936	128-109-049	**NE**		1	$	315.70	$	-	$	**315.70**	1643 ROWLAND DR	WINTERS ANITA TRUST 10/22/17
3936	128-109-050	**NE**		1	$	315.70	$	-	$	**315.70**	1637 ROWLAND DR	YOUNGBLOOD RANDALL W
3936	128-109-051	**NE**		1	$	315.70	$	-	$	**315.70**	1633 ROWLAND DR	GOMEZ JACOB
3936	128-109-052	**NE**		1	$	315.70	$	-	$	**315.70**	1625 ROWLAND DR	ROBERTS DEAN EDWARD
3936	128-109-055	**NE**		1	$	315.70	$	-	$	**315.70**	1619 ROWLAND DR	ESPARZA ELIA
3936	128-110-001	**NE**		1	$	315.70	$	-	$	**315.70**	1803 MAGELLAN DR	CLYATT FAMILY TRUST 12/5/13
3936	128-110-002	**NE**		1	$	315.70	$	-	$	**315.70**	1807 MAGELLAN DR	SAUCEDO JOSEPH RICHARD
3936	128-110-003	**NE**		1	$	315.70	$	-	$	**315.70**	1811 MAGELLAN DR	GARCIA RODOLFO R
3936	128-110-004	**NE**		1	$	315.70	$	-	$	**315.70**	1815 MAGELLAN DR	GAMBOA MARIA CARMEN
3936	128-110-005	**NE**		1	$	315.70	$	-	$	**315.70**	1821 MAGELLAN DR	MEYERS NANCY J TRUSTEE
3936	128-110-006	**NE**		1	$	315.70	$	-	$	**315.70**	1825 MAGELLAN DR	PEREZ MANUEL MORALES
3936	128-110-007	**NE**		1	$	315.70	$	-	$	**315.70**	1831 MAGELLAN DR	BARRIOS ROBERT B/KRISTIE I
3936	128-110-008	**NE**		1	$	315.70	$	-	$	**315.70**	1835 MAGELLAN DR	CONTRERAS BLANCA D
3936	128-110-009	**NE**		1	$	315.70	$	-	$	**315.70**	1066 SEAWARD DR	RAMOS DANIEL SR
3936	128-110-010	**NE**		1	$	315.70	$	-	$	**315.70**	1841 N MAGELLEN DR	BOYDSTUN TOM JR/KRISTINA E
3936	128-110-011	**NE**		1	$	315.70	$	-	$	**315.70**	1070 SEAWARD DR	KLEIN TODD EMORY
3936	128-110-012	**NE**		1	$	315.70	$	-	$	**315.70**	1106 SEAWARD DR	SHAFFER GAROLD/JONI
3936	128-110-013	**NE**		1	$	315.70	$	-	$	**315.70**	1836 MAGELLAN DR	CAMPBELL FAMILY TRUST 5/10/02
3936	128-110-014	**NE**		1	$	315.70	$	-	$	**315.70**	1830 MAGELLAN DR	OCHOA JORGE A
3936	128-110-015	**NE**		1	$	315.70	$	-	$	**315.70**	1105 RACHEL DR	SAINZ ANNA M
3936	128-110-016	**NE**		1	$	315.70	$	-	$	**315.70**	1110 SEAWARD DR	CUSHING KERIC J
3936	128-110-017	**NE**		1	$	315.70	$	-	$	**315.70**	1114 SEAWARD DR	LOPEZ RAYMOND JR/DIANA
3936	128-110-018	**NE**		1	$	315.70	$	-	$	**315.70**	1118 SEAWARD DR	MERINO STEVE ROBERT
3936	128-110-019	**NE**		1	$	315.70	$	-	$	**315.70**	1122 SEAWARD DR	BIGGER MARLENE B LIVING TRUST 10/27/05
3936	128-110-020	**NE**		1	$	315.70	$	-	$	**315.70**	1202 SEAWARD DR	FAUSTO CESAR SAMUEL RAMOS
3936	128-110-021	**NE**		1	$	315.70	$	-	$	**315.70**	1206 SEAWARD DR	ZARAGOZA DAMON/NANCY
3936	128-110-022	**NE**		1	$	315.70	$	-	$	**315.70**	1210 SEAWARD DR	DIAZ JOSEPH GILBERT III
3936	128-110-023	**NE**		1	$	315.70	$	-	$	**315.70**	1214 SEAWARD DR	DIAZ VICTOR M CEJA
3936	128-110-024	**NE**		1	$	315.70	$	-	$	**315.70**	1220 SEAWARD DR	JACKSON MICHAEL PATRICK/MARGARITA
3936	128-110-025	**NE**		1	$	315.70	$	-	$	**315.70**	1205 KATHRYN WAY	ZARATE FAMILY TRUST 3/8/19
3936	128-110-026	**NE**		1	$	315.70	$	-	$	**315.70**	1127 RACHEL DR	SILVA LOUISE V
3936	128-110-027	**NE**		1	$	315.70	$	-	$	**315.70**	1125 RACHEL DR	DUNN RONALD S/COLLEEN J
3936	128-110-028	**NE**		1	$	315.70	$	-	$	**315.70**	1123 RACHEL DR	RODRIGUEZ ANGELICA
3936	128-110-029	**NE**		1	$	315.70	$	-	$	**315.70**	1119 RACHEL DR	FLORES ALBERT

3936	128-110-030	**NE**	1	$	315.70	$	-	$	**315.70**	1115 RACHEL DR	GREER JOHN WILLIAM JR
3936	128-110-031	**NE**	1	$	315.70	$	-	$	**315.70**	1111 RACHEL DR	JONES JOSEPH D/ERMA J
3936	128-110-032	**NE**	1	$	631.40	$	-	$	**631.40**	1106 RACHEL DR	MALDONADO ARNULFO
3936	128-110-033	**NE**	1	$	315.70	$	-	$	**315.70**	1112 RACHEL DR	ROMAN TERRANCE G
3936	128-110-034	**NE**	1	$	315.70	$	-	$	**315.70**	1118 RACHEL DR	GARCIA RAYMOND M
3936	128-110-035	**NE**	1	$	315.70	$	-	$	**315.70**	1124 RACHEL DR	VIRGEN OFELIA
3936	128-110-036	**NE**	1	$	315.70	$	-	$	**315.70**	1125 KATHRYN WAY	GONZALEZ ALEX
3936	128-110-037	**NE**	1	$	315.70	$	-	$	**315.70**	1119 KATHRYN WAY	CARRILLO CHRISTOPHER O
3936	128-110-038	**NE**	1	$	315.70	$	-	$	**315.70**	1115 KATHRYN WAY	TOVAAS FAMILY TRUST 6/25/09
3936	128-110-039	**NE**	1	$	631.40	$	-	$	**631.40**	1808 MAGELLAN DR	RIVERA JESUS
3936	128-110-040	**NE**	1	$	315.70	$	-	$	**315.70**	1804 MAGELLAN DR	MCCLURE SUSAN REVOCABLE TRUST 4/3/15
3936	128-110-041	**NE**	1	$	315.70	$	-	$	**315.70**	1104 KATHRYN WAY	WARD CATHERINE R
3936	128-110-042	**NE**	1	$	315.70	$	-	$	**315.70**	1110 KATHRYN WAY	MCDOWELL DAVID L
3936	128-110-043	**NE**	1	$	315.70	$	-	$	**315.70**	1116 KATHRYN WAY	BORGES CHRISTOPHER SEAN
3936	128-110-044	**NE**	1	$	315.70	$	-	$	**315.70**	1120 KATHRYN WAY	RODRIGUEZ JORGE BARAJAS
3936	128-110-045	**NE**	1	$	315.70	$	-	$	**315.70**	1126 KATHRYN WAY	FERGUSON DARIN/GINA REVOCABLE FAMILY TRUST 1/2/14
3936	128-110-046	**NE**	1	$	315.70	$	-	$	**315.70**	1130 KATHRYN WAY	KLEIN TODD
3936	128-110-047	**NE**	1	$	315.70	$	-	$	**315.70**	1204 KATHRYN WAY	BROOKS CASSIE L
3936	128-110-048	**NE**	1	$	315.70	$	-	$	**315.70**	1210 KATHRYN WAY	SERVIN MARIA CORTEZ
3936	128-110-049	**NE**	1	$	315.70	$	-	$	**315.70**	1214 KATHRYN WAY	KOU SHAY MIN
3936	128-110-050	**NE**	1	$	315.70	$	-	$	**315.70**	1220 KATHRYN WAY	SHEEHAN JOHN J
3936	128-111-001	**NE**	1	$	315.70	$	-	$	**315.70**	1736 BAYVIEW DR	BECERRA WILLIE BONNET SR LIVING TRUST 3/9/00
3936	128-111-002	**NE**	1	$	315.70	$	-	$	**315.70**	1740 BAYVIEW DR	MCARDLE GLENN T
3936	128-111-003	**NE**	1	$	315.70	$	-	$	**315.70**	1802 BAYVIEW DR	DAILEY MARK C
3936	128-111-004	**NE**	1	$	315.70	$	-	$	**315.70**	1806 BAYVIEW AVE	DIAZ JOSEPH G/DONNA A
3936	128-111-005	**NE**	1	$	315.70	$	-	$	**315.70**	1810 BAYVIEW AVE	DIAZ MARIA FAMILY TRUST
3936	128-111-006	**NE**	1	$	315.70	$	-	$	**315.70**	1238 SEAWARD DR	CRAWFORD LARRY E/REBECCA A CAREY
3936	128-111-007	**NE**	1	$	315.70	$	-	$	**315.70**	1807 TANYA CT	IKAHEIMO FAMILY TRUST
3936	128-111-008	**NE**	1	$	631.40	$	-	$	**631.40**	1803 TANYA CT	CASON FRANK & OFELIA FAMILY TRUST 10/2/15
3936	128-111-009	**NE**	1	$	315.70	$	-	$	**315.70**	1802 TANYA CT	ALEJANDRE CARMEN V
3936	128-111-010	**NE**	1	$	315.70	$	-	$	**315.70**	1806 TANYA CT	MARTINEZ AGUSTIN
3936	128-111-011	**NE**	1	$	315.70	$	-	$	**315.70**	1810 TANYA CT	FREEDOM CRUSADE A CALIFORNIA NON-PROFIT CORP
3936	128-111-012	**NE**	1	$	315.70	$	-	$	**315.70**	1310 SEAWARD DR	RECCORD CYNTHIA
3936	128-111-013	**NE**	1	$	315.70	$	-	$	**315.70**	1314 SEAWARD DR	BRIGHT JOHN CHRISTOPHER
3936	128-111-014	**NE**	1	$	315.70	$	-	$	**315.70**	1320 SEAWARD DR	PUSSER AARON B
3936	128-120-003	**ME**	1	$	5,466.91	$	-	$	**5,307.68**	1313 E MAIN ST	STARBUCKS-DDS -1 INVESTMENTS LLC
3936	128-120-012	**NE**	1	$	780.96	$	-	$	**780.96**	1406 E MAIN ST	DIGNITY HEALTH
3936	128-120-013	**NE**	1	$	780.96	$	-	$	**780.96**	1410 E MAIN ST	DIGNITY HEALTH
3936	128-120-018	**NE**	1	$	780.96	$	-	$	**780.96**	1400 E CHURCH ST	DIGNITY HEALTH
3936	128-120-029	**NE**	1	$	780.96	$	-	$	**780.96**	1418 E MAIN ST	SHEPARD FAMILY SURVIVORS TRUST 12/7/83
3936	128-120-032	**NE**	1	$	780.96	$	-	$	**780.96**	1325 E CHURCH ST	MHCC LLC
3936	128-120-033	**NE**	1	$	780.96	$	-	$	**780.96**	1310 E MAIN ST	DIGNITY HEALTH
3936	128-122-001	**NE**	1	$	315.70	$	-	$	**315.70**	1602 SUEY RD	ANGULO GILBERTO/ISABEL
3936	128-122-002	**NE**	1	$	315.70	$	-	$	**315.70**	1606 SUEY RD	CUELLAR MARICELA LARIZ
3936	128-122-003	**NE**	1	$	315.70	$	-	$	**315.70**	1610 SUEY RD	BONGE EDWARD M JR
3936	128-122-004	**NE**	1	$	315.70	$	-	$	**315.70**	1614 SUEY RD	PACHECO FLORENTINA REVOCABLE FAMILY TRUST 9/11/18
3936	128-122-005	**NE**	1	$	315.70	$	-	$	**315.70**	1618 SUEY RD	TOVAR JOSE
3936	128-122-006	**NE**	1	$	315.70	$	-	$	**315.70**	1622 SUEY RD	BALL RANDAL G/ELIZABETH E
3936	128-122-007	**NE**	1	$	315.70	$	-	$	**315.70**	1626 SUEY RD	SCHNEIDER JAMES C
3936	128-122-008	**NE**	1	$	315.70	$	-	$	**315.70**	1630 SUEY RD	GUZMAN JESUS VALLE
3936	128-122-009	**NE**	1	$	315.70	$	-	$	**315.70**	1634 SUEY RD	BERNAL ARMANDO
3936	128-122-010	**NE**	1	$	315.70	$	-	$	**315.70**	1638 SUEY RD	DEGUZMAN BANAAG & AURORA A REVOCABLE TRUST 12/17/70
3936	128-122-011	**NE**	1	$	315.70	$	-	$	**315.70**	1642 SUEY RD	CLABORN ROBERT J
3936	128-122-012	**NE**	1	$	315.70	$	-	$	**315.70**	1639 VENETTE LN	ROBLES JESSICA NOEMI
3936	128-122-013	**NE**	1	$	315.70	$	-	$	**315.70**	1635 VENETTE LN	ENRIQUEZ ARTURO
3936	128-122-014	**NE**	1	$	315.70	$	-	$	**315.70**	1631 VENETTE LN	GUERRERO ANTHONY
3936	128-122-015	**NE**	1	$	315.70	$	-	$	**315.70**	1627 VENETTE LN	GARCIA DAVID
3936	128-122-016	**NE**	1	$	315.70	$	-	$	**315.70**	1623 N VENETTA LN	ZDUN DONALD T
3936	128-122-017	**NE**	1	$	315.70	$	-	$	**315.70**	1619 VENETTE LN	MONDOL ALEJANDRO
3936	128-122-018	**NE**	1	$	315.70	$	-	$	**315.70**	1615 VENETTE LN	FRANCE ERIC D
3936	128-122-019	**NE**	1	$	315.70	$	-	$	**315.70**	1611 VENETTE LN	PETERS VERN REVOCABLE LIVING TRUST 6/12/15
3936	128-122-020	**NE**	1	$	315.70	$	-	$	**315.70**	1607 VENETTE LN	QUINTANA PATRICK J
3936	128-122-021	**NE**	1	$	315.70	$	-	$	**315.70**	1603 VENETTE LN	HIDALGO ANTHONY M
3936	128-122-022	**NE**	1	$	315.70	$	-	$	**315.70**	1604 CAT LN	BORGES MARGARIDA R LIVING TRUST 4/20/15
3936	128-122-023	**NE**	1	$	315.70	$	-	$	**315.70**	1608 CAT LN	RIVERA MARTIN/CHRISTINE
3936	128-122-024	**NE**	1	$	631.40	$	-	$	**631.40**	1612 CAT LN	SALAZAR RICK R
3936	128-122-025	**NE**	1	$	315.70	$	-	$	**315.70**	1616 CAT LN	REYES ROSALIA
3936	128-122-026	**NE**	1	$	315.70	$	-	$	**315.70**	1620 CAT LN	JOHNSON SUZANNE M TRUSTEE
3936	128-122-027	**NE**	1	$	315.70	$	-	$	**315.70**	1624 CAT LN	SILVEIRA JOHN M
3936	128-122-028	**NE**	1	$	315.70	$	-	$	**315.70**	1628 CAT LN	YOSHIHARA LORENE C INDIVIDUAL LIVING TRUST
3936	128-122-029	**NE**	1	$	315.70	$	-	$	**315.70**	1630 CAT LN	HORNIAK LEONARD J
3936	128-122-030	**NE**	1	$	315.70	$	-	$	**315.70**	1634 CAT LN	PURDY JOE
3936	128-122-031	**NE**	1	$	315.70	$	-	$	**315.70**	1638 CAT LN	SKINNER BRIAN
3936	128-122-032	**NE**	1	$	315.70	$	-	$	**315.70**	1642 CAT LN	HARTMAN GRETCHEN E TRUST 7/1/16
3936	128-122-033	**NE**	1	$	315.70	$	-	$	**315.70**	1646 CAT LN	LEGASPI LUIS F & ANA GABRIELA REVOCABLE FAMILY TRUST
3936	128-122-034	**NE**	1	$	315.70	$	-	$	**315.70**	1636 VENETTE LN	PINEDA HECTOR A
3936	128-122-035	**NE**	1	$	315.70	$	-	$	**315.70**	1632 VENETTE LN	SUAREZ MIGUEL A
3936	128-122-036	**NE**	1	$	315.70	$	-	$	**315.70**	1626 VENETTE LN	BELL CODY LEE
3936	128-122-037	**NE**	1	$	315.70	$	-	$	**315.70**	1622 VENETTE LN	SMITH CHRIS
3936	128-122-038	**NE**	1	$	315.70	$	-	$	**315.70**	1618 VENETTE LN	MONTOYA TOMAS O
3936	128-122-039	**NE**	1	$	315.70	$	-	$	**315.70**	1614 VENETTE LN	CASILLAS ALEJANDRO G
3936	128-122-040	**NE**	1	$	631.40	$	-	$	**631.40**	1610 VENETTE LN	HERNANDEZ JOSEFINA MORENO
3936	128-122-041	**NE**	1	$	315.70	$	-	$	**315.70**	1629 CAT LN	VASQUEZ JOSE L
3936	128-122-042	**NE**	1	$	315.70	$	-	$	**315.70**	1635 CAT LN	PINEDA JORGE PADILLA
3936	128-122-043	**NE**	1	$	315.70	$	-	$	**315.70**	1639 CAT LN	SWEETWATER FAMILY TRUST
3936	128-122-044	**NE**	1	$	315.70	$	-	$	**315.70**	1643 CAT LN	VAN VORT TERESA
3936	128-122-045	**NE**	1	$	315.70	$	-	$	**315.70**	1647 CAT LN	GARIBAY VICKY
3936	128-122-046	**NE**	1	$	315.70	$	-	$	**315.70**	1651 CAT LN	DURAN ROBERT
3936	128-122-047	**NE**	1	$	315.70	$	-	$	**315.70**	1627 CHARLIE LN	SHIFFER CHARITY H
3936	128-122-048	**NE**	1	$	315.70	$	-	$	**315.70**	1621 CHARLIE LN	CASTRO LAWRENCE F FAMILY TRUST 11/28/12
3936	128-122-049	**NE**	1	$	315.70	$	-	$	**315.70**	1619 CHARLIE LN	YOUNG FAMILY TRUST 03/06/2012
3936	128-122-050	**NE**	1	$	315.70	$	-	$	**315.70**	1615 CHARLIE LN	HERRERA FRANCES E
3936	128-122-051	**NE**	1	$	315.70	$	-	$	**315.70**	1609 CHARLIE LN	ACEVEDO JOSE R
3936	128-122-052	**NE**	1	$	315.70	$	-	$	**315.70**	1605 CHARLIE LN	FRAIRE RACHELLE M
3936	128-122-053	**NE**	1	$	315.70	$	-	$	**315.70**	1650 FLOYD CT	ADAM LACEY S REVOCABLE TRUST
3936	128-122-054	**NE**	1	$	315.70	$	-	$	**315.70**	1654 FLOYD CT	HOCHHOLZER MARGIE J REVOCABLE LIVING TRUST
3936	128-122-055	**NE**	1	$	315.70	$	-	$	**315.70**	1660 FLOYD CT	FUERSTENBERG DALE J
3936	128-122-057	**NE**	1	$	631.40	$	-	$	**631.40**	1667 FLOYD CT	CORTEZ FAMILY TRUST 12/17/18
3936	128-122-058	**NE**	1	$	315.70	$	-	$	**315.70**	1665 FLOYD CT	SANCHEZ NOE
3936	128-122-059	**NE**	1	$	315.70	$	-	$	**315.70**	1663 FLOYD CT	BETZ DAVID W
3936	128-122-060	**NE**	1	$	315.70	$	-	$	**315.70**	1659 FLOYD CT	REQUEJO CHRISTOPHER
3936	128-122-061	**NE**	1	$	315.70	$	-	$	**315.70**	1657 FLOYD CT	OJEDA RAUL
3936	128-122-062	**NE**	1	$	315.70	$	-	$	**315.70**	1655 FLOYD CT	MORGAN RICHARD
3936	128-122-063	**NE**	1	$	315.70	$	-	$	**315.70**	1618 CHARLIE LN	GOMEZ JAMES
3936	128-122-064	**NE**	1	$	315.70	$	-	$	**315.70**	1622 CHARLIE LN	ZEPEDA DENA

3936	128-122-065	**NE**	1	$	315.70	$	-	$	**315.70**	1626 CHARLIE LN	MURRAY TOM & CAMMIE REVOCABLE TRUST 3/25/20
3936	128-127-002	**NE**	1	$	315.70	$	-	$	**315.70**	1430 N MT WHITNEY WAY	CARDOZA FRANKLIN BERT II
3936	128-127-003	**NE**	1	$	315.70	$	-	$	**315.70**	1422 N MT WHITNEY WAY	HERNANDEZ EVARISTO MACIAS
3936	128-127-004	**NE**	1	$	315.70	$	-	$	**315.70**	1414 N MT WHITNEY WAY	WILHITE ALLEN DEWAYNE
3936	128-127-005	**NE**	1	$	315.70	$	-	$	**315.70**	1406 N MT WHITNEY WAY	MARSHALL FAMILY TRUST 12/10/07
3936	128-127-006	**NE**	1	$	315.70	$	-	$	**315.70**	1340 N MT WHITNEY WAY	GUTIERREZ REGINA A
3936	128-127-007	**NE**	1	$	315.70	$	-	$	**315.70**	1334 N MT WHITNEY WAY	CAMPBELL BARBARA A 2008 REVOCABLE FAMILY TRUST
3936	128-127-008	**NE**	1	$	315.70	$	-	$	**315.70**	1328 N MT WHITNEY WAY	JOHNSON MARILYN
3936	128-127-010	**NE**	1	$	315.70	$	-	$	**315.70**	1330 SUTTER ST	BONDIETTI WAYNE R/HOLLY D
3936	128-127-011	**NE**	1	$	315.70	$	-	$	**315.70**	1318 SUTTER ST	CRONOMIZ VIRGINIA M
3936	128-127-012	**NE**	1	$	315.70	$	-	$	**315.70**	1308 SUTTER ST	EAKER SCOTT
3936	128-127-013	**NE**	1	$	315.70	$	-	$	**315.70**	1238 SUTTER ST	LOERA GUILLERMO SR
3936	128-127-014	**NE**	1	$	315.70	$	-	$	**315.70**	1230 SUTTER ST	RIVERA NICK A/DAISY B
3936	128-127-015	**NE**	1	$	315.70	$	-	$	**315.70**	1225 SUTTER ST	VILLAVICENCIO ALEJANDRO
3936	128-127-016	**NE**	1	$	315.70	$	-	$	**315.70**	1233 SUTTER ST	SAHAGUN SALVADOR R JR/JULISA
3936	128-127-017	**NE**	1	$	315.70	$	-	$	**315.70**	1239 SUTTER ST	DE LA PAZ ERICA
3936	128-127-018	**NE**	1	$	315.70	$	-	$	**315.70**	1307 SUTTER ST	RAMOSNORIZ FRANCISCO
3936	128-127-019	**NE**	1	$	315.70	$	-	$	**315.70**	1317 SUTTER ST	CORONA JOSE MANUEL
3936	128-127-020	**NE**	1	$	315.70	$	-	$	**315.70**	1327 SUTTER ST	RAMIREZ ANGELES
3936	128-127-021	**NE**	1	$	315.70	$	-	$	**315.70**	1415 N MT WHITNEY WAY	LLAGAS DANILO R/LENIE R
3936	128-127-022	**NE**	1	$	631.40	$	-	$	**631.40**	1423 N MT WHITNEY WAY	TELLO GILBERT
3936	128-127-023	**NE**	1	$	315.70	$	-	$	**315.70**	1431 N MT WHITNEY WAY	HERNANDEZ JAIME
3936	128-130-001	**NE**	1	$	631.40	$	-	$	**631.40**	1217 SUTTER ST	PAZ GILBERTO TELLO
3936	128-130-002	**NE**	1	$	315.70	$	-	$	**315.70**	1209 SUTTER ST	BRANDES PATRICIA H LIVING TRUST
3936	128-130-003	**NE**	1	$	315.70	$	-	$	**315.70**	1139 SUTTER ST	SADDI FAMILY TRUST 8/26/09
3936	128-130-004	**NE**	1	$	315.70	$	-	$	**315.70**	1131 SUTTER ST	RUVALCABA RAYMUNDO
3936	128-130-005	**NE**	1	$	315.70	$	-	$	**315.70**	1123 SUTTER ST	MORRIS GLENN D
3936	128-130-006	**NE**	1	$	315.70	$	-	$	**315.70**	1115 SUTTER ST	IVEMEYER GREGG A SEPARATE PROPERTY TRUST 5/23/15
3936	128-130-007	**NE**	1	$	315.70	$	-	$	**315.70**	1107 SUTTER ST	HIGUERA SEVIM REVOCABLE TRUST 09/12/2013
3936	128-130-008	**NE**	1	$	315.70	$	-	$	**315.70**	1718 WINCHESTER WAY	ALCANTAR JUAN ANSELMO/MERCEDES LORENA
3936	128-130-009	**NE**	1	$	315.70	$	-	$	**315.70**	1720 WINCHESTER WAY	ALCANTAR EMMANUEL
3936	128-130-010	**NE**	1	$	315.70	$	-	$	**315.70**	1722 WINCHESTER WAY	BARBEY MICHAEL
3936	128-130-011	**NE**	1	$	315.70	$	-	$	**315.70**	1724 WINCHESTER WAY	TING PETER YIK-GUANG/ESTHER DUAN-ANG
3936	128-130-012	**NE**	1	$	315.70	$	-	$	**315.70**	1726 WINCHESTER WAY	MOGG CHERYL LEIGH
3936	128-130-013	**NE**	1	$	315.70	$	-	$	**315.70**	1725 WINCHESTER WAY	KOCH WILLIAM R & BARBARA REVOCABLE FAMILY TRUST
3936	128-130-014	**NE**	1	$	315.70	$	-	$	**315.70**	1114 SUTTER ST	LARA JACK ANTHONY III
3936	128-130-015	**NE**	1	$	315.70	$	-	$	**315.70**	1122 SUTTER ST	LEON ADELAIDA JIMENEZ
3936	128-130-016	**NE**	1	$	315.70	$	-	$	**315.70**	1130 SUTTER ST	PINEDA JERRY REVOCABLE TRUST 3/25/14
3936	128-130-017	**NE**	1	$	315.70	$	-	$	**315.70**	1138 SUTTER ST	FAOUR IHSSAN G
3936	128-130-018	**NE**	1	$	315.70	$	-	$	**315.70**	1208 SUTTER ST	VARGAS EDWARD B
3936	128-130-019	**NE**	1	$	315.70	$	-	$	**315.70**	1216 SUTTER ST	FERNANDEZ MEDRADO C
3936	128-130-020	**NE**	1	$	315.70	$	-	$	**315.70**	1222 SUTTER ST	DOMINGUEZ JAIME A
3936	128-130-021	**NE**	1	$	315.70	$	-	$	**315.70**	1316 N MT WHITNEY WAY	YI MYONG/NAM
3936	128-130-022	**NE**	1	$	315.70	$	-	$	**315.70**	1310 N MT WHITNEY WAY	LEMMEX STEPHANIE
3936	128-130-023	**NE**	1	$	315.70	$	-	$	**315.70**	1304 N MT WHITNEY WAY	LYONS JOSEPH F/JANICE M
3936	128-130-024	**NE**	1	$	315.70	$	-	$	**315.70**	1240 N MT WHITNEY WAY	PUENTE PATRICIA
3936	128-130-025	**NE**	1	$	315.70	$	-	$	**315.70**	1234 N MT WHITNEY WAY	PERALTA MONCERRATT BERTHA
3936	128-130-026	**NE**	1	$	315.70	$	-	$	**315.70**	1228 N MT WHITNEY WAY	GOODNIGHT HARRY T
3936	128-130-027	**NE**	1	$	315.70	$	-	$	**315.70**	1223 N MT WHITNEY WAY	VEA EDMUND M/DELAILAH C
3936	128-130-028	**NE**	1	$	315.70	$	-	$	**315.70**	1214 GRASS VALLEY WAY	PEREZ HECTOR ARROYO
3936	128-130-029	**NE**	1	$	315.70	$	-	$	**315.70**	1206 GRASS VALLEY WAY	BURKET ANGEL
3936	128-130-030	**NE**	1	$	315.70	$	-	$	**315.70**	1136 GRASS VALLEY WAY	EBNER FAMILY TRUST
3936	128-130-031	**NE**	1	$	315.70	$	-	$	**315.70**	1128 GRASS VALLEY WAY	CAMPOS RAYMOND G
3936	128-130-032	**NE**	1	$	315.70	$	-	$	**315.70**	1124 GRASS VALLEY WAY	CHAPARRO JOSEPH
3936	128-130-033	**NE**	1	$	315.70	$	-	$	**315.70**	1116 GRASS VALLEY WAY	GG COASTAL INVESTMENTS LLC
3936	128-130-034	**NE**	1	$	315.70	$	-	$	**315.70**	1737 WINCHESTER WAY	RIVERA JOSE MANUEL POMPA
3936	128-130-035	**NE**	1	$	315.70	$	-	$	**315.70**	1738 WINCHESTER WAY	MILLER ROBERT J
3936	128-130-036	**NE**	1	$	315.70	$	-	$	**315.70**	1736 WINCHESTER WAY	CASEY KILEY J
3936	128-130-037	**NE**	1	$	315.70	$	-	$	**315.70**	1734 WINCHESTER WAY	CHILDRESS ROSALIE G
3936	128-130-038	**NE**	1	$	315.70	$	-	$	**315.70**	1732 WINCHESTER WAY	ALCANTAR ALBERTO
3936	128-130-039	**NE**	1	$	315.70	$	-	$	**315.70**	1730 WINCHESTER WAY	NANALIS RACHEL DOMANTAY
3936	128-130-040	**NE**	1	$	315.70	$	-	$	**315.70**	1728 WINCHESTER WAY	TOMKINS DANIEL R
3936	128-130-041	**NE**	1	$	315.70	$	-	$	**315.70**	1729 WINCHESTER WAY	MALDONADO EMILIO G JR
3936	128-130-042	**NE**	1	$	315.70	$	-	$	**315.70**	1117 GRASS VALLEY WAY	VAZQUEZ BLANCA E
3936	128-130-043	**NE**	1	$	315.70	$	-	$	**315.70**	1125 GRASS VALLEY WAY	HERRERA HERNAN
3936	128-130-044	**NE**	1	$	315.70	$	-	$	**315.70**	1133 GRASS VALLEY WAY	NEGRETE VICTOR M
3936	128-130-045	**NE**	1	$	315.70	$	-	$	**315.70**	1137 GRASS VALLEY WAY	HERNANDEZ GARCIA JUAN R
3936	128-130-046	**NE**	1	$	315.70	$	-	$	**315.70**	1207 GRASS VALLEY WAY	LUEPKE JACKSON E
3936	128-130-047	**NE**	1	$	315.70	$	-	$	**315.70**	1215 GRASS VALLEY WAY	CARLS KEITH V
3936	128-130-048	**NE**	1	$	315.70	$	-	$	**315.70**	1223 GRASS VALLEY WAY	YSIP EDUARDO G
3936	128-130-049	**NE**	1	$	315.70	$	-	$	**315.70**	1231 GRASS VALLEY WAY	FUHRIMAN JOHN T
3936	128-130-050	**NE**	1	$	315.70	$	-	$	**315.70**	1311 N MT WHITNEY WAY	MELCHOR ALFREDO
3936	128-130-051	**NE**	1	$	315.70	$	-	$	**315.70**	1740 WINCHESTER WAY	ROSAS MANUEL
3936	128-130-052	**NE**	1	$	315.70	$	-	$	**315.70**	1742 WINCHESTER WAY	SOLANO ROGUER
3936	128-130-053	**NE**	1	$	315.70	$	-	$	**315.70**	1744 WINCHESTER WAY	STERBONIC VALERIE
3936	128-130-054	**NE**	1	$	315.70	$	-	$	**315.70**	1746 WINCHESTER WAY	GARCELLANO CELLY B
3936	128-130-055	**NE**	1	$	315.70	$	-	$	**315.70**	1748 WINCHESTER WAY	ARCHULETA STEVEN
3936	128-130-056	**NE**	1	$	315.70	$	-	$	**315.70**	1750 WINCHESTER WAY	LABASTIDA RODGS A
3936	128-130-057	**NE**	1	$	315.70	$	-	$	**315.70**	1752 WINCHESTER WAY	SALAS-VELASCO DANIEL
3936	128-130-058	**NE**	1	$	315.70	$	-	$	**315.70**	1751 WINCHESTER WAY	JARAMILLO JOSE EFRAIN
3936	128-130-059	**NE**	1	$	315.70	$	-	$	**315.70**	1749 WINCHESTER WAY	BRICKEY CHARLES J/KRISTINE L
3936	128-130-060	**NE**	1	$	315.70	$	-	$	**315.70**	1747 WINCHESTER WAY	CHEN XIN QIANG
3936	128-130-061	**NE**	1	$	315.70	$	-	$	**315.70**	1106 N MT WHITNEY WAY	HUITRON JOSE ANGEL A/RITA F REVOCABLE LIVING TRUST 8
3936	128-130-062	**NE**	1	$	315.70	$	-	$	**315.70**	1122 N MT WHITNEY WAY	SMITH THORA G INDIVIDUAL LIVING TRUST 12/21/15
3936	128-130-065	**NE**	1	$	315.70	$	-	$	**315.70**	1140 N MT WHITNEY WAY	SIMONSON JACOB
3936	128-130-066	**NE**	1	$	315.70	$	-	$	**315.70**	1210 N MT WHITNEY WAY	TORRES ROSA 2009 REVOCABLE TRUST 4/20/09
3936	128-130-067	**NE**	1	$	315.70	$	-	$	**315.70**	1216 N MT WHITNEY WAY	HUTCHESON FAMILY TRUST
3936	128-130-068	**NE**	1	$	315.70	$	-	$	**315.70**	1222 N MT WHITNEY WAY	QUESADA MARIA ESTHER
3936	128-130-069	**NE**	1	$	315.70	$	-	$	**315.70**	1205 N MT WHITNEY WAY	MCCREERY SHANNON P
3936	128-130-070	**NE**	1	$	315.70	$	-	$	**315.70**	1135 N MT WHITNEY WAY	HERNANDEZ REFUGIO
3936	128-130-071	**NE**	1	$	315.70	$	-	$	**315.70**	1129 N MT WHITNEY WAY	ROSAS GUADALUPE/DEBORAH K
3936	128-130-072	**NE**	1	$	315.70	$	-	$	**315.70**	1121 N MT WHITNEY WAY	PITSCHMANN ALEX
3936	128-130-073	**NE**	1	$	315.70	$	-	$	**315.70**	1111 N MT WHITNEY WAY	PELLAMOUNTER JAMES & LEANNA LIVING TRUST
3936	128-130-074	**NE**	1	$	315.70	$	-	$	**315.70**	1741 WINCHESTER WAY	TRAGA LARISA
3936	128-130-076	**NE**	1	$	315.70	$	-	$	**315.70**	1136 N MT WHITNEY WAY	CRUZ JEREMY
3936	128-130-077	**NE**	1	$	315.70	$	-	$	**315.70**	1130 N MT WHITNEY WAY	CASTRO ADOLFO JR
3936	128-132-002	**NE**	1	$	780.96	$	-	$	**780.96**	1832 N BROADWAY	NB PLAZA LLC
3936	128-132-004	**NE**	1	$	780.96	$	-	$	**780.96**	1822 N BROADWAY	NB PLAZA LLC
3936	128-132-005	**NE**	1	$	780.96	$	-	$	**780.96**	1876 N BROADWAY	NORTH BROADWAY PLAZA LP
3936	128-132-006	**NE**	1	$	780.96	$	-	$	**780.96**	1864 N BROADWAY	WONG FAMILY INCOME TRUST 1/21/03
3936	128-132-007	**NE**	1	$	780.96	$	-	$	**780.96**	1846 N BROADWAY	SOFIJON LLC
3936	128-132-008	**NE**	1	$	780.96	$	-	$	**780.96**	1816 N BROADWAY	GARNER-SINTON INC
3936	128-132-009	**NE**	1	$	780.96	$	-	$	**780.96**	1870 N BROADWAY	NB PLAZA LLC
3936	128-132-010	**NE**	1	$	780.96	$	-	$	**780.96**	POBOX 847	NB PLAZA LLC
3936	128-132-011	**NE**	1	$	780.96	$	-	$	**780.96**	1830 N BROADWAY	NEW ALBERTSONS INC

3936	128-132-012	**NE**		1	$	780.96	$	-	$	**780.96**	POBOX 847	NB PLAZA LLC
3936	128-132-013	**NE**		1	$	780.96	$	-	$	**780.96**	POBOX 847	NB PLAZA LLC
3936	128-133-001	**NE**		1	$	315.70	$	-	$	**315.70**	915 SENECA ST	KROMER CYRIL/VICTORIA WEST
3936	128-133-002	**NE**		1	$	315.70	$	-	$	**315.70**	921 SENECA ST	PALACIOS ARTURO
3936	128-133-003	**NE**		1	$	315.70	$	-	$	**315.70**	929 SENECA ST	LAZARO RACHEL
3936	128-133-004	**NE**		1	$	315.70	$	-	$	**315.70**	1724 MAMMOTH DR	MARKSCHEFFEL SUSAN AUF DER HEYDE TRUST DDT 9/23/96
3936	128-133-005	**NE**		1	$	315.70	$	-	$	**315.70**	1720 MAMMOTH DR	WARDEN JESSE LEDESMA/REBECCA T
3936	128-133-006	**NE**		1	$	315.70	$	-	$	**315.70**	1716 MAMMOTH DR	RODRIGUEZ CLEM
3936	128-133-007	**NE**		1	$	315.70	$	-	$	**315.70**	1712 MAMMOTH DR	RODRIGUEZ ALAN M
3936	128-133-008	**NE**		1	$	315.70	$	-	$	**315.70**	1708 MAMMOTH DR	FLORES MARC & ESPER FAMILY TRUST 5/8/2012
3936	128-133-009	**NE**		1	$	315.70	$	-	$	**315.70**	1704 MAMMOTH DR	BUBECK GREGORY P
3936	128-133-010	**NE**		1	$	631.40	$	-	$	**631.40**	1705 MAMMOTH DR	SMITH PHILLIP D/IRENE A
3936	128-133-011	**NE**		1	$	315.70	$	-	$	**315.70**	1711 MAMMOTH DR	MENDOZA SYLVIA M
3936	128-133-012	**NE**		1	$	315.70	$	-	$	**315.70**	1717 MAMMOTH DR	ROBINSON JAMES F & PEGGY J REVOCABLE LIVING TRUST
3936	128-133-013	**NE**		1	$	315.70	$	-	$	**315.70**	1008 CENTENNIAL ST	HUSETH CRAIG A 2010 REVOCABLE TRUST 10/22/10
3936	128-133-014	**NE**		1	$	315.70	$	-	$	**315.70**	1727 MAMMOTH DR	LOPEZ MIRKO
3936	128-133-015	**NE**		1	$	315.70	$	-	$	**315.70**	936 SENECA ST	OANI KEITH CABELIZA
3936	128-133-016	**NE**		1	$	315.70	$	-	$	**315.70**	930 SENECA ST	WAGENER WILLIAM J
3936	128-133-017	**NE**		1	$	315.70	$	-	$	**315.70**	924 SENECA ST	RAMIREZ HECTOR
3936	128-133-018	**NE**		1	$	315.70	$	-	$	**315.70**	918 SENECA ST	HOWZE BOONCHAN L
3936	128-133-019	**NE**		1	$	315.70	$	-	$	**315.70**	917 HEARST CT	COTTON CYNTHIA
3936	128-133-020	**NE**		1	$	315.70	$	-	$	**315.70**	923 HEARST CT	HARRINGTON FAMILY TRUST 5/12/2009
3936	128-133-021	**NE**		1	$	315.70	$	-	$	**315.70**	929 HEARST CT	KRUSE CONNIE L
3936	128-133-022	**NE**		1	$	315.70	$	-	$	**315.70**	935 HEARST CT	PACHECO WILLIAM J & LEOLA M REVOCABLE LIVING TRUST 1
3936	128-133-023	**NE**		1	$	315.70	$	-	$	**315.70**	941 HEARST CT	IONATA PAUL A/FRANCISCA N
3936	128-133-024	**NE**		1	$	315.70	$	-	$	**315.70**	940 HEARST CT	ABRIL JOHNNY E
3936	128-133-025	**NE**		1	$	315.70	$	-	$	**315.70**	934 HEARST CT	ALLAIN FAMILY TRUST 8/19/20
3936	128-133-026	**NE**		1	$	315.70	$	-	$	**315.70**	928 HEARST CT	MALTA JOSEPH F & BERNICE T TRUST 7/29/98
3936	128-133-027	**NE**		1	$	315.70	$	-	$	**315.70**	922 HEARST CT	AGUILAR JAVIER
3936	128-133-028	**NE**		1	$	315.70	$	-	$	**315.70**	916 HEARST CT	WOODIN DONALD E/ELAYNE
3936	128-133-029	**NE**		1	$	315.70	$	-	$	**315.70**	915 DONNER CT	COLLINS HAROLD/SHARON S
3936	128-133-030	**NE**		1	$	315.70	$	-	$	**315.70**	921 DONNER CT	HARBOR CARY D
3936	128-133-031	**NE**		1	$	315.70	$	-	$	**315.70**	929 DONNER CT	BLACKSHEAR RICKY A
3936	128-133-032	**NE**		1	$	947.09	$	-	$	**947.09**	933 DONNER CT	GONZALEZ DAVID
3936	128-133-033	**NE**		1	$	315.70	$	-	$	**315.70**	939 DONNER CT	SMITH MICHAEL
3936	128-133-034	**NE**		1	$	315.70	$	-	$	**315.70**	938 DONNER CT	DILLON FAMILY TRUST 9/30/08
3936	128-133-035	**NE**		1	$	315.70	$	-	$	**315.70**	932 DONNER CT	RAMOS ALICE S
3936	128-133-036	**NE**		1	$	315.70	$	-	$	**315.70**	926 DONNER CT	WEEKS BETTY ADELE TRUST
3936	128-133-037	**NE**		1	$	315.70	$	-	$	**315.70**	920 DONNER CT	CLARK FAMILY TRUST 8/7/08
3936	128-133-038	**NE**		1	$	315.70	$	-	$	**315.70**	914 DONNER CT	ORSINI PAMELA 2010 TRUST
3936	128-133-039	**NE**		1	$	315.70	$	-	$	**315.70**	1730 DOMINGUES ST	MCCURDY CHARLES FREDERICK & EDITH TTEES
3936	128-133-040	**NE**		1	$	315.70	$	-	$	**315.70**	1734 DOMINGUES ST	CASTILLO ALBINO
3936	128-133-041	**NE**		1	$	315.70	$	-	$	**315.70**	1738 DOMINGUES ST	PIRKEY TRUST 9/26/18
3936	128-133-042	**NE**		1	$	315.70	$	-	$	**315.70**	1740 DOMINGUES ST	GARATE ANTONIO
3936	128-133-043	**NE**		1	$	315.70	$	-	$	**315.70**	1742 DOMINGUES ST	DAMATO ROSEMARY FAMILY TRUST 2/15/19
3936	128-133-044	**NE**		1	$	315.70	$	-	$	**315.70**	1746 DOMINGUES ST	FERNANDEZ LEELA R
3936	128-133-045	**NE**		1	$	315.70	$	-	$	**315.70**	1750 DOMINGUES ST	GUTIERREZ RAFAEL
3936	128-133-046	**NE**		1	$	315.70	$	-	$	**315.70**	1752 DOMINGUES ST	GALVAN ADRIAN
3936	128-141-001	**NE**		1	$	315.70	$	-	$	**315.70**	804 SENECA ST	RIOS DANIEL S
3936	128-141-002	**NE**		1	$	315.70	$	-	$	**315.70**	810 SENECA ST	RIOS HAROLD
3936	128-141-003	**NE**		1	$	315.70	$	-	$	**315.70**	816 SENECA ST	MEDINA MANUEL A
3936	128-141-004	**NE**		1	$	315.70	$	-	$	**315.70**	824 SENECA ST	FRIAS ISAAC
3936	128-141-005	**NE**		1	$	315.70	$	-	$	**315.70**	830 SENECA ST	COLLINS JAMES
3936	128-141-006	**NE**		1	$	315.70	$	-	$	**315.70**	836 SENECA ST	SANTORI MARJORIE T TRUSTEE
3936	128-141-007	**NE**		1	$	315.70	$	-	$	**315.70**	846 SENECA ST	GUSS JEFFREY A FAMILY TRUST
3936	128-141-010	**NE**		1	$	315.70	$	-	$	**315.70**	1726 RIOS CT	MORENO JOSE ENRIQUE
3936	128-141-011	**NE**		1	$	315.70	$	-	$	**315.70**	1722 RIOS CT	AQUINO FIDENCIO
3936	128-141-012	**NE**		1	$	315.70	$	-	$	**315.70**	1718 RIOS CT	ROBBINS FAMILY TRUST 1/16/09
3936	128-141-013	**NE**		1	$	315.70	$	-	$	**315.70**	1714 RIOS CT	LOPEZ FAMILY TRUST
3936	128-141-014	**NE**		1	$	315.70	$	-	$	**315.70**	1710 RIOS CT	ARLP REO IV LLC
3936	128-141-015	**NE**		1	$	315.70	$	-	$	**315.70**	1706 RIOS CT	TAPIA DAVID G LIVING TRUST 2/9/96
3936	128-141-016	**NE**		1	$	315.70	$	-	$	**315.70**	1702 RIOS CT	MORRISON FAMILY TRUST 10/24/96
3936	128-141-017	**NE**		1	$	315.70	$	-	$	**315.70**	1703 RIOS CT	HAGENBUCH LEROY G
3936	128-141-018	**NE**		1	$	315.70	$	-	$	**315.70**	1707 RIOS CT	CAMACHO SANTOS
3936	128-141-019	**NE**		1	$	315.70	$	-	$	**315.70**	1711 RIOS CT	CUMMINS MARK EDWIN
3936	128-141-020	**NE**		1	$	315.70	$	-	$	**315.70**	1715 RIOS CT	BELTRAN SALVADOR M
3936	128-141-021	**NE**		1	$	315.70	$	-	$	**315.70**	1719 RIOS CT	LOMELI ERIC
3936	128-141-022	**NE**		1	$	315.70	$	-	$	**315.70**	1723 RIOS CT	DIAZ JEFFREY & ANITA FAMILY REVOCABLE TRUST 4/3/18
3936	128-141-023	**NE**		1	$	315.70	$	-	$	**315.70**	1727 RIOS CT	BREWER LOYD NEIL & JUDITH ARLENE 1989 FAMILY TRUST 1
3936	128-141-024	**NE**		1	$	315.70	$	-	$	**315.70**	1736 HORSEMAN CT	BUTSON ROBERT H JR
3936	128-141-025	**NE**		1	$	315.70	$	-	$	**315.70**	1734 HORSEMAN CT	TUZZIO TRINA L
3936	128-141-026	**NE**		1	$	315.70	$	-	$	**315.70**	1730 HORSEMAN CT	ALLEN RENNIE ANNE
3936	128-141-027	**NE**		1	$	315.70	$	-	$	**315.70**	1728 HORSEMAN CT	BEURY MICHAEL J
3936	128-141-028	**NE**		1	$	315.70	$	-	$	**315.70**	1724 HORSEMAN CT	SPENCER JESSICA MAE
3936	128-141-029	**NE**		1	$	315.70	$	-	$	**315.70**	1720 HORSEMAN CT	GAUNA MARIA E
3936	128-141-030	**NE**		1	$	315.70	$	-	$	**315.70**	1716 HORSEMAN CT	BISHOP JULIA
3936	128-141-031	**NE**		1	$	315.70	$	-	$	**315.70**	1712 HORSEMAN CT	WEIDER REV LIV TR 8-16-95
3936	128-141-032	**NE**		1	$	631.40	$	-	$	**631.40**	1708 HORSEMAN CT	BENDELE FAMILY TRUST 7/19/17
3936	128-141-033	**NE**		1	$	315.70	$	-	$	**315.70**	1704 HORSEMAN CT	KELLEY FAMILY TRUST 3/2/92
3936	128-141-034	**NE**		1	$	315.70	$	-	$	**315.70**	1702 HORSEMAN CT	BRESHEARS FAMILY TRUST
3936	128-141-035	**NE**		1	$	315.70	$	-	$	**315.70**	1703 HORSEMAN CT	DE HORTA JAVIER
3936	128-141-036	**NE**		1	$	315.70	$	-	$	**315.70**	1705 HORSEMAN CT	RANDOLPH FAMILY TRUST
3936	128-141-037	**NE**		1	$	315.70	$	-	$	**315.70**	1709 HORSEMAN CT	BENTLEY ROLAND JUSTIN & CLARISSA MARIE LIVING TRUST
3936	128-141-038	**NE**		1	$	315.70	$	-	$	**315.70**	1711 HORSEMAN CT	PONCE SALVADOR M
3936	128-141-039	**NE**		1	$	315.70	$	-	$	**315.70**	1729 HORSEMAN CT	RAMIREZ MIGUEL PEREZ
3936	128-141-040	**NE**		1	$	315.70	$	-	$	**315.70**	1733 HORSEMAN CT	WOJCIECHOSKI FAMILY TRUST
3936	128-141-041	**NE**		1	$	315.70	$	-	$	**315.70**	905 SENECA ST	SANABRIA JUAN
3936	128-142-001	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1834 DUKE DR	FUENTES JESUS ENMANUEL
3936	128-142-002	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1830 DUKE DR	MURPHY FAMILY TRUST
3936	128-142-003	**NE**	**Rivergate R**	1	$	631.40	$	553.54	$	**1,184.94**	1826 DUKE DR	FLORES ALBERTO
3936	128-142-004	**NE**	**Rivergate R**	1	$	631.40	$	553.53	$	**1,184.93**	1822 DUKE DR	LAZARO ALEJANDRO ARELLANO
3936	128-142-005	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1818 DUKE DR	SANCHEZ VICTOR ANTHONY
3936	128-142-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1814 DUKE DR	DELAROSA BENEDICT
3936	128-142-007	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1810 DUKE DR	GIRTY DANNY A
3936	128-142-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1806 DUKE DR	RIOS SANDRA REVOCABLE LIVING TRUST 1/25/18
3936	128-142-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1802 DUKE DR	PIPAN EDWARD E/LAURIE A REVOCABLE TRUST 12/15/15
3936	128-142-010	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1803 DUKE DR	SUDIK FAMILY TRUST 2/27/16
3936	128-142-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1807 DUKE DR	GARCIA MARY LOU REVOCABLE LIVING TRUST 8/27/12
3936	128-142-012	**NE**	**Rivergate R**	1	$	631.40	$	553.53	$	**1,184.93**	1811 DUKE DR	ENRIQUEZ IVAN
3936	128-142-013	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1815 DUKE DR	CONTRERAS RENTALS LLC
3936	128-142-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1819 DUKE DR	CORREALE REVOCABLE LIVING TRUST 10/13/03
3936	128-142-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1823 DUKE DR	LIGHT WILLIAM H
3936	128-142-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1827 DUKE DR	MEDEL DENYS A
3936	128-142-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1831 DUKE DR	DOLORES JUSTIN RAMELB
3936	128-142-018	**NE**	**Rivergate R**	1	$	315.70	$	276.77	$	**592.47**	1835 DUKE DR	RIVERA FELIPE

3936	128-142-019	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1837 DUKE DR	DIYORIO JAMES H
3936	128-142-023	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1830 BAYLOR LN	ALDAMA JORGE
3936	128-142-024	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1826 BAYLOR LN	CAMPOS-TRINIDAD ERIKA PATRICIA
3936	128-142-025	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1822 BAYLOR LN	MASTROPIERI FAMILY TRUST 1/21/08
3936	128-142-026	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1818 BAYLOR LN	MENDOZA-VARGAS GERARDO
3936	128-142-027	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1814 BAYLOR LN	ENRIQUEZ OCTAVIO
3936	128-142-028	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1810 BAYLOR LN	LOPEZ SANTINO S & AMBRECHT-LOPEZ SHERIRAE REVOCABLE
3936	128-142-029	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1806 BAYLOR LN	VIVANCO JORGE C
3936	128-142-030	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1803 BERKELEY WAY	YSIP DONATO G
3936	128-142-031	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1807 BERKELEY WAY	DELGADO JOSE
3936	128-142-032	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1811 BERKELEY WAY	BRUNICK MICHAEL F
3936	128-142-033	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1812 BERKELEY WAY	AZEVEDO JULIAN GABRIEL
3936	128-142-034	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1808 BERKELEY WAY	IRVING JOHNATHAN W
3936	128-142-035	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1817 BAYLOR LN	AVELINO RAMIL
3936	128-142-036	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1821 BAYLOR LN	FORCE MICHAEL R
3936	128-142-037	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1825 BAYLOR LN	ZAVALA LEONEL MEDRANO
3936	128-142-038	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1829 BAYLOR LN	ZIGA LUZ MARIA RAMIREZ
3936	128-142-039	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1833 BAYLOR LN	GOMEZ VICTOR
3936	128-142-040	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1837 BAYLOR LN	AREVALO ISIDRO
3936	128-142-041	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1841 BAYLOR LN	NAUGLE GREGORY MARTIN
3936	128-142-042	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1845 BAYLOR LN	ROSAS CARLOS
3936	128-142-044	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1842 BAYLOR LN	GOMEZ SANDRA L
3936	128-142-047	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1838 BAYLOR LN	MARTINEZ MATTHEW E
3936	128-142-048	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1834 BAYLOR LN	MEDIANO ROY/YVETTE L
3936	128-143-001	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	916 PADEN ST	LIMON GERARDO
3936	128-143-002	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1807 DAVID SANCHEZ CT	ROBLES CAROL
3936	128-143-003	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1811 DAVID SANCHEZ CT	LANGLEY MELODY J
3936	128-143-004	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1815 DAVID SANCHEZ CT	RODRIGUEZ OCTAVIO
3936	128-143-005	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1817 DAVID SANCHEZ CT	LEON RODRIGO
3936	128-143-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1821 DAVID SANCHEZ CT	JOHNSON TOBE
3936	128-143-007	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1825 DAVID SANCHEZ CT	GOMEZ DE TORRES ANA M
3936	128-143-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1829 DAVID SANCHEZ CT	HALL JEFFREY G
3936	128-143-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1831 DAVID SANCHEZ CT	LEAL COSME GUTIERREZ
3936	128-143-010	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1835 DAVID SANCHEZ CT	TREINEN JON S
3936	128-143-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1832 DAVID SANCHEZ CT	VANHEST PETRUS AUGUSTINUS ANTONIUS MARIA
3936	128-143-012	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1828 DAVID SANCHEZ CT	AVILA EVA
3936	128-143-013	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1824 DAVID SANCHEZ CT	BLASCHKE JAMES A
3936	128-143-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1820 DAVID SANCHEZ CT	ABAYON VICENTE L JR
3936	128-143-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1816 DAVID SANCHEZ CT	GOMEZ LAURIE S
3936	128-143-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1814 DAVID SANCHEZ CT	JALOMA JOSE S
3936	128-143-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1810 DAVID SANCHEZ CT	MOLINA LENNY E
3936	128-143-018	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1806 DAVID SANCHEZ CT	LARA MARIO E
3936	128-143-019	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1802 DAVID SANCHEZ CT	LUCERO CAROLYN LOUISE
3936	128-143-020	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1803 DANIJAY WAY	CARPENTER DONALD & IRENE FAMILY TRUST 12/29/17
3936	128-143-021	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1807 DANIJAY WAY	KELLEY VINCENT & BRENDA FAMILY TRUST 6/9/20
3936	128-143-022	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1811 DANIJAY WAY	SARMENTO ELDAR & EMA FAMILY TRUST
3936	128-143-023	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1815 DANIJAY WAY	FONSECA JUAN M JR
3936	128-143-024	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1817 DANIJAY WAY	MARSALEK ANDREW C
3936	128-143-025	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1821 DANIJAY WAY	REYES FIDEL GOMEZ
3936	128-143-026	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1825 DANIJAY WAY	FIDEL VIRGIL S
3936	128-143-027	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1829 DANIJAY WAY	WILBURN TRUST 11/28/00
3936	128-143-028	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1824 DANIJAY WAY	LLAMAS JAIME D
3936	128-143-029	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1820 DANIJAY WAY	PEREZ SERGIO MAGANA
3936	128-143-030	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1816 DANIJAY WAY	ISHAM DAVID JAMES
3936	128-143-031	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1814 DANIJAY WAY	DODD SYLVIA REVOCABLE LIVING TRUST 3/6/02
3936	128-143-032	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1810 DANIJAY WAY	LUCIER 2008 FAMILY REVOCABLE LIVING TRUST 4/29/08
3936	128-143-033	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1806 DANIJAY WAY	TOOR MANPREET KAUR
3936	128-143-034	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1802 DANIJAY WAY	NELSON DOLORES
3936	128-143-035	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1803 JESSELLE CT	RIVERA JOSE MANUEL
3936	128-143-036	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1807 JESSELLE CT	WHITE STEVEN A
3936	128-143-037	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1811 JESSELLE CT	WILSON G LOUISE
3936	128-143-038	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1815 JESSELLE CT	HUTSON PHILIP
3936	128-143-039	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1817 JESSELLE CT	MARAVILLA JOSE JESUS P
3936	128-143-040	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1821 JESSELLE CT	FISHER DEBRA J REVOCABLE TRUST 6/24/08
3936	128-143-041	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1818 JESSELLE CT	VELASCO ROSA 2018 TRUST 7/20/18
3936	128-143-042	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1814 JESSELLE CT	WILSON MINDI N
3936	128-143-043	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1810 JESSELLE CT	OCONNELL BERNADETTE
3936	128-143-044	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1806 JESSELLE CT	BUCKEY MICHAEL R & KATHLEEN A TRUST 5/29/19
3936	128-143-045	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1802 JESSELLE CT	CORTEZ JUAN
3936	128-143-046	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1803 SASHA WAY	REHKOPF JEFFREY CLINTON
3936	128-143-047	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1807 SASHA WAY	HAK HENG CHUN
3936	128-143-048	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1811 SASHA WAY	RUSH JULIA RAE
3936	128-143-049	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1815 SASHA WAY	GUTIERREZ REBECCA
3936	128-143-050	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1814 SASHA WAY	LLAMAS JOSE A MUNOZ
3936	128-143-051	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1810 SASHA WAY	GUTIERREZ SALVADOR
3936	128-143-052	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1804 SASHA WAY	ZAVALA NAVOR
3936	128-143-053	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1807 LAUREN LN	PORTICOS GREGORIO & MILA TRUST
3936	128-143-054	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1806 LAUREN LN	DELAVEGA ERIC N
3936	128-143-055	**NE**	**Rivergate R**	1	$	631.39	$	553.54	**$**	**1,184.93**	1802 LAUREN LN	MADRIGAL MAYRA
3936	128-146-001	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	852 STANFORD RD	MEMBRENO FIDEL ESCOBAR
3936	128-146-002	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	848 STANFORD RD	DENNIS PAUL & EVELYN REVOCABLE TRUST
3936	128-146-003	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	844 STANFORD RD	WURZER 1987 LIVING TRUST 8/21/87
3936	128-146-004	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	840 STANFORD RD	CHASE PATRICK J
3936	128-146-005	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	836 STANFORD RD	CORONA CRISPIN
3936	128-146-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	832 STANFORD RD	RUBALCAVA MELISSA
3936	128-146-007	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1858 BERKELEY WAY	BRAR UPKAR
3936	128-146-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1852 BERKELEY WAY	GILL KULWANT SINGH
3936	128-146-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1848 BERKELEY WAY	RAMIREZ AURELIANO F
3936	128-146-010	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1846 BERKELEY WAY	KNOTTS RYAN PATRICK
3936	128-146-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1844 BERKELEY WAY	HART JODY L
3936	128-146-012	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	825 CORNELL CT	CABRERA NORBERTO VIVAR
3936	128-146-013	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	827 CORNELL CT	KIM YONG KUN/OK NYO 2005 REVOCABLE TRUST
3936	128-146-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	829 CORNELL CT	DELVALLE ARTURO G
3936	128-146-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	831 CORNELL CT	CONTRERAS GUADALUPE
3936	128-146-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	832 CORNELL CT	GARCIA LUIS PRADO
3936	128-146-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	830 CORNELL CT	MONTALBO ANASTACIA CABADIN
3936	128-146-018	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	828 CORNELL CT	FLORES STEVEN A
3936	128-146-019	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	826 CORNELL CT	MCBRIDE LARRIANE E INDIVIDUAL LIVING TRUST
3936	128-146-020	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1832 BERKELEY WAY	BORGES MICHAEL J
3936	128-146-021	**NE**	**Rivergate R**	1	$	947.10	$	830.30	**$**	**1,777.40**	1830 BERKELEY WAY	MORGRET JENNIFER
3936	128-146-022	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1824 BERKELEY WAY	SUNSERI FRANK T
3936	128-146-023	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1815 BERKELEY WAY	VELAZQUEZ PEDRO
3936	128-146-024	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1819 BERKELEY WAY	GONZALES JOSE M
3936	128-146-025	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1823 BERKELEY WAY	GABRIEL ROBERT
3936	128-146-026	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1827 BERKELEY WAY	BUSNELLI ERNESTO A

3936	128-146-027	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1829 BERKELEY WAY	COLOMBO KRISTIE
3936	128-146-028	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1831 BERKELEY WAY	BREAULT SARAH REVOCABLE LIVING TRUST 2/4/20
3936	128-146-029	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1833 BERKELEY WAY	DUNCAN PATRICK J
3936	128-146-030	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1835 BERKELEY WAY	LEANG JUNNA NAY REVOCABLE LIVING TRUST 12/7/17
3936	128-146-031	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1837 BERKELEY WAY	SANCHEZ DAVID
3936	128-146-032	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1839 BERKELEY WAY	TRAN NGOC K
3936	128-146-033	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1841 BERKELEY WAY	WELCH JAMES L
3936	128-146-034	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1843 BERKELEY WAY	POSPISIL LIVING TRUST
3936	128-146-035	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1845 BERKELEY WAY	PEREZ ANNA B
3936	128-146-036	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1847 BERKELEY WAY	GONZALEZ MARIA A
3936	128-146-037	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1849 BERKELEY WAY	ABD FAMILY TRUST 5/12/07
3936	128-146-038	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1851 BERKELEY WAY	GONZALEZ ESTEBAN
3936	128-146-039	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1853 BERKELEY WAY	FIRST BAPTIST CHURCH OF SANTA MARIA CALIFORNIA INC
3936	128-146-040	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	820 STANFORD RD	QUINONEZ CHRISTOPHER RUIZ
3936	128-146-041	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	814 STANFORD RD	JENKINS CYNTHIA A
3936	128-146-042	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	810 STANFORD RD	UVALLE RITA L
3936	128-146-043	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	803 PADEN ST	SEDLEY RYAN C
3936	128-146-044	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	807 PADEN ST	RODRIGUEZ-GUTIERREZ CAROLINA
3936	128-146-045	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	811 PADEN ST	MACHUCA LUIS
3936	128-146-046	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	815 PADEN ST	BRAGG GABRIELA
3936	128-146-047	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	819 PADEN ST	MENDEZ JORGE ALFREDO MACHUCA
3936	128-146-048	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	823 PADEN ST	GARCIA DAVID
3936	128-146-049	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	827 PADEN ST	MARTIN JAMES T & KAREN JEAN REVOCABLE TRUST 4/8/09
3936	128-146-050	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	831 PADEN ST	ZARANDA IRAN Y
3936	128-146-051	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	835 PADEN ST	DEORIO DAVID HENRY
3936	128-146-052	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	839 PADEN ST	LEGORRETA CLAUDIA E
3936	128-146-053	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	843 PADEN ST	CARLSEN MATTHEW B 2004 TRUST
3936	128-146-054	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	847 PADEN ST	JOHNSON TOBE
3936	128-146-055	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	851 PADEN ST	RODRIGUEZ JOSE
3936	128-146-056	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	855 PADEN ST	AGUILAR GUADALUPE
3936	128-146-057	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	859 PADEN ST	GARCIA RAUL
3936	128-146-058	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	863 PADEN ST	PACHECO MARIA A
3936	128-146-059	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	867 PADEN ST	CAMACHO RAFAEL
3936	128-146-060	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	871 PADEN ST	GONZALEZ FAMILY TRUST 12/28/2016
3936	128-147-001	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1834 EVELYN CT	PATAGUE MARIO
3936	128-147-002	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1836 EVELYN CT	CASTANO RAMONA G
3936	128-147-003	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1838 EVELYN CT	MORALES OCTAVIO SANCHEZ
3936	128-147-004	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1840 EVELYN CT	GILL KULWANT
3936	128-147-005	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1842 EVELYN CT	ORTIZ ALMA D
3936	128-147-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1844 EVELYN CT	ZHOU MIN
3936	128-147-007	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1846 EVELYN CT	KETTLER LIVING TRUST 7/26/1993
3936	128-147-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1848 EVELYN CT	SIORDIA CAMELIA
3936	128-147-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1850 EVELYN CT	ELDRIDGE ALEXANDRA EDNA ANN
3936	128-147-010	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1852 EVELYN CT	PUENTES FERNANDO L
3936	128-147-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1854 EVELYN CT	MIRANDA JUAN M
3936	128-147-012	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1856 EVELYN CT	PHAM JESSICA
3936	128-147-013	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1861 EVELYN CT	MOON FAMILY TRUST
3936	128-147-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1859 EVELYN CT	EGUILUZ NARDED BAUTISTA
3936	128-147-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1857 EVELYN CT	JACOB CORAZON M
3936	128-147-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1855 EVELYN CT	LOCICERO FAMILY LIVING TRUST
3936	128-147-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1853 EVELYN CT	LOWE LINDA H
3936	128-147-018	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1851 EVELYN CT	AMADOR OSCAR
3936	128-147-019	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1849 EVELYN CT	CARDENAS RAFAEL REYES
3936	128-147-020	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1847 EVELYN CT	MENDOZA CLEMENTE
3936	128-147-021	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1845 EVELYN CT	AGUILAR ROBERT
3936	128-147-022	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1843 EVELYN CT	GALAMAY MANUEL T
3936	128-147-023	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1841 EVELYN CT	TORRES JESSICA
3936	128-147-024	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1837 EVELYN CT	MARTIN KEVIN MICHAEL
3936	128-147-025	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1838 MELANIE CT	SENA RUBEN ANTHONY
3936	128-147-026	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1842 MELANIE CT	HERNANDEZ ARTHUR JR
3936	128-147-027	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1844 MELANIE CT	ROMERO MARCELO R
3936	128-147-028	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1846 MELANIE CT	AGUILAR PEDRO
3936	128-147-029	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1848 MELANIE CT	OGAWA SACHIKO
3936	128-147-030	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1850 MELANIE CT	DIAZ JUAN CARDONA
3936	128-147-031	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1852 MELANIE CT	HAR-CHAHAL FAMILY TRUST 11/30/15
3936	128-147-032	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1854 MELANIE CT	MANUEL STEVEN
3936	128-147-033	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1856 MELANIE CT	ZETMEIR TRUST 11/5/99
3936	128-147-034	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1858 MELANIE CT	PILCHMAN JEFFREY
3936	128-147-035	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1860 MELANIE CT	MOSSHOLDER TIMOTHY RAYMOND
3936	128-147-036	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1859 MELANIE CT	WATSON JAMES A
3936	128-147-037	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1857 MELANIE CT	HERFEL CAROLYN REVOCABLE LIVING TRUST 11/5/19
3936	128-147-038	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1855 MELANIE CT	ORTIZ GABRIEL H
3936	128-147-039	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1853 MELANIE CT	OSIRIS CHARLES EMMANUEL
3936	128-147-040	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1851 MELANIE CT	BLACK FAMILY TRUST 2/3/01
3936	128-147-041	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1849 MELANIE CT	FLOREZ FLORENTINO J
3936	128-147-042	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1847 MELANIE CT	RAMIREZ ALBERT JOHN
3936	128-147-043	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1845 MELANIE CT	TUMBAGA JOSE
3936	128-147-044	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1843 MELANIE CT	RIZK MARIM
3936	128-147-045	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1841 MELANIE CT	AGUILERA GERARDO CORDOVA
3936	128-147-046	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1004 MURRAY DR	HENDRIX BRIAN G
3936	128-147-047	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1008 MURRAY DR	GONZALEZ FAMILY TRUST 8/13/2004
3936	128-147-048	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1012 MURRAY DR	TORRES HECTOR
3936	128-147-049	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1016 MURRAY DR	STERN PAUL & ROCHELLE REVOCABLE TRUST 12/19/18
3936	128-147-050	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1020 MURRAY DR	GOMEZ JOSE FERMIN
3936	128-147-051	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1024 MURRAY DR	GUTIERREZ JORGE
3936	128-147-052	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1853 VERONICA LN	PAULINO JESUS MORALES
3936	128-147-053	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1851 VERONICA LN	BURNESS FAMILY TRUST
3936	128-147-054	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1849 VERONICA LN	WILDER REVOCABLE LIVING TRUST
3936	128-147-055	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1848 VERONICA LN	PORTILLO DOLORES
3936	128-147-056	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1852 VERONICA LN	SANTIAGO SERGIO ARTURO
3936	128-147-057	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1854 VERONICA LN	ARGUIJO JESSE R
3936	128-147-058	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1856 VERONICA LN	PATTERSON JEFFERY ALLEN
3936	128-147-059	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1858 VERONICA LN	RODRIGUEZ FAMILY TRUST 4/5/02
3936	128-147-060	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1860 VERONICA LN	GARZA GERALD VENTURA
3936	128-147-061	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1859 AMY WAY	QUALLS-DIXON FAMILY REVOCABLE TRUST 3/12/19
3936	128-147-062	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1857 AMY WAY	DE LA TORRE JUAN
3936	128-147-063	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1855 AMY WAY	THINGER-MENDEZ TRUST 4/6/15
3936	128-147-064	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1853 AMY WAY	PACAOAN ALAN
3936	128-147-065	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1851 AMY WAY	CHAVEZ JOSE FRANCISCO
3936	128-147-066	**NE**	**Rivergate R**	1	$	947.10	$	830.30	**$**	**1,777.40**	1854 AMY WAY	HAAS WILLIAM F JR
3936	128-147-067	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1856 AMY WAY	SANCHEZ ALEJANDRO Z
3936	128-147-068	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1858 AMY WAY	HERRERA MONICA
3936	128-147-069	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1855 LAUREN LN	AMARAL AMURAVI N
3936	128-147-070	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1853 LAUREN LN	HUGIE LIVING TRUST 10/31/2011
3936	128-147-073	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1019 MURRAY DR	PALLAN MONICA

3936	128-147-074	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1023 MURRAY DR	BOOTH KATHRYN S SEPARATE PROPERTY TRUST 3/13/09
3936	128-148-001	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1808 LAUREN LN	ORR AYAKO REVOCABLE LIVING TRUST 02/16/2015
3936	128-148-002	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1810 LAUREN LN	CAVAZOS FAMILY TRUST 2/7/07
3936	128-148-003	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1814 LAUREN LN	ROBLES JOHN DOMINIC
3936	128-148-004	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1818 LAUREN LN	VELASQUEZ ENRIQUE A
3936	128-148-005	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1822 LAUREN LN	VELASCO GILBERT PAUL JR
3936	128-148-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1826 LAUREN LN	ELIAS SALLY
3936	128-148-007	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1830 LAUREN LN	CHENG YUAN TRUST 4/9/03
3936	128-148-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1834 LAUREN LN	REDDING FAMILY TRUST 7/15/11
3936	128-148-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1838 LAUREN LN	ROMAN SALVADOR F
3936	128-148-010	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1842 LAUREN LN	INAY CARINA YADAO
3936	128-148-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1846 LAUREN LN	MAYA NICOLE
3936	128-148-012	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1850 LAUREN LN	HALVERSON CYNDY
3936	128-148-013	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1851 LAUREN LN	GERLACH BRITTNEY
3936	128-148-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1847 LAUREN LN	DOWD GILBERT
3936	128-148-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1843 LAUREN LN	LARSON KAREN
3936	128-148-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1839 LAUREN LN	GUTIERREZ FROYLAN
3936	128-148-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1835 LAUREN LN	PUCCIARELLI CHRISTINA L
3936	128-148-018	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1831 LAUREN LN	PAZ SALVADOR
3936	128-148-019	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1827 LAUREN LN	MARIN SALVADOR PAZ
3936	128-148-020	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1823 LAUREN LN	EULLOQUI MARIO
3936	128-148-021	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1819 LAUREN LN	LE THUY MONG
3936	128-148-022	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1815 LAUREN LN	WELLFORD JOHN
3936	128-148-023	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1811 LAUREN LN	KHAJETOORIANS ARAM
3936	128-148-026	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1824 AMY WAY	MILT GUGGIA ENTERPRISES INC
3936	128-148-027	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1828 AMY WAY	CARSON MICHAEL LEE
3936	128-148-028	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1832 AMY WAY	VIRK MUNINDER
3936	128-148-029	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1836 AMY WAY	ANDRES RENATO
3936	128-148-030	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1840 AMY WAY	CARLSEN MATTHEW B 2004 TRUST
3936	128-148-031	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1844 AMY WAY	VIRK MUNINDER
3936	128-148-032	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1846 AMY WAY	HERNANDEZ JUAN LIVING TRUST 11/17/17
3936	128-148-033	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1850 AMY WAY	CHAVEZ MARIA T
3936	128-148-034	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1847 AMY WAY	NANIONG JERRY P
3936	128-148-035	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1845 AMY WAY	HOBBS FAMILY TRUST 7/29/15
3936	128-148-036	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1843 AMY WAY	ABRAHAM JOSEPH
3936	128-148-037	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1839 AMY WAY	CASABAR ROGELIO D
3936	128-148-038	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1835 AMY WAY	NISPEROS GERALD SUMAJIT
3936	128-148-039	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1831 AMY WAY	MEDEL MARIA GUADALUPE
3936	128-148-040	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1827 AMY WAY	SANDMAN JOHN
3936	128-148-041	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1823 AMY WAY	CARDENAS ALBERTO & DELFINA TRUST 12/12/03
3936	128-148-042	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1821 AMY WAY	FERNANDEZ FRANCISCO
3936	128-148-043	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1826 VERONICA LN	GAYTAN ANDRES
3936	128-148-044	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1830 VERONICA LN	VON FRAUSING-BORCH OLE & CATALINA CASTILLO LIVING TR
3936	128-148-045	**NE**	**Rivergate R**	1	$	631.39	$	553.54	**$**	**1,184.93**	1834 VERONICA LN	MEDINA FRANCISCO RODRIGUEZ
3936	128-148-046	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1836 VERONICA LN	DELOZA JOSEPH
3936	128-148-047	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1838 VERONICA LN	CAMPOS JUAN MANUEL JR
3936	128-148-048	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1840 VERONICA LN	WILLIAMS TRUST DATED MAY 27 1992
3936	128-148-049	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1842 VERONICA LN	MORIARITY DOUGLAS M
3936	128-148-050	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1844 VERONICA LN	ESCOBEDO CARLOS A
3936	128-148-051	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1846 VERONICA LN	PATAGUE PRISCILA C
3936	128-148-052	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1847 VERONICA LN	WOOD CHRISTINA
3936	128-148-053	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1845 VERONICA LN	CHANDLER-BATISTIC TRUST 2/20/18
3936	128-148-054	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1843 VERONICA LN	PINON ALEJANDRO
3936	128-148-055	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1841 VERONICA LN	MADRID LAURA I CAMPOS
3936	128-148-056	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1839 VERONICA LN	ECHAVARRIA FRANK
3936	128-148-057	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1835 VERONICA LN	GUTIERREZ JULIO C
3936	128-148-058	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1831 VERONICA LN	WELLS PAUL
3936	128-148-060	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1820 AMY WAY	KIM HYUNJU
3936	128-148-061	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1822 AMY WAY	NUNO ESTHER
3936	128-151-001	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1017 MURRAY DR	BAIRD STEVEN
3936	128-151-002	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1015 MURRAY DR	PORTER JAMES
3936	128-151-003	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1011 MURRAY DR	ARZAGA ELIZABETH LOUISE
3936	128-151-004	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1007 MURRAY DR	LOMBOY RODOLFO V
3936	128-151-005	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1904 EVELYN CT	COGAN FAMILY TRUST 8/14/93
3936	128-151-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1908 EVELYN CT	SPEARS CYNTHIA E
3936	128-151-007	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1912 EVELYN CT	GALVAN VANESSA BARRIOS
3936	128-151-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1925 EVELYN CT	MERCADO JOSE
3936	128-151-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1921 EVELYN CT	REYES RYAN
3936	128-151-010	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1915 EVELYN CT	YUN JINNY JINHEE
3936	128-151-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1909 EVELYN CT	LAGUTAN LUCRING BALICLIC
3936	128-151-012	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1905 EVELYN CT	ALEXANDER BERNADETTE
3936	128-151-013	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1901 EVELYN CT	GONZALEZ JULIO C
3936	128-151-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1902 MELANIE CT	GONZALEZ ALONDRA
3936	128-151-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1906 MELANIE CT	SADAT AJMAL
3936	128-151-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1910 MELANIE CT	DENG JINHU
3936	128-151-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1914 MELANIE CT	CARDENAS JUAN & GRACIELA TRUST 12/9/03
3936	128-151-018	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1918 MELANIE CT	OSHEA EILEEN M
3936	128-151-019	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1924 MELANIE CT	RICO JOSE
3936	128-151-020	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1932 MELANIE CT	MARATAS EMMANUEL
3936	128-151-021	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1939 MELANIE CT	NIEDRAUER BART D
3936	128-151-022	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1935 MELANIE CT	WELLS MICHAEL T
3936	128-151-023	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1931 MELANIE CT	CONDON KELLIE M
3936	128-151-024	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1927 MELANIE CT	THOMAS ROBERT TODD
3936	128-151-025	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1923 MELANIE CT	BUENROSTRO LAURO PEREZ
3936	128-151-026	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1919 MELANIE CT	MANRIQUEZ FERNANDO
3936	128-151-027	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1915 MELANIE CT	SOLIS ROGELIO
3936	128-151-028	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1911 MELANIE CT	ESTRADA JAVIER
3936	128-151-029	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	1907 MELANIE CT	STENHOUSE RYAN SCOT
3936	128-151-030	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	1903 MELANIE CT	ESPINOZA MARIO
3936	128-152-002	**NE**	**Rivergate R**	1	$	947.09	$	830.31	**$**	**1,777.40**	851 TABITHA LN	AYALA ANGELICA FARFAN
3936	128-152-003	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	845 TABITHA LN	GUTIERREZ JORGE
3936	128-152-004	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	839 TABITHA LN	SILVA MARIO
3936	128-152-005	**NE**	**Rivergate R**	1	$	947.09	$	830.31	**$**	**1,777.40**	833 TABITHA LN	MAMUYAC JEFFERSON CAMPOS
3936	128-152-006	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	827 TABITHA LN	VALDEZ ADRIAN
3936	128-152-007	**NE**	**Rivergate R**	1	$	631.40	$	553.53	**$**	**1,184.93**	821 TABITHA LN	TORRES MARIA E
3936	128-152-008	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	815 TABITHA LN	AYALA PABLO TINOCO
3936	128-152-009	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	809 TABITHA LN	ALDAMA RAUL
3936	128-152-010	**NE**	**Rivergate R**	1	$	947.10	$	830.30	**$**	**1,777.40**	803 TABITHA LN	HONRADA IRENE M
3936	128-152-011	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	802 BORGES DR	ZACARIAS HILDA
3936	128-152-012	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	808 BORGES DR	BRAR UPKAR SINGH
3936	128-152-013	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	814 BORGES DR	ESCOBAR JOSE ANIBAL
3936	128-152-014	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	820 BORGES DR	HERNANDEZ LUCIA G REVOCABLE FAMILY TRUST
3936	128-152-015	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	826 BORGES DR	COLLETTE EMILIO L INDIVIDUAL LIVING TRUST 5/22/18
3936	128-152-016	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	832 BORGES DR	RUBALCAVA JOSE
3936	128-152-017	**NE**	**Rivergate R**	1	$	315.70	$	276.77	**$**	**592.47**	838 BORGES DR	CEJA PAUL & LAURA FAMILY TRUST 2/28/11

3936	128-152-018	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	844 BORGES DR	RIVAS RALPH JESUS REVOCABLE TRUST 10/28/19
3936	128-152-019	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	829 BORGES DR	SARTAIN FAMILY TRUST 4/29/13
3936	128-152-020	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	819 BORGES DR	LEE SANG WOO
3936	128-152-021	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	815 BORGES DR	BRAR UPKAR SINGH
3936	128-152-022	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2002 YOSHIDA DR	HARO RONNIE
3936	128-152-023	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2006 YOSHIDA DR	ARANDA SANDRA
3936	128-152-024	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2008 YOSHIDA DR	ABD EDWIN
3936	128-152-025	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2012 YOSHIDA DR	CATALANO BRUNO T
3936	128-152-026	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2016 YOSHIDA DR	LIGHT DARREN L
3936	128-152-027	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2021 YOSHIDA DR	OLOWUDE BRIAN
3936	128-152-028	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2017 YOSHIDA DR	DAGUIO JUAN T
3936	128-152-029	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2015 YOSHIDA DR	FOSDICK JAMES
3936	128-152-030	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2011 YOSHIDA DR	MINERA JUAN J
3936	128-152-031	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2009 YOSHIDA DR	VALADEZ CHRISTINA
3936	128-152-032	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	747 BORGES DR	PANUCO JESUS GONZALEZ
3936	128-152-033	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	743 BORGES DR	WILBURN TRUST 11/28/00
3936	128-152-034	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	739 BORGES DR	ARRING STEPHEN R
3936	128-152-035	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	735 BORGES DR	LIMON JAVIER O
3936	128-152-036	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	731 BORGES DR	GELPI ANA SOFIA RAMIREZ (RAMIREZ GELPI ANA SOFIA)
3936	128-152-037	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	727 BORGES DR	MENDOZA RICARDO
3936	128-152-038	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	723 BORGES DR	PEREZ JOSE C
3936	128-152-039	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	719 BORGES DR	CHANDLER-BATISTIC TRUST 2/20/18
3936	128-152-040	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	715 BORGES DR	WALTERS LISA
3936	128-152-041	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	709 BORGES DR	MARTINEZ CRISTITA F
3936	128-152-042	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	705 BORGES DR	ADAMS KATHRYN T
3936	128-152-043	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	701 BORGES DR	NGUYEN ANTHONY
3936	128-152-044	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	702 BRANDY CT	CHAVEZ LORENA C
3936	128-152-045	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	706 BRANDY CT	MUNGUIA FAMILY TRUST 8/9/19
3936	128-152-046	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	710 BRANDY CT	GONZALEZ TOMAS
3936	128-152-047	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	714 BRANDY CT	PEREZ ANAYELI BAUTISTA
3936	128-152-048	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	718 BRANDY CT	PENCE J O FAMILY TRUST 3/9/06
3936	128-152-049	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	722 BRANDY CT	SCHULTZ DAVID T
3936	128-152-050	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	726 BRANDY CT	EALAND JOHN & SUZANNE FAMILY TRUST 7/20/17
3936	128-152-051	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	730 BRANDY CT	DYSON KELLY J
3936	128-152-052	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	734 BRANDY CT	HILBRANT ROBERT G
3936	128-152-053	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	738 BRANDY CT	CISNEROS JESUS
3936	128-152-054	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	742 BRANDY CT	GONZALEZ ARNULFO MALDONADO
3936	128-152-055	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	746 BRANDY CT	VELASQUEZ RUBEN L
3936	128-152-056	NE	Rivergate R	1	$	631.40	$	553.53	$	**1,184.93**	750 BRANDY CT	CHAVEZ FAMILY TRUST 12/31/98
3936	128-152-057	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	751 BRANDY CT	TRUJILLO DAVID A
3936	128-152-058	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	749 BRANDY CT	SANCHEZ CHRISTOPHER
3936	128-152-059	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	745 BRANDY CT	WARREN JEFFREY D
3936	128-152-060	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	743 BRANDY CT	GARCIA JESUS B
3936	128-152-061	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	729 BRANDY CT	SEYER SCOTT D
3936	128-152-062	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	725 BRANDY CT	DWORACZYK DIANA L
3936	128-152-063	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	719 BRANDY CT	FURTADO MARY JANE
3936	128-152-064	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	715 BRANDY CT	TOWNSEND JULIA M
3936	128-152-065	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	711 BRANDY CT	PINA JORGE A
3936	128-152-066	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	707 BRANDY CT	PAZ GABRIELA
3936	128-152-067	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	703 BRANDY CT	ALVARADO MARIA PEREZ
3936	128-152-068	NE	Rivergate R	1	$	631.40	$	553.53	$	**1,184.93**	2021 MARIAH DR	ANDRADE JORGE SR
3936	128-152-069	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2017 MARIAH DR	CHAVEZ JUVENTINIO TOVAR
3936	128-152-070	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2015 MARIAH DR	RACHO ALBINA M
3936	128-152-071	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2011 MARIAH DR	CASTILLO PATRICIA C
3936	128-152-072	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2009 MARIAH DR	ADOREMOS ANNA LYNN
3936	128-152-073	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2005 MARIAH DR	GOODNIGHT HARRY T
3936	128-152-074	NE	Rivergate R	1	$	631.40	$	553.53	$	**1,184.93**	2003 MARIAH DR	BOTELLO ABEL
3936	128-153-002	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	704 KELSEY CT	HAMILTON JEFF
3936	128-153-003	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	708 KELSEY CT	PUCCIARELLI ADAM
3936	128-153-004	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	712 KELSEY CT	REINACHER JOHN J
3936	128-153-005	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	716 KELSEY CT	NUNEZ MARTIN CRUZ
3936	128-153-006	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	720 KELSEY CT	LARA ELVIS A
3936	128-153-007	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	724 KELSEY CT	GUEL LUIS C
3936	128-153-008	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	728 KELSEY CT	HUTCHESON FAMILY TRUST 11/18/05
3936	128-153-009	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	732 KELSEY CT	SKIDMORE JAMES C
3936	128-153-010	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	736 KELSEY CT	GOMEZ MARTHA L
3936	128-153-012	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	735 KELSEY CT	CONTRERAS JOSE & MARICELA FAMILY TRUST
3936	128-153-013	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	731 KELSEY CT	VAZAPPILLY JOS
3936	128-153-014	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	727 KELSEY CT	BOLTON FAMILY TRUST 6/11/01
3936	128-153-015	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	723 KELSEY CT	GODOY RICARDO S
3936	128-153-016	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2034 MARIAH DR	CARBONE BRIAN
3936	128-153-017	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2036 MARIAH DR	RAMIREZ ALMA P
3936	128-153-018	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2040 MARIAH DR	DELAPENA SAMMY C
3936	128-153-019	NE	Rivergate R	1	$	631.39	$	553.56	$	**1,184.95**	2042 MARIAH DR	SIERRA JAVIER R
3936	128-153-020	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2046 MARIAH DR	STRAIT YI
3936	128-153-021	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2048 MARIAH DR	PEREZ MARGARITA
3936	128-153-023	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2057 MARIAH DR	MACKENZIE JON JEFFREY
3936	128-153-024	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2053 MARIAH DR	RONNFELDT KIMBERLY HAZARD
3936	128-153-025	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2051 MARIAH DR	HELMAN DALE A
3936	128-153-026	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2047 MARIAH DR	RAMIREZ JOSE
3936	128-153-027	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2045 MARIAH DR	GUTIERREZ ARMANDO
3936	128-153-028	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2041 MARIAH DR	BICK MAURICIO E
3936	128-153-029	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2039 MARIAH DR	RONNFELDT KIMBERLY HAZARD
3936	128-153-030	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2035 MARIAH DR	CORTES JORGE A
3936	128-153-031	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2033 MARIAH DR	ARONSON JUDY A
3936	128-153-032	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2029 MARIAH DR	WALDRON MICHAEL J SR
3936	128-153-033	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2027 MARIAH DR	VACHHANI 2005 FAMILY REVOCABLE LIVING TRUST 10/25/20
3936	128-153-034	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2023 MARIAH DR	STEPHEN CLIFFORD & CONKLIN LINDA DIANE FAMILY TRUST
3936	128-153-035	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**		REXFORD TITLE INC
3936	128-153-038	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	739 KELSEY CT	HATWIK SALEM
3936	128-153-039	NE	Rivergate R	1	$	315.70	$	276.77	$	**592.47**	2052 MARIAH DR	STECKER FAMILY TRUST 12/9/02
3936	128-173-001	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1415 MESA VIEW LN	MALDONADO JOSE/MARIA REVOCABLE FAMILY TRUST 7/17/19
3936	128-173-002	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1423 MESA VIEW LN	MURILLO TONY B & AURORA V REVOCABLE TRUST
3936	128-173-003	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1427 MESA VIEW LN	WINTERS MARY FAMILY TRUST
3936	128-173-004	NE	Donovan Es	1	$	631.40	$	695.38	$	**1,326.78**	1433 MESA VIEW LN	ELIAS JESSICA HERNANDEZ
3936	128-173-005	NE	Donovan Es	1	$	631.40	$	695.39	$	**1,326.78**	1439 MESA VIEW LN	PATINO RAUL GONZALEZ
3936	128-173-006	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1445 MESA VIEW LN	CORTEZ NOEMI
3936	128-173-007	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1505 MESA VIEW LN	SALINAS DELARDO & MAGDALENA FAMILY TRUST 08/03/2011
3936	128-173-008	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1517 MESA VIEW LN	DIAZ JUAN C
3936	128-173-009	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1525 MESA VIEW LN	LEON SALVADOR
3936	128-173-010	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1531 MESA VIEW LN	GARCIA ESTEBAN MARTINEZ
3936	128-173-011	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1410 MESA VIEW LN	ALST ESAM
3936	128-173-012	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1416 MESA VIEW LN	GUNSTROM LISA REVOCABLE TRUST 9/10/12
3936	128-173-013	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1420 MESA VIEW LN	RITORTO DEBRA L
3936	128-173-014	NE	Donovan Es	1	$	315.70	$	347.69	$	**663.39**	1424 MESA VIEW LN	HOOVER FAMILY TRUST 10/20/06

3936	128-173-015	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1430 MESA VIEW LN	ALVARADO MARIO
3936	128-173-016	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1527 OAK CREST WAY	LONGORIA IRMA G
3936	128-173-017	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1519 OAK CREST WAY	MACABULOS EUGGIE LOU M
3936	128-173-018	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1511 OAK CREST WAY	HUANG FAMILY TRUST
3936	128-173-019	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1431 LAHR LN	CAMACHO BERTHA REVOCABLE FAMILY TRUST 12/17/10
3936	128-173-020	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1425 LAHR LN	ESTUDIANTE MARIO
3936	128-173-021	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1421 LAHR LN	BUTAY RANDY
3936	128-173-022	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1417 LAHR LN	BOLUSAN DENNIS
3936	128-173-023	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1411 LAHR LN	CAVAZOS RONNY
3936	128-173-024	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1528 OAK CREST WAY	HERNANDEZ SEFERINO
3936	128-173-025	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1520 OAK CREST WAY	ZAMBO ERNESTO
3936	128-173-026	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1510 OAK CREST WAY	SALINAS DELARDO & MAGDALENA FAMILY TRUST 08/03/2011
3936	128-173-027	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1509 WILL ST	CARDENAS ALBERTO & DELFINA TRUST 12/12/2003
3936	128-173-028	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1517 WILL ST	NANIONG MARILOU
3936	128-173-029	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1525 WILL ST	MIX THOMAS N
3936	128-173-030	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1540 WILL ST	PASTRONA ISIDRO GONZALEZ
3936	128-173-031	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1532 WILL ST	LEWIS ANDREW W
3936	128-173-032	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1526 WILL ST	HERNANDEZ ADELINE
3936	128-173-033	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1518 WILL ST	POMPA ROGELIO
3936	128-173-034	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1510 WILL ST	LE PHUC HUU
3936	128-173-035	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1502 WILL ST	VILLA GEORGE
3936	128-173-036	NE	Donovan Es	1	$	631.40	$	695.38	$	1,326.78	1546 LAHR LN	ISIDRO ALONA
3936	128-173-037	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1538 LAHR LN	MUNOZ ANTONIA
3936	128-173-038	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1530 LAHR LN	HAK JARINA
3936	128-173-039	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1522 LAHR LN	SANTIAGO AURORA 2000 REVOCABLE LIVING TRUST
3936	128-173-040	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1514 LAHR LN	SANTIAGO AURORA 2000 REVOCABLE LIVING TRUST
3936	128-173-041	NE	Donovan Es	1	$	631.40	$	695.38	$	1,326.78	1506 LAHR LN	ZARAGOZA GLORIA
3936	128-173-042	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1442 LAHR LN	CABANDONG JOSEPH L
3936	128-173-043	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1436 LAHR LN	DIAZ AUGUSTINE S
3936	128-173-044	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1432 LAHR LN	MARTINEZ JOSE F
3936	128-173-045	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1426 LAHR LN	ORNELAS DAVID
3936	128-173-046	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1422 LAHR LN	VEA REVOCABLE LIVING TRUST 8/13/20
3936	128-173-047	NE	Donovan Es	1	$	631.40	$	695.38	$	1,326.78	1418 LAHR LN	CAUDILLO ARACELI VELASQUEZ
3936	128-173-048	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1412 LAHR LN	THOMPSON FAMILY TRUST 6/9/14
3936	128-173-049	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1408 LAHR LN	HOLLOWAY CHARLES ALAN
3936	128-173-050	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1404 LAHR LN	AVILA BENJAMIN
3936	128-173-051	NE	Donovan Es	1	$	631.40	$	695.38	$	1,326.78	1503 CANYON DR	CAMARENA JOSE E
3936	128-173-052	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1511 CANYON DR	APARICIO REFUGIO VEGA
3936	128-173-053	NE	Donovan Es	1	$	315.70	$	347.69	$	663.39	1519 CANYON DR	WESOLOWSKI ROBERT EUGENE
3936	128-175-001	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1702 BILBAO DR	SILVERA PORTACIO MARIA R DDS PHD
3936	128-175-002	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1704 BILBAO DR	PARINAS MARY JANE
3936	128-175-003	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1706 BILBAO DR	VARGAS RAE
3936	128-175-004	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1708 BILBAO DR	OSMENA KAREN
3936	128-175-005	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1710 BILBAO DR	BERUMEN RICARDO G
3936	128-175-006	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1712 BILBAO DR	DAWSON CHET D
3936	128-175-007	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1714 BILBAO DR	ZALDANA FABIAN S
3936	128-175-008	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1718 BILBAO DR	ORACH & MARY ELLEN 2014 REVOCABLE TRUST 12/15/14
3936	128-175-009	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1720 BILBAO DR	BOGNUDA JANINE M
3936	128-175-010	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1722 BILBAO DR	VACHHANI 2005 FAMILY REVOCABLE LIVING TRUST 10/25/20
3936	128-175-011	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1724 BILBAO DR	RUSH PERNELL W
3936	128-175-012	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1726 BILBAO DR	DAVID JOEL
3936	128-175-013	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1728 BILBAO DR	DHILLON HARINDER
3936	128-175-014	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1730 BILBAO DR	VALDEZ AZUCENA
3936	128-175-015	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1734 BILBAO DR	BERUMEN RICARDO JR
3936	128-175-016	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1736 BILBAO DR	ARAKI DIONNE
3936	128-175-017	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1738 BILBAO DR	SHAW LORI LYNN
3936	128-175-018	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1740 BILBAO DR	FERNANDEZ EDWARD
3936	128-175-019	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1742 BILBAO DR	GARCIA SEYDE
3936	128-175-020	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1744 BILBAO DR	PONTO FAMILY TRUST
3936	128-175-021	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1746 BILBAO DR	SWIFT CHRISTY ANN
3936	128-175-022	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1748 BILBAO DR	LOVEDAY ABERNETHY & GEORGES REVOCABLE LIVING TRUST 1
3936	128-175-023	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1750 BILBAO DR	DELVECCHIO VALENTINE TRUST
3936	128-175-024	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1752 BILBAO DR	COLES DAWN M LIVING TRUST
3936	128-175-025	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1754 BILBAO DR	BELSHAW DANIEL J
3936	128-175-026	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1756 BILBAO DR	CALDWELL RAYMOND H SR
3936	128-175-027	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	102 MARBELLA WAY	PONTO FAMILY TRUST 9/11/87
3936	128-175-028	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	110 MARBELLA WAY	NAPOLI AUDRA A
3936	128-175-029	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	118 MARBELLA WAY	DODD VERONICA
3936	128-175-030	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	122 MARBELLA WAY	DESAI NIRAJ
3936	128-175-031	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	128 MARBELLA WAY	FULTON DANIEL LEE
3936	128-175-032	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	132 MARBELLA WAY	DAVID JOEL
3936	128-175-033	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	138 MARBELLA WAY	PONTO FAMILY TRUST 9/11/87
3936	128-175-034	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1757 BILBAO DR	MORRISON MARK A
3936	128-175-035	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1755 BILBAO DR	KELLY ROLAND W & MARY P REVOC LIV TRUST 03/06/18
3936	128-175-036	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1753 BILBAO DR	FAST DARWIN JACK
3936	128-175-037	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1751 BILBAO DR	ANDERSON MARLA COHN
3936	128-175-038	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1749 BILBAO DR	BELSHAW DANIEL J
3936	128-175-039	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1747 BILBAO DR	COOK JOY TRUST
3936	128-175-040	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1743 BILBAO DR	COOK JOY TRUST
3936	128-175-041	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1741 BILBAO DR	MEGARGEE MICHAEL/SARA
3936	128-175-042	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1739 BILBAO DR	TROMBLEY CHRISTOPHER
3936	128-175-043	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1737 BILBAO DR	ZAREMBA LORETTA J
3936	128-175-044	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1735 BILBAO DR	DAVID FAMILY TRUST 02/06/2013
3936	128-175-045	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1733 BILBAO DR	LUNN STEVEN & PATTY TRUST 8/12/20
3936	128-175-046	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1729 BILBAO DR	MASCARO KENNETH E
3936	128-175-047	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1727 BILBAO DR	CROUGH JORDAN & LISA FAMILY TRUST
3936	128-175-048	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1725 BILBAO DR	VINCHHI RAHUL
3936	128-175-049	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1723 BILBAO DR	RAMIREZ MARIA D
3936	128-175-050	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1721 BILBAO DR	STEINBERG STEVEN A
3936	128-175-051	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1719 BILBAO DR	SCHWARTZ FAMILY TRUST 10/22/2009
3936	128-175-052	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1717 BILBAO DR	BOBZIN CLYDE F JR & DOLORES TRUST 9/26/94
3936	128-175-053	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1715 BILBAO DR	CONEJO ALFREDO JR
3936	128-175-054	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1711 BILBAO DR	FLORES ESTEBAN & ALMA REVOCABLE FAMILY TRUST
3936	128-175-055	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1709 BILBAO DR	GONZALEZ CARLOS G
3936	128-175-056	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1707 BILBAO DR	DAVID JOEL/ILANA
3936	128-175-057	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1705 BILBAO DR	STARNES ANDREW THOMAS
3936	128-175-058	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	131 N NAVARRA (REC BLDG) WAY	LA VENTANA OWNERS ASSOCIATION
3936	128-176-001	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	205 NAVARRA WAY	MARTINEZ JOHNNY C
3936	128-176-002	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	211 NAVARRA WAY	MACIEL FRANCISCO
3936	128-176-003	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	217 NAVARRA WAY	JOHNSON DAVID F
3936	128-176-004	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	223 NAVARRA WAY	WHITAKER PERRY L
3936	128-176-005	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	229 NAVARRA WAY	RAMIREZ JASON L
3936	128-176-006	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	235 NAVARRA WAY	WITHERS MICHAEL J
3936	128-176-007	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1727 ALCALA DR	ASHBROOK LESLIE V
3936	128-176-008	NE	La Ventana	1	$	315.70	$	491.29	$	806.99	1731 ALCALA DR	PANTOJA MARTIN

3936	128-176-009	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1735 ALCALA DR	CANO PATRICIA
3936	128-176-010	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1737 ALCALA DR	KLOSTERMANN KEVIN
3936	128-176-011	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1741 ALCALA DR	ALVAREZ ISIDRO
3936	128-176-012	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1743 ALCALA DR	LI SHU ZHU
3936	128-176-013	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1749 ALCALA DR	LACASTE GLENN D
3936	128-176-014	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1751 ALCALA DR	VO VINH
3936	128-176-015	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1753 ALCALA DR	YI STEVEN
3936	128-176-016	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1755 ALCALA DR	GARCIA HECTOR M
3936	128-176-017	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1757 ALCALA DR	SANCHEZ MARICOR
3936	128-176-018	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	224 MARBELLA WAY	BECERRA RENATO
3936	128-176-019	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	218 MARBELLA WAY	HIGUERA HILDA T
3936	128-176-020	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	208 MARBELLA WAY	WARTELL XIAOZHU D
3936	128-176-021	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	202 MARBELLA WAY	PALACIOS JUAN B
3936	128-176-022	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	201 MARBELLA WAY	MORA HECTOR M JR
3936	128-176-023	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	207 MARBELLA WAY	HERNANDEZ JESSE & JEANETTE LIVING TRUST 12/27/16
3936	128-176-024	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	217 MARBELLA WAY	PEREZ JOSE GUADALUPE
3936	128-176-025	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1752 ALCALA DR	DE OROPEZA ROSA RODRIGUEZ
3936	128-176-026	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1748 ALCALA DR	SABLAN DANIEL M JR
3936	128-176-027	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1744 ALCALA DR	ADAMES RENATA
3936	128-176-028	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1740 ALCALA DR	VO VINH N
3936	128-176-029	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	216 GATEWOOD WAY	SARIN VISHAW PARKASH & VEENA REVOCABLE LIVING TRUST
3936	128-176-030	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	210 GATEWOOD WAY	BOYER LISA RENEE
3936	128-176-031	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	204 GATEWOOD WAY	BROOKSHIRE DANNY
3936	128-176-032	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	205 GATEWOOD WAY	SOTO-ENRIQUEZ JULIE C
3936	128-176-033	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	211 GATEWOOD WAY	CORPUZ JOHNNY
3936	128-176-034	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	217 GATEWOOD WAY	RHODES BRIAN K
3936	128-176-035	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1736 ALCALA DR	HERNANDEZ MIKE
3936	128-176-036	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1732 ALCALA DR	GARCIA FABIAN
3936	128-176-037	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1728 ALCALA DR	BONITA RANCH HOLDINGS LLC
3936	128-176-038	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1724 ALCALA DR	RIVERA NICK A
3936	128-176-039	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1720 ALCALA DR	SALCIDO ANGEL FABIAN
3936	128-176-040	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	214 ORIE CT	GONZALEZ LEOBARDO
3936	128-176-041	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	208 ORIE CT	STRAHAN ENOCH W
3936	128-176-042	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	202 ORIE CT	ACASIO DENNIS
3936	128-176-043	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	203 ORIE CT	HALE CAMILLE JOANNE REVOCABLE TRUST DATED 10/20/09
3936	128-176-044	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	207 ORIE CT	NIJJAR SARABJIT
3936	128-176-045	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	211 ORIE CT	BARAJAS JOSE M
3936	128-176-046	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1716 ALCALA DR	LARA EMERSON A
3936	128-176-047	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1712 ALCALA DR	JONES ALTON F
3936	128-176-048	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1708 ALCALA DR	PONCE VICKIE L
3936	128-176-049	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1704 ALCALA DR	WAKELEY PATRICIA A
3936	128-176-050	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	216 NAVARRA WAY	TRUMAN JOHN R
3936	128-176-051	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	210 NAVARRA WAY	RUIZ-RIVAS SANDRA M
3936	128-176-052	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	204 NAVARRA WAY	GARCIA PHYLLIS 2011 TRUST
3936	128-176-053	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	131 N NAVARRA (REC BLDG) WAY	LA VENTANA OWNERS ASSOCIATION
3936	128-187-001	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	101 DRESSLER AVE	SMITH BRIAN C
3936	128-187-002	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	105 DRESSLER AVE	LEON EDUARDO
3936	128-187-003	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	203 DRESSLER AVE	BARAJAS MARCO
3936	128-187-004	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	207 DRESSLER AVE	HERRERA LYLYVETT
3936	128-187-005	**NE**	**La Ventana**	1	$	631.39	$	982.60	**$**	**1,613.99**	211 DRESSLER AVE	TEDESCHI MATTIA
3936	128-187-006	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	215 DRESSLER AVE	TRUONG DANIEL VI
3936	128-187-007	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	219 DRESSLER AVE	ARAKI CAMERON
3936	128-187-008	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	223 DRESSLER AVE	SUH JOHN J
3936	128-187-009	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	220 AUGUSTA DR	CASTREJON FRANCO
3936	128-187-010	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	216 AUGUSTA DR	ERKINS MILTON C
3936	128-187-011	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	212 AUGUSTA DR	WILLSON JAMES M
3936	128-187-012	**NE**	**La Ventana**	1	$	631.39	$	982.60	**$**	**1,613.99**	208 AUGUSTA DR	VAZQUEZ LUIS A AGUILAR
3936	128-187-013	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1893 SILVA DR	ATWOOD FAMILY TRUST 7/8/11
3936	128-187-014	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1889 SILVA DR	DAVILA AARON
3936	128-187-015	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1885 SILVA DR	VX HOLDINGS LLC
3936	128-187-016	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1881 SILVA DR	SLATER LINDA J
3936	128-187-017	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1877 SILVA DR	PRECIADO ALEJANDRO
3936	128-187-018	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1873 SILVA DR	LOETZERICH ROSCOE
3936	128-187-019	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1869 SILVA DR	FERNANDEZ RICHARD
3936	128-187-020	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1865 SILVA DR	CAI PING
3936	128-187-021	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1861 SILVA DR	VELAZQUEZ ADALBERTO
3936	128-187-022	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	210 HAMPTON DR	CHILDRESS JEFF G
3936	128-187-023	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	214 HAMPTON DR	DIAZ LUIS ANTONIO
3936	128-187-024	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1876 CAMDEN LN	DEVEAU LESLI LEE
3936	128-187-025	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1880 CAMDEN LN	PAGE FAMILY TRUST 5/17/00
3936	128-187-026	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1884 CAMDEN LN	PEREZ JOSE C
3936	128-187-027	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1888 CAMDEN LN	REED BENJAMIN M
3936	128-187-028	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1887 CAMDEN LN	GOMEZ ALEJANDRO
3936	128-187-029	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1883 CAMDEN LN	WYSS BRIAN S
3936	128-187-030	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	211 AUGUSTA DR	CORDOVA LUIS F JR
3936	128-187-031	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	222 HAMPTON DR	WALLACE JOHN
3936	128-187-032	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	218 HAMPTON DR	VALDERRAMA MARIA LETICIA
3936	128-187-033	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	1892 SILVA DR	KAHLON JAGBIR SINGH
3936	128-187-034	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1888 SILVA DR	WALKER LACY LOUISE
3936	128-187-035	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1884 SILVA DR	FERNANDEZ AGUSTIN & ROSA I FAMILY TRUST
3936	128-187-036	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1880 SILVA DR	NG CHUEN C
3936	128-187-037	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1876 SILVA DR	CHILCOAT FAMILY TRUST 6/15/09
3936	128-187-038	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1872 SILVA DR	GONZALEZ ANTHONY EFREN
3936	128-187-039	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1868 SILVA DR	COLE JAMES ROBERT
3936	128-187-040	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1864 SILVA DR	HICKS FAMILY LIVING TRUST 5/14/02
3936	128-187-041	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1860 SILVA DR	RUSSOM STEVEN CHARLES
3936	128-187-042	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1856 SILVA DR	SHIHADEH SULEIMAN
3936	128-187-043	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	201 HAMPTON DR	NUTI MATTHEW J
3936	128-187-044	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	205 HAMPTON DR	OSTINI MICHAEL ANTHONY 2018 TRUST 9/20/18
3936	128-187-045	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	209 HAMPTON DR	RAMIREZ JOSE LUIS
3936	128-187-046	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	213 HAMPTON DR	DAVID FAMILY TRUST 2/6/13
3936	128-187-047	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	217 HAMPTON DR	DAWSON TYLER DEAN
3936	128-187-048	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	221 HAMPTON DR	ANAYA FAMILY TRUST 4/20/05
3936	128-187-049	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	225 HAMPTON DR	KAUR HARJINDER
3936	128-187-050	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	228 SIRATT DR	CUELLO ERNIE ARTURO
3936	128-187-051	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	224 SIRATT DR	CURTIS CHAD M
3936	128-187-052	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	220 SIRATT DR	LIMON ENRIQUE P
3936	128-187-053	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	216 SIRATT DR	CARIAS JOSE LUIS
3936	128-187-054	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	212 SIRATT DR	MCCLAIN DAVID
3936	128-187-055	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	208 SIRATT DR	RAMIREZ JUAN R
3936	128-187-056	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	204 SIRATT DR	HAN SANG KI
3936	128-188-001	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	301 DRESSLER AVE	TATICK DANIEL
3936	128-188-002	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	305 DRESSLER AVE	MAGANA ROMAN
3936	128-188-003	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	309 DRESSLER AVE	TOSCHES MARC
3936	128-188-004	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	313 DRESSLER AVE	HATCH JAMES ROBERT

3936	128-188-005	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	317 DRESSLER AVE	KOCK MEGAN
3936	128-188-006	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	321 DRESSLER AVE	DELGADO SAMUEL LOPEZ
3936	128-188-007	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	325 DRESSLER AVE	ALGUIRE SCOTT J
3936	128-188-008	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	329 DRESSLER AVE	FRUGE RYAN DENIS
3936	128-188-009	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1886 WILLINGHAM DR	POTTS MELINDA
3936	128-188-010	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1882 WILLINGHAM DR	ENRIQUEZ EDGAR IVAN
3936	128-188-011	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1878 WILLINGHAM DR	HERNANDEZ STEVE
3936	128-188-012	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1874 WILLINGHAM DR	ROWE JAMES N
3936	128-188-013	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1870 WILLINGHAM DR	SUTTON CHRISTINA
3936	128-188-014	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1866 WILLINGHAM DR	QUILALA SEAN
3936	128-188-015	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1862 WILLINGHAM DR	DELOYA JORGE
3936	128-188-016	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1858 WILLINGHAM DR	ECKENRODE DAVID
3936	128-188-017	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1854 WILLINGHAM DR	BANNING RICKY J
3936	128-188-018	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1855 GLENWOOD AVE	LUCAS FERDINAND JR
3936	128-188-019	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1859 GLENWOOD AVE	PEREZ JEAN CARLO
3936	128-188-020	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1863 GLENWOOD AVE	ZEPEDA GABRIEL ZEPEDA
3936	128-188-021	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1867 GLENWOOD AVE	KVALE SCOTT DAVID
3936	128-188-022	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1871 GLENWOOD AVE	PEREZ ERICK S
3936	128-188-023	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1875 GLENWOOD AVE	SMITH GARY D
3936	128-188-024	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1879 GLENWOOD AVE	MUNOZ DOMINGO ESQUIVIAS
3936	128-188-025	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	318 AUGUSTA DR	KHAN AYESHA SIDHIQUA
3936	128-188-026	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	314 AUGUSTA DR	LOPEZ AMANDA TRUST
3936	128-188-027	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	310 AUGUSTA DR	TIJERINA RICHARD JAMES
3936	128-188-028	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	306 AUGUSTA DR	PIRGHAIBI JOHN N & SANDRA L REVOCABLE TRUST 12/4/00
3936	128-188-029	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	302 AUGUSTA DR	MEJIA OSCAR
3936	128-188-030	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	215 AUGUSTA DR	PERALES FRANK BARRIOS
3936	128-188-031	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	303 AUGUSTA DR	REDMOND TIMOTHY
3936	128-188-032	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	307 AUGUSTA DR	SALAMA SALEM
3936	128-188-033	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1878 GLENWOOD AVE	WAGNER RANDY
3936	128-188-034	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1874 GLENWOOD AVE	ARENAS RICARDO
3936	128-188-035	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1870 GLENWOOD AVE	POPPLEWELL BRUCE WILLIAM
3936	128-188-036	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	310 HAMPTON DR	ESCALANTE TRINIDAD ABEL
3936	128-188-037	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	306 HAMPTON DR	JOHNSON BRYANT J
3936	128-188-038	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	226 HAMPTON DR	BEST MICHAEL K
3936	128-188-039	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	229 HAMPTON DR	TADIAMAN ROWENA
3936	128-188-040	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	305 HAMPTON DR	HARWIN FAMILY SURVIVORS TRUST 8/25/01
3936	128-188-041	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	309 HAMPTON DR	BONITA RANCH HOLDINGS LLC
3936	128-188-042	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1860 GLENWOOD AVE	KRAFT LOUIS J
3936	128-188-043	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1856 GLENWOOD AVE	KRAFT MARJORIE JEAN 2010 REVOCABLE TRUST
3936	128-188-044	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	1852 GLENWOOD AVE	HARWINS SURVIVORS TRUST
3936	128-188-045	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	312 SIRATT DR	GOODWIN RICHARD J
3936	128-188-046	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	308 SIRATT DR	HERRERA ALEXIS MARIE
3936	128-188-047	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	304 SIRATT DR	DONATO ELENITA OXONIAN
3936	128-188-048	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	301 WALDEN CT	WADDINGTON CAROL A
3936	128-188-049	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	305 WALDEN CT	GUERRERO ABAD BALDERAS
3936	128-188-050	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	309 WALDEN CT	RAMIREZ GILBERTO GOMEZ
3936	128-188-051	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	313 WALDEN CT	VAZQUEZ ARMANDO
3936	128-188-052	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	317 WALDEN CT	HOKEDO PAUL
3936	128-188-053	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	321 WALDEN CT	ORTEGA CRISTINA
3936	128-188-054	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	320 WALDEN CT	ZEPEDA MANUEL C JR
3936	128-188-055	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	316 WALDEN CT	ROJAS NARCI
3936	128-188-056	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	312 WALDEN CT	BANGSUND CLARK A & MARY K FAMILY TRUST
3936	128-188-057	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	308 WALDEN CT	GONZALEZ BENJAMIN C
3936	128-188-058	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	304 WALDEN CT	GARNICA THOMAS R
3936	128-188-059	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	300 WALDEN CT	SALAZAR BRENDA L GONZALEZ
3936	128-188-060	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	303 SIRATT DR	HERRERA VINCE
3936	128-188-061	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	307 SIRATT DR	SANTIAGO AURORA 2000 REVOCABLE TRUST 07/27/2000
3936	128-188-062	**NE**	**La Ventana**	1	$	631.40	$	982.58	**$**	**1,613.98**	311 SIRATT DR	RIGSBY BRIAN ALLEN
3936	128-188-063	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	315 SIRATT DR	SERNS FAMILY TRUST 5/12/99
3936	128-188-064	**NE**	**La Ventana**	1	$	315.70	$	491.29	**$**	**806.99**	319 SIRATT DR	GARCIA CUITLAHUAC C

Fund Number	Parcel Number	District	Zone	FY25-26 Parcel Count	FY 25-26 District Assessment	FY25-26 Zone Assessment	FY25-26Total Assessment	Situs	Owner
3934	117-040-025	**NW**		1	$ 4,690.37	$ -	**$ 4,690.37**	1811 N BROADWAY	1811 NORTH BROADWAY LLC
3934	117-040-027	**NW**		1	$ 586.30	**$ -**	**$ 586.30**	1807 N BROADWAY	PASQUINI CHARLES A JR SEPARATE PROPERTY TRUST
3934	117-040-038	**NW**		1	$ 586.30	$ -	**$ 586.30**	1793 N BROADWAY	RUIZ FAMILY TRUST 3/13/85
3934	117-040-039	**NW**		1	$ 2,276.88	**$ -**	**$ 2,276.88**	1739 N BROADWAY	TIGER 8 SAN FRANCISCO PROPERTIES INC
3934	117-040-040	**NW**		1	$ 586.30	**$ -**	**$ 586.30**	1745 N BROADWAY	HOLLISTER STEVEN W REVOCABLE SEPARATE PROPERTY TRUST
3934	117-180-003	**NW**		1	$ 586.30	**$ -**	**$ 586.30**	275 N BLOSSER RD	TRI-M RENTAL GROUP LLC
3934	117-180-004	**NW**		1	$ 586.30	**$ -**	**$ 586.30**	**235 N BLOSSER RD**	**COSTA MAY M TRUSTEE**
3934	117-180-020	**NW**		1	$ 586.30	$ -	**$ 586.30**	1245 W MAIN ST	CALDERON JUAN CARLOS
3934	117-180-022	**NW**		1	$ 586.30	$ -	**$ 586.30**	351 N BLOSSER RD	TRI-M RENTAL GROUP LLC
3934	117-180-032	**NW**		1	$ 586.30	$ -	**$ 586.30**	1335 W MAIN ST	CROP PRODUCTION SERVICES INC
3934	117-191-023	**NW**		1	$ 586.30	$ -	**$ 586.30**	815 S BLOSSER RD A	LARRABEE BROTHERS DISTRIBUTING CO
3934	117-191-057	**NW**		1	$ 586.30	$ -	**$ 586.30**	755 S BLOSSER RD	PROPANO PROPERTIES LLC
3934	117-191-058	**NW**		1	$ 586.30	$ -	**$ 586.30**	715 S BLOSSER RD	BLOSSER ROAD LLC
3934	117-451-015	**NW**		1	$ 5,496.49	$ -	**$ 5,496.49**	1141 W COX LN	WEST COX COTTAGES L P
3934	117-510-007	**NW**		1	$ 586.30	$ -	**$ 586.30**	1601 N BROADWAY	SANTA MARIA PETROLEUM LLC
3934	117-600-006	**NW**		1	$ 586.30	$ -	**$ 586.30**	1370 WHITE CT	CHAVEZ MIGUEL FAMILY REVOCABLE TRUST 2/13/96
3934	117-600-011	**NW**		1	$ 586.30	$ -	**$ 586.30**	POBOX 5819	SANTA MARIA INVESTMENTS LLC
3934	117-600-022	**NW**		1	$ 586.30	$ -	**$ 586.30**	1323 WHITE CT	SOLA DAVID J
3934	117-600-026	**NW**		1	$ 586.30	$ -	**$ 586.30**	1306 WHITE CT	SANTA MARIA INVESTMENTS LLC
3934	117-600-029	**NW**		1	$ 586.30	$ -	**$ 586.30**	1344 WHITE CT	SANTA MARIA INVESTMENTS LLC
3934	117-600-030	**NW**		1	$ 586.30	$ -	**$ 586.30**	1322 WHITE CT	SANTA MARIA INVESTMENTS LLC
3934	117-630-006	**NW**		1	$ 586.30	$ -	**$ 586.30**	931 S BLOSSER RD	NICOLL PATRICK & PATRICIA TRUST 03/16/2017
3934	117-630-011	**NW**		1	$ 586.30	$ -	**$ 586.30**	1281 FURUKAWA WAY	PLASTINO IV LP
3934	117-630-012	**NW**		1	$ 586.30	$ -	**$ 586.30**	1259 FURUKAWA WAY	ZIEGLER RONALD L/ELIZABETH J FAMILY TRUST 3/1/84
3934	117-630-013	**NW**		1	$ 586.30	$ -	**$ 586.30**	1233 FURUKAWA WAY	TWINKIES TWO LLC
3934	117-630-017	**NW**		1	$ 586.30	$ -	**$ 586.30**	1205 CRAIG DR	CRAIG DRIVE PROPERTIES LLC
3934	117-630-018	**NW**		1	$ 586.30	$ -	**$ 586.30**	1211 CRAIG DR	CCP HOLDINGS LLC
3934	117-670-001	**NW**		1	$ 183.22	$ -	**$ 183.22**	1954 VIA ESTABLO	REYES ANTONIO
3934	117-670-002	**NW**		1	$ 183.22	$ -	**$ 183.22**	1950 VIA ESTABLO	PERALES PABLO JR
3934	117-670-003	**NW**		1	$ 183.22	$ -	**$ 183.22**	1946 VIA ESTABLO	GARZA JOSE M/ELVIA
3934	117-670-004	**NW**	**TR 355.99**	1	$ 4,690.37	$ -	**$ 4,690.37**	1942 VIA ESTABLO	MARSHALL PRESTON
3934	117-670-005	**NW**		1	$ 183.22	$ -	**$ 183.22**	1938 VIA ESTABLO	DUARTE ALFONSO PEREZ
3934	117-670-006	**NW**		1	$ 183.22	$ -	**$ 183.22**	1934 VIA ESTABLO	RODRIGUEZ SANDRO
3934	117-670-007	**NW**		1	$ 183.22	$ -	**$ 183.22**	1930 VIA ESTABLO	PINON RAFAEL S/GLORIA G
3934	117-670-008	**NW**		1	$ 183.22	$ -	**$ 183.22**	1926 VIA ESTABLO	RUBALCABA IRINCO/ROSA
3934	117-670-009	**NW**		1	$ 183.22	$ -	**$ 183.22**	1922 VIA ESTABLO	VELASCO DAVID M
3934	117-670-010	**NW**		1	$ 183.22	$ -	**$ 183.22**	1918 VIA ESTABLO	PEREZ MIGUEL
3934	117-670-011	**NW**		1	$ 183.22	$ -	**$ 183.22**	1914 VIA ESTABLO	MEDINA JOSE C/GLORIA R
3934	117-670-012	**NW**		1	$ 183.22	$ -	**$ 183.22**	1910 VIA ESTABLO	SCOTT & WAYNE LLC
3934	117-670-013	**NW**		1	$ 183.22	$ -	**$ 183.22**	1906 VIA ESTABLO	GUERRERO STEVEN
3934	117-670-014	**NW**		1	$ 183.22	$ -	**$ 183.22**	1902 VIA ESTABLO	FIGUEROA REBECA REVOCABLE FAMILY TRUST 12/27/18
3934	117-670-015	**NW**		1	$ 366.43	$ -	**$ 366.43**	1903 VIA ESTABLO	SANCHEZ IRMA
3934	117-670-016	**NW**		1	$ 183.22	$ -	**$ 183.22**	1907 VIA ESTABLO	ARREOLA SILVIA
3934	117-670-017	**NW**		1	$ 183.22	$ -	**$ 183.22**	1911 VIA ESTABLO	VELASQUEZ ROMAN
3934	117-670-018	**NW**		1	$ 183.22	$ -	**$ 183.22**	1915 VIA ESTABLO	BLANCO ROBERT/ISABEL C
3934	117-670-019	**NW**		1	$ 183.22	$ -	**$ 183.22**	1919 VIA ESTABLO	MONTANO EFREN/ROSA LIMON
3934	117-670-020	**NW**		1	$ 183.22	$ -	**$ 183.22**	1923 VIA ESTABLO	CONTRERAS FAMILY TRUST
3934	117-670-021	**NW**		1	$ 183.22	$ -	**$ 183.22**	1927 VIA ESTABLO	RAMIREZ JESUS G/GRACIELA
3934	117-670-022	**NW**		1	$ 183.22	$ -	**$ 183.22**	1931 VIA ESTABLO	WHEELER ARIEL
3934	117-670-023	**NW**		1	$ 183.22	$ -	**$ 183.22**	1935 VIA ESTABLO	ESPARZA JESUS/ISIDRA R
3934	117-670-024	**NW**		1	$ 183.22	$ -	**$ 183.22**	1939 VIA ESTABLO	GUZMAN HILDA
3934	117-670-025	**NW**		1	$ 183.22	$ -	**$ 183.22**	1945 VIA ESTABLO	LIMON RAMON
3934	117-670-026	**NW**		1	$ 183.22	$ -	**$ 183.22**	1949 VIA ESTABLO	CONTRERAS GREGORIO
3934	117-670-027	**NW**		1	$ 183.22	$ -	**$ 183.22**	1953 VIA ESTABLO	CASTILLO ENRIQUE ANGULO
3934	117-670-028	**NW**		1	$ 549.70	$ -	**$ 549.70**	1952 ARRIBA WAY	SALAZAR JOSE L/OLIVIA
3934	117-670-029	**NW**		1	$ 183.22	$ -	**$ 183.22**	1948 ARRIBA WAY	TAWADROS BOTROUS K & IRMA NUNO 2020 TRUST 2/26/20
3934	117-670-030	**NW**		1	$ 366.43	$ -	**$ 366.43**	1944 ARRIBA WAY	ESCAMILLA MARGARITA TAPIA
3934	117-670-031	**NW**		1	$ 183.22	$ -	**$ 183.22**	1940 ARRIBA WAY	GONZALES CARLOS
3934	117-670-032	**NW**		1	$ 183.22	$ -	**$ 183.22**	1936 ARRIBA WAY	BECHTEL JOHN RICHARD JR LIVING TRUST 10/27/11
3934	117-670-033	**NW**		1	$ 183.22	$ -	**$ 183.22**	1932 ARRIBA WAY	MEDINA RICHARD A JR/DEANNA
3934	117-670-034	**NW**		1	$ 183.22	$ -	**$ 183.22**	1928 ARRIBA WAY	ONTIVEROS ANTHONY B/SANDRA KAY
3934	117-670-035	**NW**		1	$ 183.22	$ -	**$ 183.22**	1924 ARRIBA WAY	FREITAS GEORGE ANDRE JR/CHRISTINA
3934	117-670-036	**NW**		1	$ 183.22	$ -	**$ 183.22**	1920 ARRIBA WAY	PUENTES JOSE
3934	117-670-037	**NW**		1	$ 183.22	$ -	**$ 183.22**	1916 ARRIBA WAY	PENA ENRIQUE
3934	117-670-038	**NW**		1	$ 183.22	$ -	**$ 183.22**	1912 ARRIBA WAY	CONTRERAS GABRIEL & MARIA FAMILY TRUST 2/19/16
3934	117-670-039	**NW**		1	$ 183.22	$ -	**$ 183.22**	1908 ARRIBA WAY	VARGAS SALVADOR
3934	117-670-040	**NW**		1	$ 183.22	$ -	**$ 183.22**	1904 ARRIBA WAY	RAYAS REYES JR
3934	117-670-042	**NW**		1	$ 183.22	$ -	**$ 183.22**	1904 N WESTERN AVE	BRIDGES BETTY
3934	117-670-043	**NW**		1	$ 183.22	$ -	**$ 183.22**	1908 N WESTERN AVE	ENRIQUEZ JOSE J/NORMA
3934	117-670-044	**NW**		1	$ 183.22	$ -	**$ 183.22**	1912 N WESTERN AVE	JOLUFI LLC
3934	117-670-045	**NW**		1	$ 183.22	$ -	**$ 183.22**	1916 N WESTERN AVE	ACOSTA GUADALUPE
3934	117-670-046	**NW**		1	$ 183.22	$ -	**$ 183.22**	1920 N WESTERN AVE	ESPINO JAVIER
3934	117-670-047	**NW**		1	$ 183.22	$ -	**$ 183.22**	1924 N WESTERN AVE	CUEVAS ROBERT
3934	117-670-048	**NW**		1	$ 183.22	$ -	**$ 183.22**	1928 N WESTERN AVE	BARRIOS DAVID ALVARADO
3934	117-670-049	**NW**		1	$ 183.22	$ -	**$ 183.22**	1932 N WESTERN AVE	MERAZ JOSE R/LOURDES
3934	117-670-050	**NW**		1	$ 183.22	$ -	**$ 183.22**	1936 N WESTERN AVE	SANTOS JESSICA H
3934	117-670-051	**NW**		1	$ 183.22	$ -	**$ 183.22**	1940 N WESTERN AVE	AMBURGEY BERTHA
3934	117-670-052	**NW**		1	$ 183.22	$ -	**$ 183.22**	1944 N WESTERN AVE	SANTOS JESUS S
3934	117-670-053	**NW**		1	$ 183.22	$ -	**$ 183.22**	1948 N WESTERN AVE	DELACRUZ ANGEL A/IRMA
3934	117-670-054	**NW**		1	$ 183.22	$ -	**$ 183.22**	1952 N WESTERN AVE	SALAZAR AURELIO
3934	117-670-055	**NW**		1	$ 183.22	$ -	**$ 183.22**	1953 N WESTERN AVE	MARCOS EDUARDO & ROSALINA ESTRELLA REVOCABLE LIVING
3934	117-670-056	**NW**		1	$ 183.22	$ -	**$ 183.22**	1949 N WESTERN AVE	ALARAS VIRGILIO O/BELMA D
3934	117-670-057	**NW**		1	$ 183.22	$ -	**$ 183.22**	1945 N WESTERN AVE	MANDAP NILO
3934	117-670-058	**NW**		1	$ 183.22	$ -	**$ 183.22**	1941 N WESTERN AVE	GUIZAR ALBERT H
3934	117-670-059	**NW**		1	$ 366.43	$ -	**$ 366.43**	1937 N WESTERN AVE	PEREZ JOSE A HERNANDEZ
3934	117-670-060	**NW**		1	$ 183.22	$ -	**$ 183.22**	1933 N WESTERN AVE	DIAZ RAUL
3934	117-670-061	**NW**		1	$ 183.22	$ -	**$ 183.22**	1929 N WESTERN AVE	FRAUSTO DAVID R
3934	117-670-062	**NW**		1	$ 183.22	$ -	**$ 183.22**	1927 N WESTERN AVE	GARCIA TERESA
3934	117-670-063	**NW**		1	$ 183.22	$ -	**$ 183.22**	1923 N WESTERN AVE	LAYA FELICISIMA T
3934	117-670-064	**NW**		1	$ 183.22	$ -	**$ 183.22**	1919 N WESTERN AVE	QUEZADA SANTIAGO/RAQUEL
3934	117-670-065	**NW**		1	$ 366.43	$ -	**$ 366.43**	1915 N WESTERN AVE	RAMIREZ EDITH
3934	117-670-066	**NW**		1	$ 183.22	$ -	**$ 183.22**	1911 N WESTERN AVE	CUNANAN SIMEON RAFAEL B/ESTELA C
3934	117-670-067	**NW**		1	$ 183.22	$ -	**$ 183.22**	1907 N WESTERN AVE	MUNOZ GUADALUPE ULISES
3934	117-670-068	**NW**		1	$ 183.22	$ -	**$ 183.22**	1903 N WESTERN AVE	SORIANO LEVIGIN
3934	117-680-001	**NW**		1	$ 183.22	$ -	**$ 183.22**	1955 VIA CARRO	AUSAN ALLAN S/CHERYL D
3934	117-680-002	**NW**		1	$ 183.22	$ -	**$ 183.22**	1951 VIA CARRO	MENDOZA FELIPE R/LETICIA R
3934	117-680-003	**NW**		1	$ 183.22	$ -	**$ 183.22**	1947 VIA CARRO	SANCHEZ ROBERTO LUA
3934	117-680-004	**NW**		1	$ 183.22	$ -	**$ 183.22**	1943 VIA CARRO	RUVALCABA RAYMUNDO/ALMA G
3934	117-680-005	**NW**		1	$ 183.22	$ -	**$ 183.22**	1939 VIA CARRO	ZARATE JORGE S/MARIA G
3934	117-680-006	**NW**		1	$ 183.22	$ -	**$ 183.22**	1935 VIA CARRO	REGALADO HERMENEGILDO
3934	117-680-007	**NW**		1	$ 183.22	$ -	**$ 183.22**	1931 VIA CARRO	DELGADO JORGE L/ELVIA R
3934	117-680-008	**NW**		1	$ 183.22	$ -	**$ 183.22**	1927 VIA CARRO	HERNANDEZ EMILIO RAIMUNDO
3934	117-680-009	**NW**		1	$ 183.22	$ -	**$ 183.22**	1923 VIA CARRO	JUAREZ GLORIA
3934	117-680-010	**NW**		1	$ 183.22	$ -	**$ 183.22**	1919 VIA CARRO	SOLANO JOSE ALFREDO MEJIA SR
3934	117-680-011	**NW**		1	$ 183.22	$ -	**$ 183.22**	1915 VIA CARRO	HERNANDEZ JOSE C/MARTHA
3934	117-680-012	**NW**		1	$ 366.43	$ -	**$ 366.43**	1911 VIA CARRO	BASULTO RIGOBERTO/GRACIELA
3934	117-680-013	**NW**		1	$ 183.22	$ -	**$ 183.22**	1907 VIA CARRO	CASTRO MIKE/CATHERINE M REVOCABLE LIVING TRUST 4/29/
3934	117-680-014	**NW**		1	$ 183.22	$ -	**$ 183.22**	1903 VIA CARRO	SALAZAR MARIA C
3934	117-680-015	**NW**		1	$ 183.22	$ -	**$ 183.22**	1902 WOODLAWN DR	NORIEGA PROSPERO V/MARIA E
3934	117-680-016	**NW**		1	$ 183.22	$ -	**$ 183.22**	1906 WOODLAWN DR	QUINTANA JAIME C/MARICELA
3934	117-680-017	**NW**		1	$ 183.22	$ -	**$ 183.22**	1910 WOODLAWN DR	VIGIL JESUS/MARGARITA A
3934	117-680-018	**NW**		1	$ 183.22	$ -	**$ 183.22**	1914 WOODLAWN DR	REYES PEDRO
3934	117-680-019	**NW**		1	$ 183.22	$ -	**$ 183.22**	1918 WOODLAWN DR	MORALES STELLA
3934	117-680-020	**NW**		1	$ 183.22	$ -	**$ 183.22**	1922 WOODLAWN DR	RAMIREZ FRANCISCO/ALICIA
3934	117-680-021	**NW**		1	$ 183.22	$ -	**$ 183.22**	1926 WOODLAWN DR	GUTIERREZ MAYRA
3934	117-680-022	**NW**		1	$ 183.22	$ -	**$ 183.22**	1930 WOODLAWN DR	ALCANTARA SERGIO V
3934	117-680-023	**NW**		1	$ 366.43	$ -	**$ 366.43**	1934 WOODLAWN DR	SANTA CRUZ RAUL JR

3934	117-680-024	**NW**	1	$	366.43	$	-	$	**366.43**	1938 WOODLAWN DR	URIBE SALVADOR
3934	117-680-025	**NW**	1	$	549.68	$	-	$	**549.68**	1942 WOODLAWN DR	SILVA KIMBERLY
3934	117-680-026	**NW**	1	$	183.22	$	-	$	**183.22**	1946 WOODLAWN DR	ALCORTA FILIBERTA
3934	117-680-027	**NW**	1	$	366.43	$	-	$	**366.43**	1950 WOODLAWN DR	TOVAR SAUL RANGEL
3934	117-680-028	**NW**	1	$	183.22	$	-	$	**183.22**	1954 WOODLAWN DR	ORTEGA DAVID
3934	117-680-029	**NW**	1	$	183.22	$	-	$	**183.22**	1955 WOODLAWN DR	BERNAL MANUEL/MARTHA
3934	117-680-030	**NW**	1	$	183.22	$	-	$	**183.22**	1951 WOODLAWN DR	GUZMAN DAVID/CAROLINA
3934	117-680-031	**NW**	1	$	183.22	$	-	$	**183.22**	1947 WOODLAWN DR	FAUSTO OSCAR NOL
3934	117-680-032	**NW**	1	$	183.22	$	-	$	**183.22**	1943 WOODLAWN DR	MUNOZ ISMAEL/ARACELIA
3934	117-680-033	**NW**	1	$	183.22	$	-	$	**183.22**	1939 WOODLAWN DR	ESTRADA GREGORIO MERCADO
3934	117-680-034	**NW**	1	$	183.22	$	-	$	**183.22**	1935 WOODLAWN DR	SOTO MIGUEL
3934	117-680-035	**NW**	1	$	183.22	$	-	$	**183.22**	1931 WOODLAWN DR	POMPA TERESA
3934	117-680-036	**NW**	1	$	183.22	$	-	$	**183.22**	1927 WOODLAWN DR	LOPEZ JESUS ADAME
3934	117-680-037	**NW**	1	$	183.22	$	-	$	**183.22**	1923 WOODLAWN DR	AGUIRRE RAFAEL/MARIA MERCEDES
3934	117-680-038	**NW**	1	$	183.22	$	-	$	**183.22**	1919 WOODLAWN DR	BUENROSTRO JOSE IGNACIO
3934	117-680-039	**NW**	1	$	183.22	$	-	$	**183.22**	1915 WOODLAWN DR	RAYAS-VENTURA TERESA
3934	117-680-040	**NW**	1	$	183.22	$	-	$	**183.22**	1911 WOODLAWN DR	CORDOVA SERGIO A
3934	117-680-041	**NW**	1	$	183.22	$	-	$	**183.22**	1907 WOODLAWN DR	RICO RAMIRO/CARLOTA
3934	117-680-042	**NW**	1	$	183.22	$	-	$	**183.22**	1903 WOODLAWN DR	VILLALOVOS CARMEN SR/JULIE
3934	117-680-043	**NW**	1	$	183.22	$	-	$	**183.22**	1902 DEJOY ST	BELMONTEZ LUIS
3934	117-680-044	**NW**	1	$	183.22	$	-	$	**183.22**	1906 DEJOY ST	VARGAS TRINIDAD LUA
3934	117-680-045	**NW**	1	$	183.22	$	-	$	**183.22**	1910 DEJOY ST	RIVAS JUAN F
3934	117-680-046	**NW**	1	$	183.22	$	-	$	**183.22**	1914 DEJOY ST	CHAVEZ PRIMO
3934	117-680-047	**NW**	1	$	183.22	$	-	$	**183.22**	1918 DEJOY ST	MACARENA LUPE
3934	117-680-048	**NW**	1	$	183.22	$	-	$	**183.22**	1922 DEJOY ST	MEJIA LUCAS & SILVIA FAMILY TRUST 2/27/20
3934	117-680-049	**NW**	1	$	366.43	$	-	$	**366.43**	1926 DEJOY ST	GUZMAN MANUEL/GRACIELA
3934	117-680-050	**NW**	1	$	366.43	$	-	$	**366.43**	1930 DEJOY ST	HURTADO VICTOR
3934	117-680-051	**NW**	1	$	183.22	$	-	$	**183.22**	1934 DEJOY ST	PEREZ NICOLAS/MARIA
3934	117-680-052	**NW**	1	$	183.22	$	-	$	**183.22**	1938 DEJOY ST	ZUBIATE MARCUS
3934	117-680-053	**NW**	1	$	183.22	$	-	$	**183.22**	1942 DEJOY ST	RODRIGUEZ FILIBERTO ASUNCION
3934	117-680-054	**NW**	1	$	183.22	$	-	$	**183.22**	1946 DEJOY ST	MENDOZA FAMILY REVOCABLE TRUST
3934	117-680-055	**NW**	1	$	366.43	$	-	$	**366.43**	1950 DEJOY ST	MOLINA ROSALIO/MARIA
3934	117-680-056	**NW**	1	$	183.22	$	-	$	**183.22**	1954 DEJOY ST	CARBAJAL ZEFERINO/EVA
3934	117-680-057	**NW**	1	$	183.22	$	-	$	**183.22**	1955 DEJOY ST	SOLORIO RAMIRO
3934	117-680-058	**NW**	1	$	183.22	$	-	$	**183.22**	1951 DEJOY ST	VELAZQUEZ MARTHA D
3934	117-680-059	**NW**	1	$	183.22	$	-	$	**183.22**	1947 DEJOY ST	AVALOS RAUL NUNEZ
3934	117-680-060	**NW**	1	$	183.22	$	-	$	**183.22**	1943 DEJOY ST	GUZMAN DIEGO
3934	117-680-061	**NW**	1	$	183.22	$	-	$	**183.22**	1939 DEJOY ST	GOMEZ ARNULFO M ROBLES
3934	117-680-062	**NW**	1	$	183.22	$	-	$	**183.22**	1935 DEJOY ST	CORTEZ RAFAEL JR
3934	117-680-063	**NW**	1	$	183.22	$	-	$	**183.22**	1931 DEJOY ST	LAINEZ JUAN CARLOS
3934	117-680-064	**NW**	1	$	183.22	$	-	$	**183.22**	1927 DEJOY ST	DE LA TORRE OMAR
3934	117-680-065	**NW**	1	$	183.22	$	-	$	**183.22**	1923 DEJOY ST	GARCIA GUADALUPE
3934	117-680-066	**NW**	1	$	183.22	$	-	$	**183.22**	1919 DEJOY ST	JIMENEZ LINDA
3934	117-680-067	**NW**	1	$	366.43	$	-	$	**366.43**	1915 DEJOY ST	FRANCO FELIPE ANDRES ORDUNA
3934	117-680-068	**NW**	1	$	183.22	$	-	$	**183.22**	1911 DEJOY ST	SERABIA FERNANDEZ AIDA ESTHER
3934	117-680-069	**NW**	1	$	183.22	$	-	$	**183.22**	1907 DEJOY ST	WHELAN CHRISTINE
3934	117-680-070	**NW**	1	$	183.22	$	-	$	**183.22**	1903 DEJOY ST	RAYGOZA SYLVIA LIVING TRUST 11/5/03
3934	117-690-001	**NW**	1	$	183.22	$	-	$	**183.22**	1902 LAZO WAY	AGUILAR MARGARITA MALDONADO
3934	117-690-002	**NW**	1	$	183.22	$	-	$	**183.22**	1906 LAZO WAY	SAHAGUN MA PATRICIA
3934	117-690-003	**NW**	1	$	183.22	$	-	$	**183.22**	1910 LAZO WAY	AGUILERA JOSE A
3934	117-690-004	**NW**	1	$	183.22	$	-	$	**183.22**	1914 LAZO WAY	ZAMORA SERGIO V
3934	117-690-005	**NW**	1	$	366.43	$	-	$	**366.43**	1918 LAZO WAY	QUINTERO FERNANDEZ ALFONSO
3934	117-690-006	**NW**	1	$	366.43	$	-	$	**366.43**	1922 LAZO WAY	TOSCANO MARGARITO
3934	117-690-007	**NW**	1	$	183.22	$	-	$	**183.22**	1926 LAZO WAY	PEREZ JOEL
3934	117-690-008	**NW**	1	$	549.65	$	-	$	**549.65**	1930 LAZO WAY	ROSAS MARIA GUADALUPE ZARATE
3934	117-690-009	**NW**	1	$	183.22	$	-	$	**183.22**	1934 LAZO WAY	PEREZ RAMON
3934	117-690-010	**NW**	1	$	183.22	$	-	$	**183.22**	1938 LAZO WAY	MARTINEZ JENNIFER M
3934	117-690-011	**NW**	1	$	183.22	$	-	$	**183.22**	1942 LAZO WAY	VASQUEZ JOSE C
3934	117-690-012	**NW**	1	$	183.22	$	-	$	**183.22**	1946 LAZO WAY	HERNANDEZ JOSE
3934	117-690-013	**NW**	1	$	183.22	$	-	$	**183.22**	1950 LAZO WAY	JIMENEZ JAVIER
3934	117-690-014	**NW**	1	$	183.22	$	-	$	**183.22**	1954 LAZO WAY	BAUTISTA TEREZO HERNANDEZ
3934	117-690-015	**NW**	1	$	183.22	$	-	$	**183.22**	1955 LAZO WAY	ALEJO JUANA M
3934	117-690-016	**NW**	1	$	366.43	$	-	$	**366.43**	1951 LAZO WAY	ZARATE ORLANDO
3934	117-690-017	**NW**	1	$	366.43	$	-	$	**366.43**	1947 LAZO WAY	SALAZAR RUBEN B/MARIBEL I
3934	117-690-018	**NW**	1	$	183.22	$	-	$	**183.22**	1943 LAZO WAY	RUBIO JUAN MANUEL
3934	117-690-019	**NW**	1	$	183.22	$	-	$	**183.22**	1939 LAZO WAY	AYALA MANOLIN
3934	117-690-020	**NW**	1	$	183.22	$	-	$	**183.22**	1935 LAZO WAY	ZEPEDA CELESTINA
3934	117-690-021	**NW**	1	$	183.22	$	-	$	**183.22**	1931 LAZO WAY	ROSALES FRANCISCO
3934	117-690-022	**NW**	1	$	183.22	$	-	$	**183.22**	1927 LAZO WAY	GEIGER MARIA G
3934	117-690-023	**NW**	1	$	183.22	$	-	$	**183.22**	1923 LAZO WAY	SCHUBERT JAMES A JR
3934	117-690-024	**NW**	1	$	183.22	$	-	$	**183.22**	1919 LAZO WAY	ARANDA JORGE LUIS P
3934	117-690-025	**NW**	1	$	183.22	$	-	$	**183.22**	1915 LAZO WAY	ARANDA SALVADOR P
3934	117-690-026	**NW**	1	$	183.22	$	-	$	**183.22**	1911 LAZO WAY	CAMACHO RAFAEL P
3934	117-690-027	**NW**	1	$	183.22	$	-	$	**183.22**	1907 LAZO WAY	CAMACHO SANTOS/EDITH L
3934	117-690-028	**NW**	1	$	183.22	$	-	$	**183.22**	1903 LAZO WAY	VELASQUEZ JORGE
3934	117-690-029	**NW**	1	$	183.22	$	-	$	**183.22**	1902 FIESTA WAY	RODRIGUEZ JESUS ROJAS
3934	117-690-030	**NW**	1	$	366.43	$	-	$	**366.43**	1906 FIESTA WAY	ALVAREZ ARNULFO
3934	117-690-031	**NW**	1	$	549.65	$	-	$	**549.65**	1910 FIESTA WAY	MIRAMONTES SERGIO
3934	117-690-032	**NW**	1	$	183.22	$	-	$	**183.22**	1914 FIESTA WAY	MEJIA GLORIA
3934	117-690-033	**NW**	1	$	183.22	$	-	$	**183.22**	1918 FIESTA WAY	MAGANA LUIS M
3934	117-690-034	**NW**	1	$	183.22	$	-	$	**183.22**	1922 FIESTA WAY	PEINADO NOEL Z
3934	117-690-035	**NW**	1	$	183.22	$	-	$	**183.22**	1926 FIESTA WAY	VENEGAS MIRNA
3934	117-690-036	**NW**	1	$	183.22	$	-	$	**183.22**	1930 FIESTA WAY	AMEZCUA RICARDO GALLARDO
3934	117-690-037	**NW**	1	$	183.22	$	-	$	**183.22**	1934 FIESTA WAY	RAMIREZ 2010 FAMILY REVOCABLE TRUST 11/19/10
3934	117-690-038	**NW**	1	$	183.22	$	-	$	**183.22**	1938 FIESTA WAY	GUTIERREZ FRANCISCO J HIPOLITO
3934	117-690-039	**NW**	1	$	183.22	$	-	$	**183.22**	1942 FIESTA WAY	SALAZAR ROSENDA GARCIA
3934	117-690-040	**NW**	1	$	183.22	$	-	$	**183.22**	1946 FIESTA WAY	BOURBON DAVID
3934	117-690-041	**NW**	1	$	183.22	$	-	$	**183.22**	1950 FIESTA WAY	LUA FERNANDO
3934	117-690-042	**NW**	1	$	183.22	$	-	$	**183.22**	1954 FIESTA WAY	DELGADO MARTIN REYES
3934	117-690-043	**NW**	1	$	183.22	$	-	$	**183.22**	1955 FIESTA WAY	NEGRETE JOSE S
3934	117-690-044	**NW**	1	$	183.22	$	-	$	**183.22**	1951 FIESTA WAY	KOLTES DAVID A
3934	117-690-045	**NW**	1	$	183.22	$	-	$	**183.22**	1947 FIESTA WAY	LAINEZ JOSE
3934	117-690-046	**NW**	1	$	183.22	$	-	$	**183.22**	1943 FIESTA WAY	GUTIERREZ LAURIE LIVING TRUST
3934	117-690-047	**NW**	1	$	183.22	$	-	$	**183.22**	1939 FIESTA WAY	RODRIGUEZ ARTURO
3934	117-690-048	**NW**	1	$	183.22	$	-	$	**183.22**	1935 FIESTA WAY	CAMACHO LUIS ERNESTO SANTOS
3934	117-690-049	**NW**	1	$	183.22	$	-	$	**183.22**	1931 FIESTA WAY	GUERRERO RAMON CASTILLO
3934	117-690-050	**NW**	1	$	183.22	$	-	$	**183.22**	1927 FIESTA WAY	BORBOLLA ABEL
3934	117-690-051	**NW**	1	$	183.22	$	-	$	**183.22**	1923 FIESTA WAY	MALDONADO GUILLERMO & BEATRIZ REVOCABLE LIVING TRUST
3934	117-690-052	**NW**	1	$	183.22	$	-	$	**183.22**	1919 FIESTA WAY	ZEPEDA ANA DELIA MENDOZA
3934	117-690-053	**NW**	1	$	183.22	$	-	$	**183.22**	1915 FIESTA WAY	VENCES ARELI
3934	117-690-054	**NW**	1	$	183.22	$	-	$	**183.22**	1911 FIESTA WAY	MEDRANO JUAN PABLO PEREZ
3934	117-690-055	**NW**	1	$	183.22	$	-	$	**183.22**	1907 FIESTA WAY	COPADO RUBEN NOL
3934	117-690-056	**NW**	1	$	183.22	$	-	$	**183.22**	1903 FIESTA WAY	FERREIRA ABEL C
3934	117-690-057	**NW**	1	$	183.22	$	-	$	**183.22**	1902 VIA CARRO	BRAVO DAISY RAMOS
3934	117-690-058	**NW**	1	$	366.43	$	-	$	**366.43**	1906 VIA CARRO	LOPEZ OLIVER VEGA
3934	117-690-059	**NW**	1	$	183.22	$	-	$	**183.22**	1910 VIA CARRO	RABE ANACORITO A & YSIP ELENA G REVOCABLE LIVING TRU
3934	117-690-060	**NW**	1	$	183.22	$	-	$	**183.22**	1914 VIA CARRO	SOLORIO FRANCISCO M/AMALIA R
3934	117-690-061	**NW**	1	$	183.22	$	-	$	**183.22**	1918 VIA CARRO	ORTIS RAMON O
3934	117-690-062	**NW**	1	$	183.22	$	-	$	**183.22**	1922 VIA CARRO	MARTINEZ GABRIEL
3934	117-690-063	**NW**	1	$	183.22	$	-	$	**183.22**	1934 VIA CARRO	RAMOS ANTONIO
3934	117-690-064	**NW**	1	$	366.43	$	-	$	**366.43**	1930 VIA CARRO	BELMONTEZ MARIA
3934	117-690-065	**NW**	1	$	183.22	$	-	$	**183.22**	1926 VIA CARRO	DIAZ ELSA
3934	117-690-066	**NW**	1	$	183.22	$	-	$	**183.22**	1938 VIA CARRO	REYES ALFONSO H
3934	117-690-067	**NW**	1	$	183.22	$	-	$	**183.22**	1942 VIA CARRO	ZEPEDA J GUADALUPE C
3934	117-690-068	**NW**	1	$	183.22	$	-	$	**183.22**	1946 VIA CARRO	ZACARIAS ARTURO I
3934	117-690-069	**NW**	1	$	183.22	$	-	$	**183.22**	1950 VIA CARRO	TORRES EMILIANO A
3934	117-690-070	**NW**	1	$	183.22	$	-	$	**183.22**	1954 VIA CARRO	DELGADO ELISA
3934	117-710-001	**NW**	1	$	183.22	$	-	$	**183.22**	522 HAWTHORN ST	MMW 1999 TRUST 2/1/99
3934	117-710-002	**NW**	1	$	183.22	$	-	$	**183.22**	526 HAWTHORN ST	LYNCH RYAN S
3934	117-710-003	**NW**	1	$	183.22	$	-	$	**183.22**	530 HAWTHORN ST	HERRERA JORGE ARMANDO
3934	117-710-004	**NW**	1	$	183.22	$	-	$	**183.22**	604 HAWTHORN ST	ZARAGOZA FRANCISCO HERRERA

3934	117-710-005	**NW**	1	$	183.22	$	-	$	**183.22**	608 HAWTHORN ST	CLARK DAVID E
3934	117-710-006	**NW**	1	$	183.22	$	-	$	**183.22**	612 HAWTHORN ST	RODRIGUEZ LINDA MARIE
3934	117-710-007	**NW**	1	$	183.22	$	-	$	**183.22**	616 HAWTHORN ST	DOLAN GARY D
3934	117-710-008	**NW**	1	$	183.22	$	-	$	**183.22**	620 HAWTHORN ST	BARRON FAMILY TRUST 3/7/02
3934	117-710-009	**NW**	1	$	183.22	$	-	$	**183.22**	624 HAWTHORN ST	ERICKSON HELEN K TRUST 5/10/17
3934	117-710-010	**NW**	1	$	183.22	$	-	$	**183.22**	628 HAWTHORN ST	DURAN YVONNE
3934	117-710-011	**NW**	1	$	183.22	$	-	$	**183.22**	632 HAWTHORN ST	MICHAELS GARY
3934	117-710-012	**NW**	1	$	183.22	$	-	$	**183.22**	702 HAWTHORN ST	OBRIKAT FAMILY TRUST 9/23/04
3934	117-710-013	**NW**	1	$	183.22	$	-	$	**183.22**	708 HAWTHORN ST	KALISH MELVIN S
3934	117-710-014	**NW**	1	$	183.22	$	-	$	**183.22**	714 HAWTHORN ST	SALINAS DANTE B
3934	117-710-015	**NW**	1	$	183.22	$	-	$	**183.22**	716 HAWTHORN ST	OJEDA HECTOR
3934	117-710-016	**NW**	1	$	183.22	$	-	$	**183.22**	720 HAWTHORN ST	PILLADO HILARIO
3934	117-710-017	**NW**	1	$	183.22	$	-	$	**183.22**	724 HAWTHORN ST	CARTER ALICE M SEPARATE FAMILY TRUST 3/30/2013
3934	117-710-018	**NW**	1	$	183.22	$	-	$	**183.22**	728 HAWTHORN ST	MORALES MARCO ANOTNIO
3934	117-710-019	**NW**	1	$	183.22	$	-	$	**183.22**	2411 ACACIA ST	QUISENBERRY ROBERT
3934	117-710-020	**NW**	1	$	183.22	$	-	$	**183.22**	2415 ACACIA ST	INGRAHAM TAMMY L
3934	117-710-021	**NW**	1	$	183.22	$	-	$	**183.22**	2419 ACACIA ST	ESPINOZA BERNARDINO
3934	117-710-022	**NW**	1	$	183.22	$	-	$	**183.22**	2423 ACACIA ST	RODRIGUEZ TRANSITO
3934	117-710-023	**NW**	1	$	183.22	$	-	$	**183.22**	2427 ACACIA ST	BROOKS LORI A
3934	117-710-024	**NW**	1	$	183.22	$	-	$	**183.22**	2431 ACACIA ST	ZARATE RUBEN
3934	117-710-025	**NW**	1	$	183.22	$	-	$	**183.22**	2435 ACACIA ST	HEDRICK CRYSTAL D
3934	117-710-026	**NW**	1	$	183.22	$	-	$	**183.22**	2439 ACACIA ST	NEGRETE GILBERTO
3934	117-710-027	**NW**	1	$	183.22	$	-	$	**183.22**	2443 ACACIA ST	DELA PENA SAMMY/ELVIRA F
3934	117-710-028	**NW**	1	$	183.22	$	-	$	**183.22**	2447 ACACIA ST	RAMIREZ CESAR
3934	117-710-029	**NW**	1	$	183.22	$	-	$	**183.22**	2451 ACACIA ST	MEZA JULIO CESAR
3934	117-710-030	**NW**	1	$	183.22	$	-	$	**183.22**	2455 ACACIA ST	WADE JOSEFINA P
3934	117-710-031	**NW**	1	$	183.22	$	-	$	**183.22**	712 MAYTEN ST	JOHNSON SUSAN L
3934	117-710-032	**NW**	1	$	183.22	$	-	$	**183.22**	2442 ACACIA ST	MARTINEZ JUAN M
3934	117-710-033	**NW**	1	$	183.22	$	-	$	**183.22**	2438 ACACIA ST	LAMON JAMES G
3934	117-710-034	**NW**	1	$	183.22	$	-	$	**183.22**	2434 ACACIA ST	REYES MARTIN
3934	117-710-035	**NW**	1	$	183.22	$	-	$	**183.22**	2430 ACACIA ST	HERNANDEZ IVAN
3934	117-710-036	**NW**	1	$	183.22	$	-	$	**183.22**	2426 ACACIA ST	CARDENAS EMILIO
3934	117-710-037	**NW**	1	$	183.22	$	-	$	**183.22**	2422 ACACIA ST	YOUNG LYMAN EARL JR/LORRAINE JUNE TRSTEE
3934	117-710-038	**NW**	1	$	183.22	$	-	$	**183.22**	2418 ACACIA ST	JEFFRIES DORIS AMANDA
3934	117-710-039	**NW**	1	$	183.22	$	-	$	**183.22**	2414 ACACIA ST	BRAR PREMJIT K
3934	117-710-040	**NW**	1	$	183.22	$	-	$	**183.22**	715 HAWTHORN ST	SALVADOR LORETO M & ROSALINDA B TRUST
3934	117-710-041	**NW**	1	$	183.22	$	-	$	**183.22**	709 HAWTHORN ST	KENNEDY FAMILY TRUST 11/2/06
3934	117-710-042	**NW**	1	$	183.22	$	-	$	**183.22**	705 HAWTHORN ST	ROMERO JONATHAN V
3934	117-710-043	**NW**	1	$	183.22	$	-	$	**183.22**	633 HAWTHORN ST	NARANJO RICARDO
3934	117-710-044	**NW**	1	$	183.22	$	-	$	**183.22**	629 HAWTHORN ST	HUFF JON M III
3934	117-710-045	**NW**	1	$	183.22	$	-	$	**183.22**	625 HAWTHORN ST	RODRIGUEZ JOSE GABRIEL
3934	117-710-046	**NW**	1	$	183.22	$	-	$	**183.22**	621 HAWTHORN ST	FERNANDEZ SAMUEL J
3934	117-710-047	**NW**	1	$	183.22	$	-	$	**183.22**	617 HAWTHORN ST	BROWN LIVING TRUST 10/21/19
3934	117-710-048	**NW**	1	$	183.22	$	-	$	**183.22**	611 HAWTHORN ST	PLOOY MELISSA A
3934	117-710-049	**NW**	1	$	183.22	$	-	$	**183.22**	609 HAWTHORN ST	COVARRUBIAS GRACIELA C
3934	117-710-050	**NW**	1	$	183.22	$	-	$	**183.22**	2411 BOXWOOD ST	TAPIA J JESUS ORTEGA
3934	117-710-051	**NW**	1	$	183.22	$	-	$	**183.22**	2417 BOXWOOD ST	FOSTER THOMAS & ALICE TRUST
3934	117-710-052	**NW**	1	$	183.22	$	-	$	**183.22**	606 GINGKO CT	GALLANT MICHAEL G
3934	117-710-053	**NW**	1	$	183.22	$	-	$	**183.22**	610 GINGKO CT	HERNANDEZ EMETERIO/ADRIENNE
3934	117-710-054	**NW**	1	$	183.22	$	-	$	**183.22**	614 GINGKO CT	GARCIA GRINGO FERNANDEZ
3934	117-710-055	**NW**	1	$	183.22	$	-	$	**183.22**	618 GINGKO CT	PROFITT DOUGLAS E/GRACE M
3934	117-710-056	**NW**	1	$	183.22	$	-	$	**183.22**	622 GINGKO CT	MIKAEL GERGES M
3934	117-710-057	**NW**	1	$	183.22	$	-	$	**183.22**	626 GINGKO CT	JIMENEZ FAMILY TRUST
3934	117-710-058	**NW**	1	$	183.22	$	-	$	**183.22**	630 GINGKO CT	HOLLINGSEAD BLANCHE R TRUST
3934	117-710-059	**NW**	1	$	183.22	$	-	$	**183.22**	634 GINGKO CT	HARBOUR CRYSTAL MAE
3934	117-710-060	**NW**	1	$	183.22	$	-	$	**183.22**	638 GINGKO CT	SEXTY LORETTA E L/EST
3934	117-710-061	**NW**	1	$	183.22	$	-	$	**183.22**	639 GINGKO CT	HOLLINGSEAD BLANCHE ROSE REVOCABLE TRUST 10/10/08
3934	117-710-062	**NW**	1	$	366.43	$	-	$	**366.43**	635 GINGKO CT	SANDOVAL JOSE M
3934	117-710-063	**NW**	1	$	183.22	$	-	$	**183.22**	631 GINGKO CT	BUSSARD DARRELL
3934	117-710-064	**NW**	1	$	183.22	$	-	$	**183.22**	627 GINGKO CT	JENKINS MELVYN L/DONNA J TRUSTEES
3934	117-710-065	**NW**	1	$	183.22	$	-	$	**183.22**	623 GINGKO CT	OROZCO MARIA AMPARO
3934	117-710-066	**NW**	1	$	183.22	$	-	$	**183.22**	619 GINGKO CT	RUIZ ALEJANDRO
3934	117-710-067	**NW**	1	$	183.22	$	-	$	**183.22**	615 GINGKO CT	HASLAM LEONE P TESTAMENTARY TRUST 10/11/90
3934	117-710-068	**NW**	1	$	183.22	$	-	$	**183.22**	611 GINGKO CT	PILI RICHARD P
3934	117-710-069	**NW**	1	$	183.22	$	-	$	**183.22**	607 GINGKO CT	WEST BRANDON
3934	117-710-070	**NW**	1	$	183.22	$	-	$	**183.22**	2431 BOXWOOD ST	FINNEY EDWARD & MILDRED REVOCABLE FAMILY TRUST
3934	117-710-071	**NW**	1	$	183.22	$	-	$	**183.22**	2443 BOXWOOD ST	QUINTANA PHILLIP E
3934	117-710-072	**NW**	1	$	183.22	$	-	$	**183.22**	608 MAYTEN ST	ROOKER BARBARA FAMILY TRUST 10/18/01
3934	117-710-073	**NW**	1	$	183.22	$	-	$	**183.22**	612 MAYTEN ST	CHARLES TERRY VAN
3934	117-710-074	**NW**	1	$	183.22	$	-	$	**183.22**	616 MAYTEN ST	AVILA RODOLFO REVOCABLE TRUST
3934	117-710-075	**NW**	1	$	183.22	$	-	$	**183.22**	620 MAYTEN ST	APODACA ROBIN
3934	117-710-076	**NW**	1	$	183.22	$	-	$	**183.22**	624 MAYTEN ST	JENSMA DARYL D
3934	117-710-077	**NW**	1	$	183.22	$	-	$	**183.22**	628 MAYTEN ST	BRECKENRIDGE PROPERTY FUND 2016 LLC
3934	117-710-078	**NW**	1	$	183.22	$	-	$	**183.22**	632 MAYTEN ST	PACKARD FAMILY TRUST 7/29/04
3934	117-710-079	**NW**	1	$	183.22	$	-	$	**183.22**	704 MAYTEN ST	PACKARD FAMILY TRUST 7/29/07
3934	117-710-080	**NW**	1	$	183.22	$	-	$	**183.22**	708 MAYTEN ST	KARAPETIAN ALEX
3934	117-710-081	**NW**	1	$	183.22	$	-	$	**183.22**	538 MAYTEN ST	GREWAL GURINDERJIT S/JOGINDER K
3934	117-710-082	**NW**	1	$	183.22	$	-	$	**183.22**	534 MAYTEN ST	GUERRERO JUAN LUIS
3934	117-710-083	**NW**	1	$	183.22	$	-	$	**183.22**	530 MAYTEN ST	ALARCON LEO B
3934	117-710-084	**NW**	1	$	183.22	$	-	$	**183.22**	526 MAYTEN ST	SMITH AARON
3934	117-710-085	**NW**	1	$	183.22	$	-	$	**183.22**	522 MAYTEN ST	RAMIREZ SALVADOR
3934	117-710-086	**NW**	1	$	183.22	$	-	$	**183.22**	518 MAYTEN ST	LAURIE LUKE J
3934	117-710-087	**NW**	1	$	183.22	$	-	$	**183.22**	2430 BOXWOOD ST	GONZALEZ JAQUELIN ROJAS
3934	117-710-088	**NW**	1	$	183.22	$	-	$	**183.22**	531 GINGKO CT	SCOTT & WAYNE LLC
3934	117-710-089	**NW**	1	$	183.22	$	-	$	**183.22**	527 GINGKO CT	MAGNO MARTIN A
3934	117-710-090	**NW**	1	$	183.22	$	-	$	**183.22**	523 GINGKO CT	SCOTT & WAYNE LLC
3934	117-710-091	**NW**	1	$	183.22	$	-	$	**183.22**	519 GINGKO CT	RANA BRYAN KEITH JR
3934	117-710-092	**NW**	1	$	183.22	$	-	$	**183.22**		HIDDEN PINES ESTATES HOMEOWNERS ASSN
3934	117-710-094	**NW**	1	$	183.22	$	-	$	**183.22**		HIDDEN PINES ESTATES HOMEOWNERS ASSOC
3934	117-720-001	**NW**	1	$	183.22	$	-	$	**183.22**	404 HAWTHORN ST	MORELAND TANYA INDIVIDUAL LIVING TRUST
3934	117-720-002	**NW**	1	$	183.22	$	-	$	**183.22**	410 HAWTHORN ST	SANCHEZ TYRONE J
3934	117-720-005	**NW**	1	$	366.43	$	-	$	**366.43**	422 HAWTHORN ST	DE CARRILLO ANA L TAFOYA
3934	117-720-006	**NW**	1	$	183.22	$	-	$	**183.22**	426 HAWTHORN ST	KURDI SUSAN I
3934	117-720-007	**NW**	1	$	366.43	$	-	$	**366.43**	430 HAWTHORN ST	MARTINEZ DARIO
3934	117-720-008	**NW**	1	$	183.22	$	-	$	**183.22**	434 HAWTHORN ST	JOSE FELIX GAUDENCIO JEHRICO
3934	117-720-009	**NW**	1	$	366.43	$	-	$	**366.43**	506 HAWTHORN ST	TOPPER ZACHARY A
3934	117-720-010	**NW**	1	$	183.22	$	-	$	**183.22**	510 HAWTHORN ST	JUAREZ EDWARD G JR
3934	117-720-011	**NW**	1	$	183.22	$	-	$	**183.22**	514 HAWTHORN ST	EUBLERA ROMEO M SR
3934	117-720-012	**NW**	1	$	183.22	$	-	$	**183.22**	518 HAWTHORN ST	MORALES ROSA
3934	117-720-013	**NW**	1	$	366.43	$	-	$	**366.43**	2411 LOCUST ST	BELTRAN YANETH
3934	117-720-014	**NW**	1	$	183.22	$	-	$	**183.22**	2415 LOCUST ST	MARLETT JOHNNY PAUL
3934	117-720-015	**NW**	1	$	183.22	$	-	$	**183.22**	2419 LOCUST ST	LARA LIVDI J ESCOBEDO
3934	117-720-016	**NW**	1	$	183.22	$	-	$	**183.22**	2423 LOCUST ST	CONTRERAS WILIBALDO
3934	117-720-017	**NW**	1	$	183.22	$	-	$	**183.22**	2427 LOCUST ST	BURCH RODNEY E/MASAKO
3934	117-720-018	**NW**	1	$	183.22	$	-	$	**183.22**	2431 LOCUST ST	DANIELS ERIC TRUST 6/27/18
3934	117-720-019	**NW**	1	$	183.22	$	-	$	**183.22**	2435 LOCUST ST	RAE DEREK JOHN
3934	117-720-020	**NW**	1	$	183.22	$	-	$	**183.22**	508 MAYTEN ST	RAMIREZ JESUS
3934	117-720-021	**NW**	1	$	183.22	$	-	$	**183.22**	2448 LOCUST ST	PANIAGUA ALFREDO S
3934	117-720-022	**NW**	1	$	183.22	$	-	$	**183.22**	2444 LOCUST ST	GIN FAMILY REVOCABLE TRUST 1/31/18
3934	117-720-023	**NW**	1	$	183.22	$	-	$	**183.22**	2440 LOCUST ST	GARCIA WILLIAM ROGER
3934	117-720-024	**NW**	1	$	183.22	$	-	$	**183.22**	2436 LOCUST ST	OKIN STEVEN B
3934	117-720-025	**NW**	1	$	183.22	$	-	$	**183.22**	2432 LOCUST ST	GARCIA JUAN/VIOLA LIVING TRUST 4/19/06
3934	117-720-026	**NW**	1	$	183.22	$	-	$	**183.22**	2428 LOCUST ST	VALDEZ DENISE
3934	117-720-027	**NW**	1	$	183.22	$	-	$	**183.22**	2422 LOCUST ST	GOMEZ JESUS LUIS/VERONICA M
3934	117-720-028	**NW**	1	$	183.22	$	-	$	**183.22**	2416 LOCUST ST	CORONA-HEREDIA LUIS ANTONIO
3934	117-720-029	**NW**	1	$	183.22	$	-	$	**183.22**	2412 LOCUST ST	DAGUIO RECHELLE INDOC
3934	117-720-030	**NW**	1	$	183.22	$	-	$	**183.22**	2409 LILAC ST	OTT BARBARA J TRUST
3934	117-720-031	**NW**	1	$	183.22	$	-	$	**183.22**	2415 LILAC ST	NUNEZ ISELA AGUILAR
3934	117-720-032	**NW**	1	$	183.22	$	-	$	**183.22**	2419 LILAC ST	KNOLLENBERG CHAD K
3934	117-720-033	**NW**	1	$	183.22	$	-	$	**183.22**	2425 LILAC ST	BATTAGLIA JUDITH MARGARET IRA
3934	117-720-034	**NW**	1	$	183.22	$	-	$	**183.22**	2429 LILAC ST	BROWN JOEL M G JR

3934	117-720-035	**NW**		1	$	183.22	$ -	$	**183.22**	2433 LILAC ST	MURRAY JAMES D
3934	117-720-036	**NW**		1	$	183.22	$ -	$	**183.22**	2437 LILAC ST	SMITH KEITH & LYNNE FAMILY TRUST 6/29/17
3934	117-720-037	**NW**		1	$	183.22	$ -	$	**183.22**	2441 LILAC ST	MCKINNEY PAMELA KAY
3934	117-720-038	**NW**		1	$	183.22	$ -	$	**183.22**	2445 LILAC ST	BORGES MICHAEL/JOHNA
3934	117-720-047	**NW**		1	$	183.22	$ -	$	**183.22**	2411 EBONY ST	SALAZAR EUSTARGIO H
3934	117-720-048	**NW**		1	$	183.22	$ -	$	**183.22**	2415 EBONY ST	MUNAR PATRICK H
3934	117-720-049	**NW**		1	$	183.22	$ -	$	**183.22**	2419 EBONY ST	JIMENEZ SANTOS SALVADOR J
3934	117-720-050	**NW**		1	$	183.22	$ -	$	**183.22**	2423 EBONY ST	HOLLINGSEAD BLANCHE ROSE REVOCABLE TRUST
3934	117-720-051	**NW**		1	$	183.22	$ -	$	**183.22**	2427 EBONY ST	TRUONG LOUANN
3934	117-720-052	**NW**		1	$	183.22	$ -	$	**183.22**	2431 EBONY ST	LOPEZ JOSE A JR
3934	117-720-053	**NW**		1	$	183.22	$ -	$	**183.22**	2435 EBONY ST	ARRIOLA MICHAEL J
3934	117-720-054	**NW**		1	$	183.22	$ -	$	**183.22**	2439 EBONY ST	HOLLINSEAD BLANCHE ROSE REVOCABLE TRUST 10/10/08
3934	117-720-055	**NW**		1	$	183.22	$ -	$	**183.22**	2443 EBONY ST	GARCIA BERNARDO RODRIGUEZ
3934	117-720-058	**NW**		1	$	183.22	$ -	$	**183.22**		HIDDEN PINES ESTATES HOMEOWNERS ASSOC
3934	117-720-069	**NW**		1	$	183.22	$ -	$	**183.22**	2446 LILAC ST	MARES JESSICA S
3934	117-720-070	**NW**		1	$	183.22	$ -	$	**183.22**	2442 LILAC ST	GONZALEZ JACOB
3934	117-720-071	**NW**		1	$	183.22	$ -	$	**183.22**	2436 LILAC ST	FIALHO FAMILY TRUST 12/13/19
3934	117-720-072	**NW**		1	$	183.22	$ -	$	**183.22**	2434 LILAC ST	GUTIERREZ MIGUEL
3934	117-720-073	**NW**		1	$	183.22	$ -	$	**183.22**	2430 LILAC ST	ZAVALA FAMILY TRUST 9/5/18
3934	117-720-074	**NW**		1	$	183.22	$ -	$	**183.22**	2426 LILAC ST	REYES CARLOS/ESTELA
3934	117-720-075	**NW**		1	$	183.22	$ -	$	**183.22**	2420 LILAC ST	WILKENING MARK ALAN
3934	117-720-076	**NW**		1	$	183.22	$ -	$	**183.22**	2412 LILAC ST	JACKSON SUSAN E
3934	117-720-077	**NW**		1	$	183.22	$ -	$	**183.22**	414 HAWTHORN ST	CASTREJON JOSE F SALTO
3934	117-720-078	**NW**		1	$	183.22	$ -	$	**183.22**	418 HAWTHORN ST	PECSON N ED
3934	117-720-079	**NW**		1	$	183.22	$ -	$	**183.22**		HIDDEN PINES ESTATES HOMEOWNERS ASSOC
3934	117-730-001	**NW**		1	$	586.29	$ -	$	**586.29**	333 HIDDEN PINES WAY	TOWN CENTER CONGREGATION OF JEHOVAHS WITNESSES SANTA
3934	117-730-007	**NW**		1	$	183.22	$ -	$	**183.22**	104 RIVERSIDE CT	HONRADA JOHNSON D
3934	117-730-008	**NW**		1	$	183.22	$ -	$	**183.22**	110 RIVERSIDE CT	LOPEZ IGNACIO DE LA CRUZ
3934	117-730-009	**NW**		1	$	183.22	$ -	$	**183.22**	118 RIVERSIDE CT	FUENTES ADELA
3934	117-730-010	**NW**		1	$	183.22	$ -	$	**183.22**	126 RIVERSIDE CT	MILLAN JOSE A/ADELA
3934	117-730-011	**NW**		1	$	366.43	$ -	$	**366.43**	134 RIVERSIDE CT	HOPKINS JASON D
3934	117-730-012	**NW**		1	$	183.22	$ -	$	**183.22**	142 RIVERSIDE CT	WILLARD STEVE M
3934	117-730-013	**NW**		1	$	183.22	$ -	$	**183.22**	206 RIVERSIDE CT	CASTANEDA FAMILY TRUST
3934	117-730-014	**NW**		1	$	183.22	$ -	$	**183.22**	214 RIVERSIDE CT	RAMOS ISABEL RODELA TRUSTEE
3934	117-730-015	**NW**		1	$	183.22	$ -	$	**183.22**	222 RIVERSIDE CT	RUBIO-VELAZQUEZ GABRIEL
3934	117-730-016	**NW**		1	$	183.22	$ -	$	**183.22**	230 RIVERSIDE CT	DELGADO DEBRA ROSE
3934	117-730-017	**NW**		1	$	183.22	$ -	$	**183.22**	238 RIVERSIDE CT	MERCADO ROMAN HENRY
3934	117-730-018	**NW**		1	$	183.22	$ -	$	**183.22**	246 RIVERSIDE CT	MONROY FLOR
3934	117-730-019	**NW**		1	$	183.22	$ -	$	**183.22**	233 RIVERSIDE CT	FOSTER RYAN
3934	117-730-020	**NW**		1	$	183.22	$ -	$	**183.22**	223 RIVERSIDE CT	MAAS E K FAMILY TRUST
3934	117-730-021	**NW**		1	$	183.22	$ -	$	**183.22**	215 RIVERSIDE CT	HARDIN CHONDEE
3934	117-730-022	**NW**		1	$	366.43	$ -	$	**366.43**	207 RIVERSIDE CT	HERNANDEZ SALVADOR
3934	117-730-023	**NW**		1	$	183.22	$ -	$	**183.22**	143 RIVERSIDE CT	WILLARD STEVEN M
3934	117-730-024	**NW**		1	$	183.22	$ -	$	**183.22**	135 RIVERSIDE CT	SHAPIRO CAROLE
3934	117-730-025	**NW**		1	$	183.22	$ -	$	**183.22**	127 RIVERSIDE CT	HERNANDEZ-CEJA JOHNATAN J
3934	117-730-026	**NW**		1	$	183.22	$ -	$	**183.22**	119 RIVERSIDE CT	KELLEY CAROLYNNE D
3934	117-730-027	**NW**		1	$	183.22	$ -	$	**183.22**	111 RIVERSIDE CT	MANN ROBERT W
3934	117-730-028	**NW**		1	$	183.22	$ -	$	**183.22**	105 RIVERSIDE CT	JIMENEZ ALMA
3934	117-730-029	**NW**		1	$	183.22	$ -	$	**183.22**		RANDALL WILLIAM JR FAMILY TRUST
3934	117-810-002	**NW**		1	$	183.22	$ -	$	**183.22**	2447 EBONY ST	RUIZ CARLOS
3934	117-810-003	**NW**		1	$	183.22	$ -	$	**183.22**	2451 EBONY ST	BAEZ ARLENE
3934	117-810-004	**NW**		1	$	183.22	$ -	$	**183.22**	2458 LILAC ST	MESERVE ROBERT A
3934	117-810-005	**NW**		1	$	183.22	$ -	$	**183.22**	2454 LILAC ST	SANCHEZ DEBORAH ANN
3934	117-810-006	**NW**		1	$	183.22	$ -	$	**183.22**	2450 N LILAC ST	PEREZ VIDAL A
3934	117-810-007	**NW**		1	$	183.22	$ -	$	**183.22**	2449 LILAC ST	EVANS MICHELLE RENEE
3934	117-810-008	**NW**		1	$	183.22	$ -	$	**183.22**	420 W POPLAR ST	DETTER BRUCE C III/DIANE H
3934	117-810-009	**NW**		1	$	183.22	$ -	$	**183.22**	424 POPLAR ST	PENROD JUSTIN
3934	117-810-010	**NW**		1	$	183.22	$ -	$	**183.22**	428 POPLAR ST	LOPEZ-AGUILA RAMON
3934	117-810-011	**NW**		1	$	183.22	$ -	$	**183.22**	432 W POPLAR ST	ZUNIGA DENISE
3934	117-810-012	**NW**		1	$	183.22	$ -	$	**183.22**	436 POPLAR ST	NIJJAR BHAJAN S LIVING TRUST 10/3/05
3934	117-810-013	**NW**		1	$	183.22	$ -	$	**183.22**	2452 LOCUST ST	CARDENAS YUREIDA
3934	117-810-014	**NW**		1	$	183.22	$ -	$	**183.22**	505 MAYTEN ST	WAITE SETH M
3934	117-810-015	**NW**		1	$	183.22	$ -	$	**183.22**	511 MAYTEN ST	ELLER LISA A
3934	117-810-016	**NW**		1	$	183.22	$ -	$	**183.22**	515 MAYTEN ST	LANDA RENE MEDINA
3934	117-810-017	**NW**		1	$	183.22	$ -	$	**183.22**	519 MAYTEN ST	LACSINA SANTIAGO P
3934	117-810-018	**NW**		1	$	183.22	$ -	$	**183.22**	523 MAYTEN ST	WILSON SANDRA G REVOCABLE LIVING TRUST
3934	117-810-019	**NW**		1	$	183.22	$ -	$	**183.22**	527 MAYTEN ST	RYAN CARI
3934	117-810-020	**NW**		1	$	183.22	$ -	$	**183.22**	531 MAYTEN ST	CABRALES SERGIO F/CAROLINA SAUCEDA
3934	117-810-021	**NW**		1	$	183.22	$ -	$	**183.22**	535 MAYTEN ST	LANI SHARANE
3934	117-810-022	**NW**		1	$	183.22	$ -	$	**183.22**	539 MAYTEN ST	BUSTAMANTE CARLOS A
3934	117-810-023	**NW**		1	$	549.67	$ -	$	**549.67**	504 POPLAR ST	CAMACHO MANUEL JR
3934	117-810-024	**NW**		1	$	183.22	$ -	$	**183.22**	508 POPLAR ST	SHEIMAN FAMILY TRUST 2/2/05
3934	117-810-025	**NW**		1	$	183.22	$ -	$	**183.22**	512 POPLAR ST	HAMEL HALIMA
3934	117-810-026	**NW**		1	$	183.22	$ -	$	**183.22**	516 POPLAR ST	CUNNINGHAM EVELYN E
3934	117-810-027	**NW**		1	$	183.22	$ -	$	**183.22**	520 POPLAR ST	COATNEY DAVID C
3934	117-810-028	**NW**		1	$	183.22	$ -	$	**183.22**	524 POPLAR ST	MENDOZA HECTOR MANUEL
3934	117-810-029	**NW**		1	$	183.22	$ -	$	**183.22**	528 POPLAR ST	ROJAS MARCOS
3934	117-810-030	**NW**		1	$	183.22	$ -	$	**183.22**	532 W POPLAR ST	ADAMS SCOTT ALAN
3934	117-810-031	**NW**		1	$	183.22	$ -	$	**183.22**	536 POPLAR ST	CARR ERIC TROY
3934	117-810-032	**NW**		1	$	183.22	$ -	$	**183.22**	540 POPLAR ST	ORTIZ NESTOR
3934	117-810-033	**NW**		1	$	183.22	$ -	$	**183.22**	2469 BOXWOOD ST	PINON MANUEL C
3934	117-810-034	**NW**		1	$	183.22	$ -	$	**183.22**	2465 BOXWOOD ST	FERNANDEZ JOSE M
3934	117-810-035	**NW**		1	$	183.22	$ -	$	**183.22**	2461 BOXWOOD ST	VEGA MARIA CARMEN
3934	117-810-036	**NW**		1	$	183.22	$ -	$	**183.22**	2457 BOXWOOD ST	HYUN DANIEL
3934	117-810-037	**NW**		1	$	183.22	$ -	$	**183.22**	2453 BOXWOOD ST	FERREL ROBERT JR
3934	117-810-038	**NW**		1	$	183.22	$ -	$	**183.22**	611 MAYTEN ST	PETERS JOHN E JR FAMILY TRUST 3/21/14
3934	117-810-039	**NW**		1	$	183.22	$ -	$	**183.22**	617 MAYTEN ST	BAINES FAMILY TRUST 07/30/2015
3934	117-810-040	**NW**		1	$	183.22	$ -	$	**183.22**	621 MAYTEN ST	HOLLINGSEAD BLANCHE R IRREVOCABLE TRUST
3934	117-810-041	**NW**		1	$	183.22	$ -	$	**183.22**	625 MAYTEN ST	WILSON ANTHONY TODD
3934	117-810-042	**NW**		1	$	183.22	$ -	$	**183.22**	629 MAYTEN ST	GEORGE KAYLA D
3934	117-810-043	**NW**		1	$	183.22	$ -	$	**183.22**	633 MAYTEN ST	DE LUNA ALDO EDUARDO REYES
3934	117-810-044	**NW**		1	$	183.22	$ -	$	**183.22**	703 MAYTEN ST	MELONCON MARIA D
3934	117-810-045	**NW**		1	$	183.22	$ -	$	**183.22**	707 MAYTEN ST	SILVA MARLENE
3934	117-810-046	**NW**		1	$	183.22	$ -	$	**183.22**	711 MAYTEN ST	FULMORE LETTIE M
3934	117-810-047	**NW**		1	$	183.22	$ -	$	**183.22**	715 MAYTEN ST	DOAN HAI DUC
3934	117-810-048	**NW**		1	$	183.22	$ -	$	**183.22**	610 POPLAR ST	BORDIER GILDARDO E & MARY L TRUSTEES
3934	117-810-049	**NW**		1	$	183.22	$ -	$	**183.22**	614 POPLAR ST	CONLEY FAMILY TRUST 10/28/08
3934	117-810-050	**NW**		1	$	183.22	$ -	$	**183.22**	618 POPLAR ST	DANNENBRING GAIL M
3934	117-810-051	**NW**		1	$	366.43	$ -	$	**366.43**	622 POPLAR ST	RODRIGUEZ SEVERIANO
3934	117-810-052	**NW**		1	$	183.22	$ -	$	**183.22**	626 POPLAR ST	BARBA ROSE MARIE
3934	117-810-053	**NW**		1	$	183.22	$ -	$	**183.22**	630 POPLAR ST	AYALA VANESSA
3934	117-810-054	**NW**		1	$	183.22	$ -	$	**183.22**	702 POPLAR ST	BARRERA-LOPEZ TEODORO
3934	117-810-055	**NW**		1	$	183.22	$ -	$	**183.22**	706 POPLAR ST	YBARRA PETE
3934	117-810-056	**NW**		1	$	183.22	$ -	$	**183.22**	710 POPLAR ST	BROOKS RAYMOND G/CARMON L
3934	117-810-057	**NW**		1	$	183.22	$ -	$	**183.22**	714 POPLAR ST	HOLLAND SANDRA C
3934	117-810-058	**NW**		1	$	183.22	$ -	$	**183.22**	2475 ACACIA ST	RAJ YASH
3934	117-810-059	**NW**		1	$	183.22	$ -	$	**183.22**	2471 ACACIA ST	EYRAUD CARMEN JULIE ELISALDA
3934	117-810-060	**NW**		1	$	183.22	$ -	$	**183.22**	2467 ACACIA ST	MILBURN BARBARA REVOCABLE LIVING TRUST
3934	117-810-061	**NW**		1	$	366.43	$ -	$	**366.43**	2463 ACACIA ST	LOPEZ JOSE
3934	117-810-062	**NW**		1	$	183.22	$ -	$	**183.22**	2459 ACACIA ST	MUTTONI OSCAR EMILIO
3934	117-831-001	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2259 MON CHERE LN	CURRY HAL B
3934	117-831-002	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2253 MON CHERE LN	MANZANARES ANTONIO MORA
3934	117-831-003	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2247 MON CHERE LN	RAMIREZ RICARDO
3934	117-831-004	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2241 MON CHERE LN	PATINO FAMILY TRUST 11/19/19
3934	117-831-005	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2235 MON CHERE LN	HURST REBECCA J
3934	117-831-006	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2229 MON CHERE LN	VIDAL NOEMI
3934	117-831-007	**NW**	**Cherry Blossom**	1	$	366.43	$ 1,071.49	$	**1,437.92**	2223 MON CHERE LN	NUNEZ JOSE MANUEL
3934	117-831-008	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2217 MON CHERE LN	DALY ANDREW B
3934	117-831-009	**NW**	**Cherry Blossom**	1	$	366.43	$ 1,071.49	$	**1,437.92**	2211 MON CHERE LN	MENDOZ DANIEL JR
3934	117-831-010	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	2205 MON CHERE LN	MIRANDA ANDREA BELLO
3934	117-831-011	**NW**	**Cherry Blossom**	1	$	183.22	$ 535.74	$	**718.96**	734 ARORA WAY	GOTFRAIND MARK A

3934	117-831-012	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	724 ARORA WAY	KIM YECHA
3934	117-831-013	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	714 ARORA WAY	GARCIA LORENZO
3934	117-831-014	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	704 ARORA WAY	FIGUEROA RAUL
3934	117-831-015	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	638 ARORA WAY	STICKNEY MARTHA LARISSA
3934	117-831-016	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	628 ARORA WAY	YIP LANN YOK & SARITH REVOCABLE LIVING TRUST 7/24/15
3934	117-831-017	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	618 ARORA WAY	STOWE AMY
3934	117-831-018	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	608 ARORA WAY	ALCARAZ FAMILY TRUST 4/16/07
3934	117-831-019	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	602 ARORA WAY	LOPEZ JAIME
3934	117-831-020	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2202 TREE LINE DR	ACOSTA SONNY RONDUEN
3934	117-831-021	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2208 TREE LINE DR	SOTELO JORGE
3934	117-831-022	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2214 TREE LINE DR	BARRERA LORENZO HERNANDEZ
3934	117-831-023	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2220 TREE LINE DR	ZEPEDA GIOVANNI HUITRON
3934	117-831-024	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2226 TREE LINE DR	MURSHED YEHYA A
3934	117-831-025	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2230 TREE LINE DR	MAHELONA KURT M K
3934	117-831-026	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2236 TREE LINE DR	SINGH HARPRETT
3934	117-831-027	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2242 TREE LINE DR	PHILLIPS DONALD M FAMILY TRUST
3934	117-831-028	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2248 TREE LINE DR	THOM PETER & CAROLYN FAMILY TRUST 11/18/15
3934	117-831-029	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2254 TREE LINE DR	BRAR AMARPREET S
3934	117-831-030	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2260 TREE LINE DR	DERISO LIVING TRUST 12/8/14
3934	117-831-031	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2302 TREE LINE DR	RIVERA CATALINA D
3934	117-831-032	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2306 TREE LINE DR	ZACARIAS LUIS ENRIQUE GARCIA
3934	117-831-033	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2310 TREE LINE DR	RODRIGUEZ ALBERTO MALDONADO
3934	117-831-034	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2316 TREE LINE DR	GABBERT CURTIS & CYNTHIA FAMILY TRUST 1/2/98
3934	117-831-035	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2320 TREE LINE DR	REYES RYAN
3934	117-831-036	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2324 TREE LINE DR	DIONISIO LYNDON JULIAN
3934	117-831-037	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2328 TREE LINE DR	GILL KULWANT
3934	117-831-038	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2332 TREE LINE DR	GALARZA MARLENE BOBBIE
3934	117-831-039	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2336 TREE LINE DR	CAMPOS ERIC DIAZ
3934	117-831-040	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2340 TREE LINE DR	NAJERA MANUAL
3934	117-831-041	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2344 TREE LINE DR	HOLLINGSEAD BLANCHE ROSE REVOCABLE TRUST
3934	117-831-042	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2348 TREE LINE DR	CORNEJO ANGELINA
3934	117-831-043	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2352 TREE LINE DR	GREYSON JOHN & STEPHANIE LIVING TRUST
3934	117-832-001	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2258 MON CHERE LN	VAZQUEZ ARMANDO
3934	117-832-002	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	718 STEMWOOD DR	SMITH RACHEL R
3934	117-832-003	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	708 STEMWOOD DR	VANDERHOOK TINA REVOCABLE TRUST 5/6/16
3934	117-832-004	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	636 STEMWOOD DR	VANDERHOOK R E REVOCABLE TRUST
3934	117-832-005	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	626 STEMWOOD DR	JOSAN RAJINDER SINGH
3934	117-832-006	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	616 STEMWOOD DR	GOMEZ JESUS SANDOVAL
3934	117-832-007	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2253 TREE LINE DR	DEVEGA MARTHA COTA
3934	117-832-008	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2247 TREE LINE DR	HYUN DANIEL
3934	117-832-009	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2241 TREE LINE DR	ALVARADO MARIA I PEREZ
3934	117-832-010	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2235 TREE LINE DR	LEWIS-HERNANDEZ FAMILY TRUST
3934	117-832-011	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2229 TREE LINE DR	SHERWOOD RICHARD L
3934	117-832-012	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2225 TREE LINE DR	JANSEN SHARON
3934	117-832-013	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2219 TREE LINE DR	MOORE LIVING TRUST 10/13/94
3934	117-832-014	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	617 ARORA WAY	MARTINEZ EDILBERTO ALONZO
3934	117-832-015	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	627 ARORA WAY	MELENDEZ JOSE ANTONIO JR
3934	117-832-016	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	637 ARORA WAY	CAMACHO NOE HERRERA
3934	117-832-017	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	705 ARORA WAY	BRIGHT DAVID HUGH/KRISTI LYN REVOCABLE LIVING TRUST
3934	117-832-018	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	715 ARORA WAY	ROJAS GERARDO SIERRA
3934	117-832-019	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2216 MON CHERE LN	AMBRIZ RAYMUNDO LIVING TRUST 3/19/19
3934	117-832-020	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2224 MON CHERE LN	PHANVONGKHAM KRISTINE C
3934	117-832-021	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	728 JUBILEE CT	CHAVEZ FAMILY TRUST 7/26/05
3934	117-832-022	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	718 JUBILEE CT	SARATOGA TRUST 3/29/03
3934	117-832-023	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	708 JUBILEE CT	GUTIERREZ CARLOS MEDINA
3934	117-832-024	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	702 JUBILEE CT	COVARRUBIAS ALICIA L
3934	117-832-025	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	701 JUBILEE CT	SANCHEZ ANTONIO ESQUIVIAS
3934	117-832-026	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	709 JUBILEE CT	JEREZ VICTOR HUGO JR
3934	117-832-027	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	719 JUBILEE CT	VELARDE-DEMAREST LOREEN M
3934	117-832-028	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2250 MON CHERE LN	JUAREZ ISIDRO
3934	117-832-029	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	729 JUBILEE CT	EDELEN CYNTHIA M
3934	117-833-001	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2346 MON CHERE LN	HUITRON JOSE ANGEL A/RITA F REVOCABLE LIVING TRUST 8
3934	117-833-002	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	724 RAINIER WAY	LIDTKA SHAWN
3934	117-833-003	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	714 RAINIER WAY	SANTACRUZ DALILA G
3934	117-833-004	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	704 RAINIER WAY	KAGAWA TOM HISAHIKO
3934	117-833-005	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	626 RAINIER WAY	ALLBRITTON ZULEMA
3934	117-833-006	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	616 RAINIER WAY	ADAMS WILLIAM R JR
3934	117-833-007	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2335 TREE LINE DR	LAMPITOC ANDRES B
3934	117-833-008	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2331 TREE LINE DR	HARRIS BOBBY GENE & VIRGINIA HOLGUIN REVOCABLE LIVIN
3934	117-833-009	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2329 TREE LINE DR	GROVE MICAH R
3934	117-833-010	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2325 TREE LINE DR	GARCIA MARIA
3934	117-833-011	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2321 TREE LINE DR	LAMPITOC ROLLY B
3934	117-833-012	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2317 TREE LINE DR	LECHEMINANT PAUL T
3934	117-833-013	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2311 TREE LINE DR	REYES DAGOBERTO C
3934	117-833-014	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	615 STEMWOOD DR	SANTOYO PEDRO BARRAGAN
3934	117-833-015	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	625 STEMWOOD DR	SALINAS NEPTALI
3934	117-833-016	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	635 STEMWOOD DR	JIMENEZ RUFINO
3934	117-833-017	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	709 STEMWOOD DR	LAM FAMILY TRUST 8/12/09
3934	117-833-018	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	719 STEMWOOD DR	ONTIVEROS HEIDI J
3934	117-833-019	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2308 MON CHERE LN	SANCHEZ EUGENE A
3934	117-833-020	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2314 MON CHERE LN	BARRIGA-TOVAR MARIO
3934	117-833-021	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	732 CORDIAL CT	HOLLINGSEAD BLANCHE R TRUST 10/10/08
3934	117-833-022	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	720 CORDIAL CT	MEDINA JERARDO MARIN
3934	117-833-023	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	710 CORDIAL CT	SOTELO PEDRO CORTES
3934	117-833-024	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	702 CORDIAL CT	HERNANDEZ JOSE F ZEPEDA
3934	117-833-025	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	703 CORDIAL CT	SANCHEZ ALEJANDRO
3934	117-833-026	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	711 CORDIAL CT	VENEGAS ARLEEN A
3934	117-833-027	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	721 CORDIAL CT	HERNANDEZ ALFONSO DIAZ REVOCABLE FAMILY TRUST 7/9/19
3934	117-833-028	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2338 MON CHERE LN	MATIMATICO ACHILLES
3934	117-833-029	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	731 CORDIAL CT	MORENO SAMUEL
3934	117-834-001	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	611 RAINIER WAY	SANCHEZ RICARDO
3934	117-834-002	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	623 RAINIER WAY	ZEPEDA CESAR H
3934	117-834-003	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	633 RAINIER WAY	FOROUGHI PARIVASH
3934	117-834-004	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	705 RAINIER WAY	JUAREZ JOHN M
3934	117-834-005	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	715 RAINIER WAY	LEON CRISTOBAL
3934	117-834-006	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	725 RAINIER WAY	GOMEZ JOSE JUAN
3934	117-834-007	**NW**	**Cherry Blossom**	1	$ 549.65	$ 1,607.23	$	**2,156.88**	735 RAINIER WAY	HERNANDEZ EDGAR
3934	117-834-008	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2357 MON CHERE LN	PEREZ JUAN DE DIOS
3934	117-834-009	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2351 MON CHERE LN	TESTA JOSEPH P
3934	117-834-010	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2345 MON CHERE LN	GARCIA ALEXIS ESPINDOLA
3934	117-834-011	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2339 MON CHERE LN	DESALES FRANK E
3934	117-834-012	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2333 MON CHERE LN	CASTRO SESAR GOMEZ
3934	117-834-013	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2327 MON CHERE LN	PODSEDNIK BENJAMIN R
3934	117-834-014	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2321 MON CHERE LN	HERNANDEZ ALFONSO DIAZ REVOCABLE FAMILY TRUST
3934	117-834-015	**NW**	**Cherry Blossom**	1	$ 366.43	$ 1,071.49	$	**1,437.92**	2315 MON CHERE LN	STRASSER ARTHUR T
3934	117-834-016	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2309 MON CHERE LN	CABATO JUDITH
3934	117-834-017	**NW**	**Cherry Blossom**	1	$ 183.22	$ 535.74	$	**718.96**	2303 MON CHERE LN	MISSAMORE RANDY L
3934	117-920-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2457 N RAILROAD AVE	CHAMBERS ITALIVI
3934	117-920-002	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2453 N RAILROAD AVE	MANGSAT ELEANOR
3934	117-920-003	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	$	**1,157.10**	2449 N RAILROAD AVE	LOPEZ ELIAS GARCIA JR
3934	117-920-004	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	$	**1,157.10**	2445 N RAILROAD AVE	MORON GUSTAVO NUNEZ
3934	117-920-005	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2441 N RAILROAD AVE	AANDERAA YANG LI
3934	117-920-006	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	$	**1,735.65**	2437 N RAILROAD AVE	BAUTISTA MARTIN E BELTRAN
3934	117-920-007	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	$	**1,157.10**	2433 N RAILROAD AVE	ELORZA MARIA DE LOURDES
3934	117-920-008	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	$	**1,157.10**	2432 BICKNELL AVE	GOMEZ ALEJANDRINA MALDONADO
3934	117-920-009	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2436 BICKNELL AVE	DELEON JOHNNY L
3934	117-920-010	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2440 BICKNELL AVE	WILDING TICITY JAE
3934	117-920-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2444 BICKNELL AVE	CASTILLO HECTOR FUENTES
3934	117-920-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2448 BICKNELL AVE	TOVAR EDUARDO GONZALEZ
3934	117-920-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2452 BICKNELL AVE	SARDINA ELPIDIO G
3934	117-920-014	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	$	**578.55**	2456 BICKNELL AVE	GUERRERO MARIO JR

3934	117-920-015	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2459 BICKNELL AVE	LEBLANC FAMILY TRUST 2/5/15
3934	117-920-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2455 BICKNELL AVE	RICO ANGELA V
3934	117-920-017	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2451 BICKNELL AVE	VANDERHOOK TINA REVOCABLE TRUST 5/6/2016
3934	117-920-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2447 BICKNELL AVE	CRUZ MIGUEL
3934	117-920-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2443 BICKNELL AVE	MEDRANO ROCIO
3934	117-920-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2439 BICKNELL AVE	BALDERRAMA GERARDO BOJORQUEZ
3934	117-920-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2435 BICKNELL AVE	CHACON JORGE
3934	117-920-022	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2434 DIVIDE WAY	SALIGAN TEODORO RESENDEZ
3934	117-920-023	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2438 DIVIDE WAY	NOL LORENA
3934	117-920-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2442 DIVIDE WAY	GARCIA RICARDO C MARTINEZ
3934	117-920-025	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2446 DIVIDE WAY	GONZALEZ ERIC
3934	117-920-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2450 DIVIDE WAY	RUIZ LEONARDO
3934	117-920-027	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2454 DIVIDE WAY	PINON JERONIMO
3934	117-920-028	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2458 DIVIDE WAY	ELIAS RENATO
3934	117-920-029	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2459 DIVIDE WAY	SANCHEZ MARCELINO GOMEZ
3934	117-920-030	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2455 DIVIDE WAY	LY LINGN
3934	117-920-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2451 DIVIDE WAY	KUZMINSKI DELBERT W
3934	117-920-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2447 DIVIDE WAY	ZAMORA MARCO A RODRIGUEZ
3934	117-920-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2443 DIVIDE WAY	TORRES ERNESTO
3934	117-920-034	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2439 DIVIDE WAY	VILLALPANDO TOMAS
3934	117-920-035	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2435 DIVIDE WAY	MALDONADO FRANCISCO FERNANDO
3934	117-930-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	804 ZACA PL	PASTRANA ABIMAEL COLORES
3934	117-930-002	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	808 ZACA PL	SANCHEZ RICARDO CARRILLO
3934	117-930-003	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	812 ZACA PL	HUITRON ELISA MARIE
3934	117-930-004	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	816 ZACA PL	BERMUDEZ CONSTANTINO
3934	117-930-005	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2431 BICKNELL AVE	BIASCAN EULOGIO
3934	117-930-006	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2430 DIVIDE WAY	ABIERA JESUS S JR
3934	117-930-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2426 DIVIDE WAY	SHEEHY FAMILY LIVING TRUST 6/19/03
3934	117-930-008	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2422 DIVIDE WAY	DO-PHAN FAMILY TRUST 05/18/2017
3934	117-930-009	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2418 DIVIDE WAY	WEISMAN & WEISSMAN 401 (K)
3934	117-930-010	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2414 DIVIDE WAY	ACOSTA JOSE G
3934	117-930-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2410 DIVIDE WAY	VILLANOS RICARDO JR
3934	117-930-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2406 DIVIDE WAY	ENRIQUEZ RICARDO JR
3934	117-930-013	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2402 DIVIDE WAY	FLORES VICTOR
3934	117-930-014	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2415 N RAILROAD AVE	TEMPLO EL SALVADOR
3934	117-930-015	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2403 DIVIDE WAY	GALVIN ROBERT T
3934	117-930-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2407 DIVIDE WAY	CAMARENA JOSE E
3934	117-930-017	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2411 DIVIDE WAY	MABANSAG ROMEO D JR
3934	117-930-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2415 DIVIDE WAY	PEREZ OSCAR
3934	117-930-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2419 DIVIDE WAY	MAGANA AARON A
3934	117-930-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2423 DIVIDE WAY	VARGAS ALEX F
3934	117-930-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2427 DIVIDE WAY	INGE STEPHEN J
3934	117-930-022	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2431 DIVIDE WAY	KANTOROWSKI ERIC J
3934	117-940-001	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2210 CESAR E CHAVEZ DR	HERNANDEZ JUSTINIANO
3934	117-940-002	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2214 CESAR E CHAVEZ DR	CHAVEZ ROBERT A
3934	117-940-003	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2222 CESAR E CHAVEZ DR	JUACHE JOSE A
3934	117-940-004	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2226 CESAR E CHAVEZ DR	TORRES ARTURO LAZARO
3934	117-940-005	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2234 CESAR E CHAVEZ DR	DIAZ ALFONSO JR
3934	117-940-006	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2240 CESAR E CHAVEZ DR	JIMENEZ SANTIAGO JR
3934	117-940-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2244 CESAR E CHAVEZ DR	SOLTAN CHRISTINA
3934	117-940-008	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2241 PULLMAN AVE	SMITH FREDERICK
3934	117-940-009	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2239 PULLMAN AVE	MENDEZ JUAN
3934	117-940-010	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2231 PULLMAN AVE	SAUCEDO MAIDET
3934	117-940-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2223 PULLMAN AVE	MATTA TAMMI L FAULKS SEPARATE PROPERTY TRUST 12/1/14
3934	117-940-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2217 PULLMAN AVE	CHAVEZ RUBEN REVOCABLE TRUST
3934	117-940-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2211 PULLMAN AVE	DIAZ MOISES NOVOA
3934	117-940-014	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2209 PULLMAN AVE	MEDIANO ROY
3934	117-940-015	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2208 PULLMAN AVE	RAMIREZ RUBEN
3934	117-940-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2210 PULLMAN AVE	FLORES MARIO
3934	117-940-017	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2218 PULLMAN AVE	LOPEZ JORGE A
3934	117-940-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2224 PULLMAN AVE	MADRIAGA MYRNA
3934	117-940-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2232 PULLMAN AVE	REYES MARTIN
3934	117-940-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2238 PULLMAN AVE	CHAVEZ ALEJANDRO
3934	117-940-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2242 PULLMAN AVE	RAMILO MARLON
3934	117-940-022	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2239 DIESEL AVE	UJANO CHRIS
3934	117-940-023	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2237 DIESEL AVE	VILLA FLORIBERTO
3934	117-940-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2233 DIESEL AVE	DIAZ JUAN RODRIGO
3934	117-940-025	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2225 DIESEL AVE	MENDOZA KRISTINE D
3934	117-940-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2221 DIESEL AVE	CORONA LEONEL/MARIA REVOCABLE FAMILY TRUST 12/18/13
3934	117-940-027	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2215 DIESEL AVE	CARO FAMILY TRUST
3934	117-940-028	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2211 DIESEL AVE	GARCIA MIGUEL A
3934	117-940-029	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2210 DIESEL AVE	GONZALEZ ROGELIO
3934	117-940-030	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2214 DIESEL AVE	MBB PROPERTIES LLC
3934	117-940-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2220 DIESEL AVE	CHAVEZ GEORGE
3934	117-940-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2226 DIESEL AVE	ROSAS SANTOS JR
3934	117-940-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2234 DIESEL AVE	GOMEZ JOSE
3934	117-940-034	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2236 DIESEL AVE	THOMPSON FAMILY TRUST 6/11/18
3934	117-940-035	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2240 DIESEL AVE	CRUZ RICARDO
3934	117-940-036	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2241 MOGUL AVE	PACHECO TOMAS
3934	117-940-037	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2239 MOGUL AVE	SARMIENTO LILITA
3934	117-940-038	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2231 MOGUL AVE	VILLA FERDINAND
3934	117-940-039	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2223 MOGUL AVE	DIAZ FAMILY TRUST
3934	117-940-040	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2217 MOGUL AVE	FANSHIER JOHN W
3934	117-940-041	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2211 MOGUL AVE	BRUNNER GARTH A
3934	117-940-042	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2209 MOGUL AVE	FIGUEROA ARMANDO
3934	117-950-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2208 MOGUL AVE	MORALES ELISEO GONZALEZ
3934	117-950-002	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2210 MOGUL AVE	HURTADO IRENE ARMENTA
3934	117-950-003	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2218 MOGUL AVE	GELAN GIBE GENETI
3934	117-950-004	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2224 MOGUL AVE	GAONA MIKE A
3934	117-950-005	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2230 MOGUL AVE	JOHNSON TIMOTHY W JR
3934	117-950-006	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2238 MOGUL AVE	MARISCAL-URIAS CARLOS J
3934	117-950-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2242 MOGUL AVE	MEDINA JOSE JR
3934	117-950-008	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2244 MOGUL AVE	SILVA FRANCISCO
3934	117-950-009	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2248 MOGUL AVE	PABON MAURICE
3934	117-950-010	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2252 MOGUL AVE	RAMOS ESTEBAN V
3934	117-950-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2254 MOGUL AVE	FLEMING SAMANTHA
3934	117-950-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2258 MOGUL AVE	BARRAGAN LUIS
3934	117-950-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2304 MOGUL AVE	RIVERA JUAN M
3934	117-950-014	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2308 MOGUL AVE	TUMBAGA GRACE
3934	117-950-015	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2312 MOGUL AVE	ALEXANDRU DAN
3934	117-950-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2316 MOGUL AVE	CORPUZ IGANCIA G
3934	117-950-017	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2320 MOGUL AVE	PEREZ ISIDRO
3934	117-950-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2317 SIGNAL AVE	FIGUEROA MARIA DE JESUS
3934	117-950-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2315 SIGNAL AVE	BURKE TRUST 7/8/20
3934	117-950-020	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2311 SIGNAL AVE	PATINO ENRIQUE GONZALEZ
3934	117-950-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2307 SIGNAL AVE	GALVAN FABIAN JR
3934	117-950-022	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2303 SIGNAL AVE	DIAZ MARIO
3934	117-950-023	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2255 SIGNAL AVE	VAZQUEZ JOSE A
3934	117-950-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2251 SIGNAL AVE	DACANAY PETER H
3934	117-950-025	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2247 SIGNAL AVE	PEREZ LIDIA
3934	117-950-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2243 SIGNAL AVE	WIDMARK GEORGE
3934	117-950-027	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2239 SIGNAL AVE	MEDRANO HORACIO CARRANZA
3934	117-950-028	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2235 SIGNAL AVE	CURIEL JOSE
3934	117-950-029	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2231 SIGNAL AVE	ARCHULETA JOSEPH A
3934	117-950-030	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2227 SIGNAL AVE	MARAPAO KELLY C
3934	117-950-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2223 SIGNAL AVE	CASTRO HECTOR
3934	117-950-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2219 SIGNAL AVE	CHAVEZ FAMILY TRUST 2/22/12
3934	117-950-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2215 SIGNAL AVE	GUERRERO SERGIO
3934	117-950-034	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2211 SIGNAL AVE	GOMEZ IGNACIO C
3934	117-950-035	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2210 SIGNAL AVE	SALAS SATURNINO
3934	117-950-036	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2214 SIGNAL AVE	JUMANG-IT CHRISTI

3934	117-950-037	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2218 SIGNAL AVE	HERNANDEZ EDDIE R
3934	117-950-038	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2222 SIGNAL AVE	GONZALEZ ELENA
3934	117-950-039	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2226 SIGNAL AVE	JACKA RONALD H
3934	117-950-040	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2230 SIGNAL AVE	BRAVO LAZARO
3934	117-950-041	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2234 SIGNAL AVE	LEE ANTHONY L
3934	117-950-042	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2238 SIGNAL AVE	SANCHEZ EDGAR
3934	117-950-043	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2242 SIGNAL AVE	BELTRAN ANTONIO A
3934	117-950-044	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2246 SIGNAL AVE	WALLIS GREGORY L
3934	117-950-045	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2250 SIGNAL AVE	ISRAEL TOM & MICHELLE FAMILY TRUST OF 7/26/2012
3934	117-950-046	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2254 SIGNAL AVE	HERNANDEZ ALFONSO DIAZ REVOCABLE FAMILY TRUST
3934	117-950-047	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2302 SIGNAL AVE	JIMENEZ VICENTE
3934	117-950-048	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2306 SIGNAL AVE	RUIZ LORRAINE
3934	117-950-049	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2310 SIGNAL AVE	HEATH DORA
3934	117-950-050	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2314 SIGNAL AVE	MEDINA LUIS JOAN
3934	117-950-051	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2318 SIGNAL AVE	NUNEZ FEDERICO
3934	117-960-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2457 N CESAR E. CHAVEZ DR	LOPEZ MONICA TRUST 2/12/19
3934	117-960-002	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2453 N CESAR E. CHAVEZ DR	LOPEZ FIDEL
3934	117-960-003	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2449 N CESAR E. CHAVEZ DR	DE LEON EDUARDO
3934	117-960-004	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2445 N CESAR E. CHAVEZ DR	GARCIA JAVIER G
3934	117-960-005	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2443 N CESAR E. CHAVEZ DR	REYES JOSE B
3934	117-960-006	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2439 N CESAR E. CHAVEZ DR	PEREZ JOSE M
3934	117-960-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2435 N CESAR E. CHAVEZ DR	ORTEGA ADOLFO M JR
3934	117-960-008	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2431 N CESAR E. CHAVEZ DR	GONZALEZ SEVE
3934	117-960-009	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2427 N CESAR E. CHAVEZ DR	PEREZ ALEJANDRO GUZMAN
3934	117-960-010	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2423 N CESAR E. CHAVEZ DR	VALENCIA GUADALUPE LOPEZ
3934	117-960-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2419 N CESAR E. CHAVEZ DR	CRAIG PRENTICE E
3934	117-960-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2415 N CESAR E. CHAVEZ DR	CARRILLO JOSE J
3934	117-960-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2411 N CESAR E. CHAVEZ DR	MALDONADO ARTURO
3934	117-960-014	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2407 N CESAR E. CHAVEZ DR	SAN MARCOS RACHELLE T
3934	117-960-015	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2403 N CESAR E. CHAVEZ DR	MARTINEZ ESEQUIEL
3934	117-960-016	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2402 BENTLEY AVE	DRAKE TONY
3934	117-960-017	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2406 BENTLEY AVE	ESCARSEGA ANTONETTE
3934	117-960-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2410 BENTLEY AVE	REYNOLDS FAMILY TRUST
3934	117-960-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2414 BENTLEY AVE	ANDRADE JOSE O
3934	117-960-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2418 BENTLEY AVE	PEREZ SOCORRO CRISTINA
3934	117-960-021	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2422 BENTLEY AVE	VAZQUEZ JOSE L
3934	117-960-022	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2426 BENTLEY AVE	MARTINEZ CESAR
3934	117-960-023	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2430 BENTLEY AVE	VANDERHOOK R E REVOCABLE TRUST 7/3/87
3934	117-960-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2434 BENTLEY AVE	VANDERHOOK SUSAN J LIVING TRUST 12/7/16
3934	117-960-025	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2438 BENTLEY AVE	CHAVEZ JERRY
3934	117-960-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2442 BENTLEY AVE	MORALES ELVIA
3934	117-960-027	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2446 BENTLEY AVE	GONZALEZ ROCIO GOMEZ
3934	117-960-028	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2450 BENTLEY AVE	GAUNA ESEQUIEL JR
3934	117-960-029	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2454 BENTLEY AVE	ARIAS MIGUEL
3934	117-960-030	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2458 BENTLEY AVE	ARDIZZONE JOSEPH M
3934	117-960-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2462 BENTLEY AVE	ROY MICHAEL J JR
3934	117-960-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2463 BENTLEY AVE	LAKE DORIS A LIVING TRUST 09/03/2013
3934	117-960-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2459 BENTLEY AVE	CAMACHO MARCO ANTONIO
3934	117-960-034	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2455 BENTLEY AVE	BULOSAN ZHARINA KATHRINA
3934	117-960-035	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2451 BENTLEY AVE	PACHECO RENE
3934	117-960-036	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2447 BENTLEY AVE	ZARATE JOSE H
3934	117-960-037	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2443 BENTLEY AVE	CAMPOS RAUL SR
3934	117-960-038	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2439 BENTLEY AVE	VILLALPANDO GUADALUPE
3934	117-960-039	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2433 BENTLEY AVE	MACABULOS RICHARD R
3934	117-960-040	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2429 BENTLEY AVE	PEREZ ROBERTO
3934	117-960-041	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2425 BENTLEY AVE	DIAZ GUILLERMO
3934	117-960-042	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2421 BENTLEY AVE	PENA OSCAR MARIO
3934	117-960-043	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2417 BENTLEY AVE	FLEISCHER H PHILIP
3934	117-960-044	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2411 BENTLEY AVE	CELZO RUDY M
3934	117-960-045	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 704.29	**$ 1,070.73**	2409 BENTLEY AVE	RAMOS ALEXIS E
3934	117-960-046	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2405 BENTLEY AVE	SHALHOOB FAMILY TRUST 9/1/10
3934	117-960-047	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2401 BENTLEY AVE	SMITH DAVID C
3934	118-001-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2404 BALDWIN WAY	SUSTAITA VICTOR
3934	118-001-002	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2408 BALDWIN WAY	SUSTAITA ROBERT
3934	118-001-003	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2412 BALDWIN WAY	FRANK TYLER
3934	118-001-004	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2416 BALDWIN WAY	IBRAHIMI ABDULRAHIM
3934	118-001-005	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2420 BALDWIN WAY	RUEDA AMADO L
3934	118-001-006	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2424 BALDWIN WAY	MORA EVERARDO
3934	118-001-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2428 BALDWIN WAY	CARAIS KEVIN JOHN
3934	118-001-008	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2432 BALDWIN WAY	VANDERHOOK TINA REVOCABLE TRUST 5/6/2016
3934	118-001-009	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2436 BALDWIN WAY	RUEDA LORENZO
3934	118-001-010	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2440 BALDWIN WAY	FARRELL MICHAEL J
3934	118-001-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2444 BALDWIN WAY	GONZALEZ NORMA VASQUEZ
3934	118-001-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2448 BALDWIN WAY	PALM ALLISON F
3934	118-001-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2452 BALDWIN WAY	LOWE FRANK E
3934	118-001-014	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2456 BALDWIN WAY	MENDOZA AUGUSTINA
3934	118-001-015	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2460 BALDWIN WAY	TREJO CARLOS
3934	118-001-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2461 BALDWIN WAY	MORIN ROBERT R
3934	118-001-017	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2457 BALDWIN WAY	ARREDONDO FRANCISCO
3934	118-001-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2453 BALDWIN WAY	VARGAS EVERARDO
3934	118-001-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2449 BALDWIN WAY	NIJJAR BHAJAN S
3934	118-001-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2445 BALDWIN WAY	CORONA ALEJANDRO
3934	118-001-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2441 BALDWIN WAY	HOUSER FAMILY TRUST 10/25/18
3934	118-001-022	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2437 BALDWIN WAY	KCHIK REDA
3934	118-001-023	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2433 BALDWIN WAY	SALAZAR JOEY MARCELINO
3934	118-001-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2429 BALDWIN WAY	AYALA BERNICE
3934	118-001-025	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2425 BALDWIN WAY	CANTRELL GENE R
3934	118-001-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2421 BALDWIN WAY	RUELAS GILBERT A JR
3934	118-001-027	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2417 BALDWIN WAY	ELHAYEK NAZIH
3934	118-001-028	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2411 BALDWIN WAY	SORIANO GABRIELA FAMILY TRUST 03/05/2019
3934	118-001-029	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2409 BALDWIN WAY	SCHACKART WILLIAM F
3934	118-001-030	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2405 BALDWIN WAY	ADAM HASAN & DARLENE REVOCABLE FAMILY TRUST 05/27/20
3934	118-001-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2402 SCHUMAN PL	HERNANDEZ MARCOS
3934	118-001-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2406 SCHUMAN PL	LOPEZ JERONIMO REYES
3934	118-001-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2410 SCHUMAN PL	VALENZUELA SAUL
3934	118-001-034	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2414 SCHUMAN PL	ZAMBRANO RUBYSOL
3934	118-001-035	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2418 SCHUMAN PL	VILLA EDUARDO MARTINEZ
3934	118-001-036	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2422 SCHUMAN PL	DE LEON JUAN A RUEDA
3934	118-001-037	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2426 SCHUMAN PL	CASTRO ALFREDO A
3934	118-001-038	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2430 SCHUMAN PL	DOAN HIEU T
3934	118-001-039	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2434 SCHUMAN PL	GARCIA FIDEL
3934	118-001-040	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2438 SCHUMAN PL	ROBLES RICHARD
3934	118-001-041	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2442 SCHUMAN PL	CALIXTRO FRANZ MARLOU ALFRES
3934	118-001-042	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2446 SCHUMAN PL	PALACIOS RAFAEL CAMACHO
3934	118-001-043	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2450 SCHUMAN PL	LEDESMA MANUEL
3934	118-001-044	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2454 SCHUMAN PL	HELDT KEVIN
3934	118-001-045	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2458 SCHUMAN PL	GARCIA ROSALBA
3934	118-001-046	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2459 SCHUMAN PL	DREW HENRY T
3934	118-001-047	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2455 SCHUMAN PL	OROZCO JESUS REYES
3934	118-001-048	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2451 SCHUMAN PL	FRANTA JOHN E
3934	118-001-049	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2447 SCHUMAN PL	CASPAR WILLIAM & BARBARA FAMILY TRUST
3934	118-001-050	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2443 SCHUMAN PL	MALDONADO HIDALGO
3934	118-001-051	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2439 SCHUMAN PL	CALDERON MARIA G
3934	118-001-052	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2435 SCHUMAN PL	VENTURA MARTIN
3934	118-001-053	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2431 SCHUMAN PL	BAUMANN RACHEL FAMILY TRUST 6/11/18
3934	118-001-054	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2427 SCHUMAN PL	MARTINEZ JAVIER VILLAFAN
3934	118-001-055	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2423 SCHUMAN PL	DEALVAREZ EVELIA MENDOZA
3934	118-001-056	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2419 SCHUMAN PL	VARGAS JOSE
3934	118-001-057	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2415 SCHUMAN PL	LIMON JUAN
3934	118-001-058	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2409 SCHUMAN PL	FREGOE DANNA
3934	118-001-059	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2405 SCHUMAN PL	CABANAS ANDREA

3934	118-001-060	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2403 SCHUMAN PL	ORTIZ GLORIA E
3934	118-001-061	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2401 SCHUMAN PL	MARTINEZ JORGE
3934	118-001-062	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2408 N CESAR E. CHAVEZ DR	CHAVEZ MIRNA
3934	118-001-063	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2412 N CESAR E. CHAVEZ DR	DHALIWAL JASPAL
3934	118-001-064	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2416 N CESAR E. CHAVEZ DR	MICHEL JOSE LUIS
3934	118-001-065	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2420 N CESAR E. CHAVEZ DR	GONZALEZ SAMUEL
3934	118-001-066	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2424 N CESAR E. CHAVEZ DR	HERNANDEZ CYNTHIA
3934	118-001-067	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2428 N CESAR E. CHAVEZ DR	LIMPIC JEREMY
3934	118-001-068	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2432 N CESAR E. CHAVEZ DR	FUNARO ANTHONY W SEPARATE PROPERTY TRUST 12/30/09
3934	118-001-069	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2436 N CESAR E. CHAVEZ DR	BARNES GREGORY JOHN
3934	118-001-070	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2440 N CESAR E. CHAVEZ DR	CISNEROS ELDA PAOLA
3934	118-001-071	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2444 N CESAR E. CHAVEZ DR	MAYA ANA M
3934	118-001-072	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2448 N CESAR E. CHAVEZ DR	CANDELARIO JUAN
3934	118-001-073	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2452 N CESAR E. CHAVEZ DR	PEREZ JOEL
3934	118-001-074	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2456 N CESAR E. CHAVEZ DR	MALLETT TITO
3934	118-001-075	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2460 N CESAR E. CHAVEZ DR	SALGADO EMILY
3934	118-001-076	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2464 N CESAR E. CHAVEZ DR	CHANDLER-BATISTIC TRUST 2/20/18
3934	118-002-001	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2404 JULESTON DR	LOPEZ CESAR ALEJANDRO
3934	118-002-002	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2408 JULESTON DR	VARGAS FIDENCIO
3934	118-002-003	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2412 JULESTON DR	OLERICH RICHARD
3934	118-002-004	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2416 JULESTON DR	CARRILLO FRANCISCO J
3934	118-002-005	**NW**	**North Preisker Ranch**	1	$	732.87	$	1,581.05	**$**	**2,313.92**	2420 JULESTON DR	PACHECO RENE
3934	118-002-006	**NW**	**North Preisker Ranch**	1	$	549.65	$	1,186.00	**$**	**1,735.65**	2424 JULESTON DR	GUZMAN VICTOR
3934	118-002-007	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2428 JULESTON DR	SAHAGUN LORENA
3934	118-002-008	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2432 JULESTON DR	MARTINEZ MICHAEL A
3934	118-002-009	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2436 JULESTON DR	OGANA GIL B
3934	118-002-010	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2440 JULESTON DR	GILL KULWANT S
3934	118-002-011	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2444 JULESTON DR	MORALES MARIA G
3934	118-002-012	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2448 JULESTON DR	GIROLAMO ROBERT
3934	118-002-013	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2452 JULESTON DR	CONTRERAS FRANCISCO & ALICIA FAMILY TRUST 2/19/16
3934	118-002-014	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2456 JULESTON DR	CONTRERAS FRANCISCO & ALICIA FAMILY TRUST 2/19/16
3934	118-002-015	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2460 JULESTON DR	RANGEL ALBERT
3934	118-002-016	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2464 JULESTON DR	CASTRO HECTOR J JR
3934	118-002-017	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2461 JULESTON DR	LUNA JOSHUA
3934	118-002-018	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2459 JULESTON DR	CONTRERAS FRANCISCO & ALICIA FAMILY TRUST 2/19/16
3934	118-002-019	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2455 JULESTON DR	PEREZ ERNESTO
3934	118-002-020	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2451 JULESTON DR	HUERTA FLOR
3934	118-002-021	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2447 JULESTON DR	OROZCO JOSE G
3934	118-002-022	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2443 JULESTON DR	MORGENSTERN ROBERT P
3934	118-002-023	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2439 JULESTON DR	SUNDBERG ANDREW
3934	118-002-024	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2435 JULESTON DR	ENRIQUEZ TIMOTHY C
3934	118-002-025	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2431 JULESTON DR	GRIFFIN LAURETTA JEAN
3934	118-002-026	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2427 JULESTON DR	CISNEROS ANGELICA G
3934	118-002-027	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2423 JULESTON DR	SALAZAR JOSE
3934	118-002-028	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2419 JULESTON DR	DOODY FAMILY TRUST
3934	118-002-029	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2415 JULESTON DR	CORRALES ANDREI ROMINALD
3934	118-002-030	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2411 JULESTON DR	RAMOS JOE R
3934	118-002-031	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2407 JULESTON DR	RODRIGUEZ JOSE J
3934	118-002-032	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2403 JULESTON DR	URIBE MARCOS GONZALEZ
3934	118-002-033	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2402 TEELYNN AVE	LOPEZ JORGE A
3934	118-002-034	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2406 TEELYNN AVE	RUIZ DALIA M
3934	118-002-035	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2410 TEELYNN AVE	ORNELAS ANGEL
3934	118-002-036	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2414 TEELYNN AVE	ZAFRA ABRAHAM G
3934	118-002-037	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2418 TEELYNN AVE	HERRERA FAMILY TRUST 10/11/16
3934	118-002-038	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2422 TEELYNN AVE	OLOZAGASTE JESUS
3934	118-002-039	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2426 TEELYNN AVE	MACEDO SALVADOR
3934	118-002-040	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2430 TEELYNN AVE	PEINADO PATRICIA
3934	118-002-041	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2434 TEELYNN AVE	VINCENT TIMOTHY D
3934	118-002-042	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2436 TEELYNN AVE	GIDDINGS MALVIN & MARIA REVOCABLE FAMILY TRUST 5/26/
3934	118-002-043	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2442 TEELYNN AVE	VERA BERNARDO
3934	118-002-044	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2446 TEELYNN AVE	QUINTANA ENRIQUE JR
3934	118-002-045	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2450 TEELYNN AVE	SALAZAR MARCOS
3934	118-002-046	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2454 TEELYNN AVE	FADEL SAMIR
3934	118-002-047	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2458 TEELYNN AVE	FADEL TONY
3934	118-002-048	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2462 TEELYNN AVE	DOURI FAIZA FAIEZ
3934	118-002-049	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2463 TEELYNN AVE	RHODES RICHARD WILEY REVOCABLE TRUST 12/1/17
3934	118-002-050	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2459 TEELYNN AVE	ALLEN JEFF P
3934	118-002-051	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2453 TEELYNN AVE	GREGORY TODD C
3934	118-002-052	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2447 TEELYNN AVE	GARCIA JOSE S
3934	118-002-053	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2443 TEELYNN AVE	JACOBO IVAN JIMENEZ
3934	118-002-054	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2439 TEELYNN AVE	RODRIGUEZ NICHOLAS
3934	118-002-055	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2435 TEELYNN AVE	SANTANA LUIS J
3934	118-002-056	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2431 TEELYNN AVE	VAZQUEZ HUMBERTO OROZCO
3934	118-002-057	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2427 TEELYNN AVE	HAHN REVOCABLE LIVING TRUST 4/28/95
3934	118-002-058	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2423 TEELYNN AVE	HERNANDEZ JACQUELINE ZARANDA
3934	118-002-059	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2419 TEELYNN AVE	CABRERA JOSE TRINIDAD
3934	118-002-060	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2415 TEELYNN AVE	RODRIGUEZ DANIEL
3934	118-002-061	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2411 TEELYNN AVE	NEEDHAM JAMIE S
3934	118-002-062	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2412 DARBETON AVE	BALDERAS FAMILY TRUST 5/14/16
3934	118-002-063	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2416 DARBETON AVE	AGUILAR LUIS
3934	118-002-064	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2420 DARBETON AVE	VIZCARRA JACOB
3934	118-002-065	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2424 DARBETON AVE	MENDOZA ANGELICA M
3934	118-002-066	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2428 DARBETON AVE	CASTILLO MARIBEL A
3934	118-002-067	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2432 DARBETON AVE	RINCON FELIX JOSE
3934	118-002-068	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2436 DARBETON AVE	CAMBA CEZAR R
3934	118-002-069	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2440 DARBETON AVE	NGUYEN TUNG BA
3934	118-002-070	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2444 DARBETON AVE	LLAMAS ESPI DIAZ FAMILY TRUST 3/27/19
3934	118-002-071	**NW**	**North Preisker Ranch**	1	$	732.87	$	1,581.34	**$**	**2,314.20**	2448 DARBETON AVE	ALST ESAM
3934	118-002-072	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2452 DARBETON AVE	GARCIA SONYA
3934	118-002-073	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2456 DARBETON AVE	ALVAREZ MISAEL
3934	118-002-074	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2460 DARBETON AVE	GARCIA RAUL T
3934	118-002-075	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2464 DARBETON AVE	HERNANDEZ CYNTHIA L
3934	118-002-076	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2457 DARBETON AVE	LOPEZ FRANCISCA
3934	118-002-077	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2453 DARBETON AVE	NAVARRO PEDRO
3934	118-002-078	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2449 DARBETON AVE	CHADHA SURENDRA S FAMILY TRUST 4/15/1999
3934	118-002-079	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2445 DARBETON AVE	HERNANDEZ CINTIA-YANET VENEGAS
3934	118-002-080	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2441 DARBETON AVE	OVOD VLADIMIR I
3934	118-002-081	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2437 DARBETON AVE	SALES ELIGIO P
3934	118-002-082	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2433 DARBETON AVE	GOMEZ EDUARDO
3934	118-002-083	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2429 DARBETON AVE	ALAMILLO JUAN MANUEL
3934	118-002-084	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2425 DARBETON AVE	SIMIXHI MAJLIND
3934	118-002-085	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2421 DARBETON AVE	BELVIZ REYNALDO C
3934	118-002-086	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2417 DARBETON AVE	NGO TAM D
3934	118-002-087	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2415 DARBETON AVE	ORBAN MICHAEL LASZLO
3934	118-002-088	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	2411 DARBETON AVE	SINE MARK D
3934	118-002-089	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2407 DARBETON AVE	SANCHEZ HECTOR
3934	118-002-090	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	1144 ASHTON AVE	LUNDQUIST JONATHAN H
3934	118-002-091	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	1140 ASHTON AVE	SANMARCOS LALAINE
3934	118-002-092	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	1134 ASHTON AVE	PANIAGUA JOSE L
3934	118-002-093	**NW**	**North Preisker Ranch**	1	$	366.43	$	790.67	**$**	**1,157.10**	1128 ASHTON AVE	LIU AMY INDIVIDUAL LIVING TRUST
3934	118-002-094	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	1124 ASHTON AVE	LOPEZ FAUSTINO PEREZ
3934	118-003-001	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2253 EASY ST	SOTO DOROTHY D RAMILO
3934	118-003-002	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2249 EASY ST	WHITTAKER JEFFREY L
3934	118-003-003	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2247 EASY ST	AVILA SALUSTIA
3934	118-003-004	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2245 EASY ST	LACHINO JOAQUIN PILLE
3934	118-003-005	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2241 EASY ST	CALIBOSO ERNIE & LETY LIVING TRUST
3934	118-003-006	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2239 EASY ST	BABICH CRYSTAL
3934	118-003-007	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2235 EASY ST	RAMIREZ ROBERTO VIEYRA
3934	118-003-008	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2233 EASY ST	ZAMBRANO MACARIO ZARAGOZA
3934	118-003-009	**NW**	**North Preisker Ranch**	1	$	549.65	$	1,186.00	**$**	**1,735.65**	2229 EASY ST	FERREIRA ALEJANDRO
3934	118-003-010	**NW**	**North Preisker Ranch**	1	$	183.22	$	395.33	**$**	**578.55**	2227 EASY ST	MINER BRYON T

3934	118-003-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2223 EASY ST	CORTES ERIC TINOCO
3934	118-003-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2221 EASY ST	GUTIERREZ MANUEL
3934	118-003-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2217 EASY ST	D & D INVESTMENTS LLC
3934	118-003-014	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2215 EASY ST	CABRERA JUAN MANUEL
3934	118-003-015	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2211 EASY ST	RAMIREZ REYNALDO L
3934	118-003-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2207 EASY ST	LOPEZ EMMANUEL
3934	118-003-017	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2203 EASY ST	DECHANT JOSEPH
3934	118-003-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2201 EASY ST	ZEPEDA ARMANDO CASTILLO
3934	118-003-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2206 EASY ST	HERNANDEZ ALFONSO DIAZ REVOCABLE FAMILY TRUST 7/9/19
3934	118-003-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2210 EASY ST	PRAISSMAN LAWRENCE D
3934	118-003-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2214 EASY ST	JUAREZ MARIBEL
3934	118-003-022	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2216 EASY ST	TADEO-TORRES MARIA SOLEDAD
3934	118-003-023	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2220 EASY ST	CELLES GABRIEL T JR
3934	118-003-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2222 EASY ST	RAMIREZ LIZBETH
3934	118-003-025	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2226 EASY ST	JACOBO RAUL ALVARADO
3934	118-003-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2228 EASY ST	BEAS CARLOS
3934	118-003-027	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2232 EASY ST	MIRELES RAMON O
3934	118-003-028	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2234 EASY ST	HERNANDEZ MANUEL COPADO
3934	118-003-029	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2238 EASY ST	ARELLANO MARIA
3934	118-003-030	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2240 EASY ST	CAMPOS FRANCISCO
3934	118-003-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2244 EASY ST	PORTER FAMILY TRUST 5/21/20
3934	118-003-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2246 EASY ST	BOLUSAN PRUDENCIO
3934	118-003-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2248 EASY ST	GONZALEZ FILIBERTO
3934	118-003-034	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2252 EASY ST	BOTELLO JAIME
3934	118-003-035	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2256 EASY ST	RODRIGUEZ JESUS MEDINA
3934	118-003-036	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2260 EASY ST	RANGEL YOCABETH
3934	118-003-037	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2255 RIVERTON DR	FIGUEROA ALONSO ALCANTAR
3934	118-003-038	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2251 RIVERTON DR	ALVAREZ LUPE & OLIVIA M FAMILY TRUST
3934	118-003-039	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2249 RIVERTON DR	CALDERON FRANCISCO JAVIER
3934	118-003-040	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2245 RIVERTON DR	LOPEZ IVE
3934	118-003-041	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2241 RIVERTON DR	PEREZ LISET
3934	118-003-042	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2239 RIVERTON DR	INVERSO JOSEPH F & GABRIELA A TRUST 6/28/14
3934	118-003-043	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2235 RIVERTON DR	DANIEL CHARLES W
3934	118-003-044	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2231 RIVERTON DR	GARCIA ROLANDO M
3934	118-003-045	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2229 RIVERTON DR	GONZALEZ ANDRES
3934	118-003-046	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2225 RIVERTON DR	MEJIA ALBERTO
3934	118-003-047	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2221 RIVERTON DR	MOSQUEDA ARTHUR
3934	118-003-048	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2219 RIVERTON DR	RIVERA FRANCISCO ANTONIO
3934	118-003-049	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2215 RIVERTON DR	RIVERA FRANCISCO
3934	118-003-050	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2211 RIVERTON DR	QUINTERO EFREN
3934	118-003-051	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2209 RIVERTON DR	VERA PEDRO
3934	118-003-052	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2205 RIVERTON DR	ALFARO LEONEL INDIVIDUAL LIVING TRUST 7/30/20
3934	118-003-053	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2203 RIVERTON DR	JENNINGS ALICIA
3934	118-004-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2218 RIVERTON DR	GOLLABA SUSANA
3934	118-004-002	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2220 RIVERTON DR	PEDROCHE FE L
3934	118-004-003	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2224 RIVERTON DR	GENINI DANIEL/EMELIA FAMILY TRUST 2/20/20
3934	118-004-004	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2226 RIVERTON DR	MARSDEN FAMILY TRUST 4/3/18
3934	118-004-005	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2230 RIVERTON DR	RIVERTON DRIVE TRUST 7/25/13
3934	118-004-006	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2234 RIVERTON DR	TAUFIK
3934	118-004-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2238 RIVERTON DR	AVILA SILVESTRE JIMENEZ
3934	118-004-008	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2240 RIVERTON DR	MORENO JEREMIAH J
3934	118-004-009	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2244 RIVERTON DR	ANDERSON CHRISTINA
3934	118-004-010	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2248 RIVERTON DR	CUEVA LUGDY M LIVING TRUST 1/29/10
3934	118-004-011	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2250 RIVERTON DR	POMPA TERESA
3934	118-004-012	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2254 RIVERTON DR	VEGA MARIA
3934	118-004-013	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2258 RIVERTON DR	CARLOS OSCAR
3934	118-004-014	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2262 RIVERTON DR	GUILLEN LINCOLN A
3934	118-004-015	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2253 SHAY AVE	GONZALES ERIC E
3934	118-004-016	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2249 SHAY AVE	ZARATE JUAN M
3934	118-004-017	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2245 SHAY AVE	SANGUINO JOSE ELEAZAR
3934	118-004-018	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2241 SHAY AVE	GUERRERO JOHNNY
3934	118-004-019	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2237 SHAY AVE	RUIZ PABLO MAGANA
3934	118-004-020	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2235 SHAY AVE	CARDENAS GONZALO
3934	118-004-021	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2233 SHAY AVE	ELENES JOSE A
3934	118-004-022	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2229 SHAY AVE	NAVA JAVIER
3934	118-004-023	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2225 SHAY AVE	RAMIREZ GUILLERMO DIAZ
3934	118-004-024	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2223 SHAY AVE	ESTRADA GREGORIO MERCADO
3934	118-004-025	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2217 SHAY AVE	GUTIERREZ JOSE L
3934	118-004-026	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2215 SHAY AVE	RAMIREZ GLORIA
3934	118-004-028	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2232 SHAY AVE	VALENCIA ANTHONY SILVA
3934	118-004-029	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2234 SHAY AVE	GALVEZ CAROLINA Y GUARDADO
3934	118-004-030	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2236 SHAY AVE	ISHAM DAVID JAMES
3934	118-004-031	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2240 SHAY AVE	BALDERAS FAMILY TRUST 5/14/16
3934	118-004-032	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2246 SHAY AVE	SIMANGAN JEROME PAGULAYAN
3934	118-004-033	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2248 SHAY AVE	GILL HARDEV S
3934	118-004-034	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2252 SHAY AVE	CABRERA AUGUSTINA
3934	118-004-035	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2254 SHAY AVE	BERNAL JOSE A
3934	118-004-036	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2256 SHAY AVE	FLORES DON
3934	118-004-037	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2251 ALCO DR	ILAC ROBIN D
3934	118-004-038	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2247 ALCO DR	MARTINEZ ELIZABETH
3934	118-004-039	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2241 ALCO DR	MORALES HUGO SANCHEZ
3934	118-004-040	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2237 ALCO DR	GABBERT CURTIS & CYNTHIA FAMILY TRUST 11/2/98
3934	118-004-041	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2231 ALCO DR	ZARATE JUAN M
3934	118-004-042	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2225 ALCO DR	MORA FRANCISCO
3934	118-004-043	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2221 ALCO DR	GUTIERREZ RAMIRO TINOCO
3934	118-004-044	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2215 ALCO DR	GALLEGOS JOSE CARDONA
3934	118-004-045	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2209 ALCO DR	VILLAROS IDA
3934	118-004-047	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2216 ALCO DR	SANCHEZ JESUS A
3934	118-004-048	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2222 ALCO DR	DUFRESNE LUCIA V
3934	118-004-049	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2224 ALCO DR	AREBALO RICHARD JR
3934	118-004-050	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2232 ALCO DR	SANCHEZ JORGE & ANA M LIVING TRUST 12/19/2013
3934	118-004-051	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2238 ALCO DR	FIGUEROA JUAN LUIS
3934	118-004-052	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2240 ALCO DR	MIRELES MELISSA
3934	118-004-053	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2248 ALCO DR	CONTRERAS RICARDO
3934	118-004-054	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2254 ALCO DR	PRADO JAVIER F JR
3934	118-004-055	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2258 ALCO DR	MILLARD BRYAN
3934	118-004-056	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2260 ALCO DR	FIGUEROA RAFAEL MONTANO
3934	118-004-057	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2255 N CESAR E. CHAVEZ DR	GOMEZ JUAN JOSE SR
3934	118-004-058	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2251 N CESAR E. CHAVEZ DR	AVELAR EVERARDO AVILA
3934	118-004-059	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2245 N CESAR E. CHAVEZ DR	DOODY FAMILY TRUST 5/31/00
3934	118-004-060	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2241 N CESAR E. CHAVEZ DR	TAJA ENRICA M
3934	118-004-061	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2235 N CESAR E. CHAVEZ DR	LAMPITOC DHEEJAYR B
3934	118-004-062	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2231 N CESAR E. CHAVEZ DR	DACUYCUY MARINA
3934	118-004-063	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2225 N CESAR E. CHAVEZ DR	GUZMAN-CERRITOS CYNTHIA
3934	118-004-064	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2221 N CESAR E. CHAVEZ DR	VILLARREAL JERRY C
3934	118-004-065	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2215 N CESAR E. CHAVEZ DR	CABATAN MARIO
3934	118-004-066	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2211 N CESAR E. CHAVEZ DR	VIRK SURINDER S
3934	118-004-069	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2228 SHAY AVE	ROCHA JOSE J
3934	118-004-070	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2203 ALCO DR	AMAYA ALEXANDRA
3934	118-006-001	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	1135 JOY WAY	TORRES PEDRO V
3934	118-006-002	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	1143 JOY WAY	GARCIA HECTOR BASULTO
3934	118-006-003	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	1149 JOY WAY	ARIAS CLAUDIA ISABEL
3934	118-006-004	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2345 LARRYTON AVE	ESTRADA MICHAEL P & CARBAJAL-ESTRADA YOLANDA REVOCAB
3934	118-006-005	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2341 LARRYTON AVE	ARANDIA VICKY LYNN T
3934	118-006-006	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2337 LARRYTON AVE	MARTINEZ VICTOR ALONZO
3934	118-006-007	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2333 LARRYTON AVE	ZURITA-JIMENEZ RUFINO M
3934	118-006-008	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2329 LARRYTON AVE	RODRIGUEZ JUAN M
3934	118-006-009	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2325 LARRYTON AVE	QUINTANA AURORA A
3934	118-006-010	**NW**	**North Preisker Ranch**	1	$ 366.43	$ 790.67	**$ 1,157.10**	2321 LARRYTON AVE	COSSIO JUAN
3934	118-006-011	**NW**	**North Preisker Ranch**	1	$ 183.22	$ 395.33	**$ 578.55**	2317 LARRYTON AVE	GALLARDO JORGE
3934	118-006-012	**NW**	**North Preisker Ranch**	1	$ 549.65	$ 1,186.00	**$ 1,735.65**	2311 LARRYTON AVE	ZARATE FRANCISCO J

3934	118-006-013	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2307 LARRYTON AVE	MURILLO RAYMUNDO G
3934	118-006-014	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2303 LARRYTON AVE	INIQUEZ JORGE LUIS
3934	118-006-015	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2301 LARRYTON AVE	TITTES MICHAEL J
3934	118-006-016	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2312 LARRYTON AVE	YANEZ JORGE C
3934	118-006-017	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2318 LARRYTON AVE	ESPINOZA JUANA
3934	118-006-018	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2322 LARRYTON AVE	RUTLEDGE JONATHAN
3934	118-006-019	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2326 LARRYTON AVE	SALAMANCA JOSUE V
3934	118-006-020	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2328 LARRYTON AVE	CONTRERAS JOSE LUIS M
3934	118-006-021	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2332 LARRYTON AVE	MONTES ANTHAR DARWIN
3934	118-006-022	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2336 LARRYTON AVE	RUELAS ALEJANDRO
3934	118-006-023	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2342 LARRYTON AVE	DONOHUE BRIAN P
3934	118-006-024	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2346 LARRYTON AVE	LONG OMAR
3934	118-006-025	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2339 TEELYNN AVE	DELGADO ROBERT M
3934	118-006-026	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2335 TEELYNN AVE	VARGAS JOSE LUIS
3934	118-006-027	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2331 TEELYNN AVE	BERNAL IGNACIO A
3934	118-006-028	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2327 TEELYNN AVE	MALDONADO PATRICIA
3934	118-006-029	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2323 TEELYNN AVE	ZINN ANNA LYNN FAMILY TRUST 2/2/18
3934	118-006-030	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2319 TEELYNN AVE	HIGHTOWER MARIA ASUSENA R
3934	118-006-031	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2315 TEELYNN AVE	ALVARADO MARIO ALFREDO JR
3934	118-006-032	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2309 TEELYNN AVE	REYES FERNANDO
3934	118-006-033	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2305 TEELYNN AVE	ENOS RYAN E
3934	118-006-034	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2308 TEELYNN AVE	VANDERHOOK SUSAN J LIVING TRUST 12/7/16
3934	118-006-035	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2312 TEELYNN AVE	MACEDO RUIZ FAMILY TRUST
3934	118-006-036	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2316 TEELYNN AVE	HERNANDEZ ROBERTO
3934	118-006-037	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2320 TEELYNN AVE	AGUIRRE MARIO ALEX
3934	118-006-038	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2324 TEELYNN AVE	BURGOS FARRAH F
3934	118-006-039	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2328 TEELYNN AVE	RUVALCABA HECTOR
3934	118-006-040	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2332 TEELYNN AVE	PANKEWICH DEBORAH
3934	118-006-041	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2336 TEELYNN AVE	CROMWELL CHEVELLE LATESE
3934	118-006-042	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2340 TEELYNN AVE	OJEDA JOSE M
3934	118-006-043	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2344 TEELYNN AVE	GONZALEZ ISMAEL
3934	118-006-044	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2348 TEELYNN AVE	DIAZ DEREK J
3934	118-006-045	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2352 TEELYNN AVE	ROBLES MARIO ALVARADO
3934	118-006-046	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2356 TEELYNN AVE	NEGRETE JOSE G
3934	118-006-047	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2347 JULESTON DR	SALAZAR RUBEN B
3934	118-006-048	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2343 JULESTON DR	RAMIREZ RUDY ZEPEDA
3934	118-006-049	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2339 JULESTON DR	VENEGAS RAMON
3934	118-006-050	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2335 JULESTON DR	PENA ENRIQUE
3934	118-006-051	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2331 JULESTON DR	NEAL BRYAN
3934	118-006-052	NW	North Preisker Ranch	1	$ 549.65	$ 1,186.00	$	**1,735.65**	2327 JULESTON DR	CALDERON BRIBIESCA RAMON
3934	118-006-053	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2323 JULESTON DR	CAMACHO RUBEN
3934	118-006-054	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2319 JULESTON DR	CAMACHO MIGUEL A
3934	118-006-055	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2315 JULESTON DR	ESPINOZA OLGA
3934	118-006-056	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2311 JULESTON DR	QUEVEDO LUIS ARTURO
3934	118-006-057	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2305 JULESTON DR	MCCLOUD KURT
3934	118-006-058	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2303 JULESTON DR	ESPINDOLA VILMA B BAZAN
3934	118-006-059	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2301 JULESTON DR	RODRIGUEZ NICOLAS
3934	118-007-001	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2310 JULESTON DR	PEREZ YOLANDA
3934	118-007-002	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2314 JULESTON DR	GARCIA ALONDRA B
3934	118-007-003	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2318 JULESTON DR	DELAVEGA LEONARDO
3934	118-007-004	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2322 JULESTON DR	IBARRA GREGORIO
3934	118-007-005	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2326 JULESTON DR	RUIZ RICARDO
3934	118-007-006	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2330 JULESTON DR	NORIEGA RICHARD P JR
3934	118-007-007	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2334 JULESTON DR	MEZA ARNULFO S
3934	118-007-008	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2338 JULESTON DR	DIAZ ALEJANDRO MOSQUEDA
3934	118-007-009	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2342 JULESTON DR	TRUONG LOUANN
3934	118-007-010	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2346 JULESTON DR	CHAVEZ FRANCISCO
3934	118-007-011	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2348 JULESTON DR	ACOSTA JUAN GARCIA
3934	118-007-012	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2350 JULESTON DR	BACIGALUPO ANNA DIANE
3934	118-007-013	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2349 BENTLEY AVE	GARZA RAMON
3934	118-007-014	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2345 BENTLEY AVE	NAVARRETE SAUL
3934	118-007-015	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2341 BENTLEY AVE	DURAN LILIANA MARIN
3934	118-007-016	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2337 BENTLEY AVE	RUIZ BELIA
3934	118-007-017	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2333 BENTLEY AVE	RAMIREZ CYNTHIA
3934	118-007-018	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2329 BENTLEY AVE	GUTIERREZ JAIME
3934	118-007-019	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2325 BENTLEY AVE	INAY RONIE ILABAN
3934	118-007-020	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2321 BENTLEY AVE	INAY EDILBERTO I
3934	118-007-021	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2317 BENTLEY AVE	HERNANDEZ IGNACIO MACIAS
3934	118-007-022	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2309 BENTLEY AVE	MERAZ DANIEL A
3934	118-007-023	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2307 BENTLEY AVE	OCAMPO JOHN EDWIN C
3934	118-007-024	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2303 BENTLEY AVE	ZERMENO JOSE S
3934	118-007-025	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2304 BENTLEY AVE	AVELINO VIOGELY
3934	118-007-026	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2308 BENTLEY AVE	TREVINO CAYETANO G
3934	118-007-027	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2312 BENTLEY AVE	CHAVEZ MANUEL
3934	118-007-028	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2318 BENTLEY AVE	JAMES ROBERT ALAN
3934	118-007-029	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2324 BENTLEY AVE	PARDO RICARDO M
3934	118-007-030	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2328 BENTLEY AVE	RAMIREZ-RIVERA MARDOQUEO
3934	118-007-031	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2332 BENTLEY AVE	SALAZAR ADRIAN
3934	118-007-032	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2336 BENTLEY AVE	MELENA FAMILY TRUST 5/31/17
3934	118-007-033	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2340 BENTLEY AVE	ESCOBAR BERTHA
3934	118-007-034	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2344 BENTLEY AVE	PATINO EFRAIN GONZALEZ
3934	118-007-035	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2348 BENTLEY AVE	GARCIA SERGIO E
3934	118-007-036	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2350 BENTLEY AVE	PEREZ RAYMUNDO
3934	118-007-037	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2352 BENTLEY AVE	LAGATTUTA NORMA R
3934	118-007-038	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2347 N CESAR E. CHAVEZ DR	MORA JOSE
3934	118-007-039	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2343 N CESAR E. CHAVEZ DR	RUIZ CARLOS
3934	118-007-040	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2339 N CESAR E. CHAVEZ DR	MENDOZA JOSE
3934	118-007-041	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2335 N CESAR E. CHAVEZ DR	LOPEZ FRANCISCO JAVIER
3934	118-007-042	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2331 N CESAR E. CHAVEZ DR	OWENS THOMAS SR
3934	118-007-043	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2327 N CESAR E. CHAVEZ DR	GARCIA EVA E
3934	118-007-044	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2323 N CESAR E. CHAVEZ DR	HURTADO VICTOR
3934	118-007-045	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2319 N CESAR E. CHAVEZ DR	SOLAR LEONARDO
3934	118-007-046	NW	North Preisker Ranch	1	$ 366.43	$ 790.67	$	**1,157.10**	2315 N CESAR E. CHAVEZ DR	ACEVES SILVERIO SANCHEZ
3934	118-007-047	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2311 N CESAR E. CHAVEZ DR	NAUMESCU ION & DANIELA TRUST 4/7/17
3934	118-007-048	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2307 N CESAR E. CHAVEZ DR	MEDINA RAFAEL TORRES
3934	118-007-049	NW	North Preisker Ranch	1	$ 183.22	$ 395.33	$	**578.55**	2303 N CESAR E. CHAVEZ DR	OLOZAGASTE REYNALDO A
3934	119-043-001	NW		1	$ 586.30	$ -	$	**586.30**	1519 N BROADWAY	CHASE INC
3934	119-087-014	NW		1	$ 586.30	$ -	$	**586.30**	1003 N BROADWAY	DETTAMANTI DANTE R TRUST
3934	119-122-006	NW	SB-9 units not done		$ 183.22	$ -	$	**183.22**		
3934	119-131-022	NW		1	$ 586.30	$ -	$	**586.30**	709 N CURRYER ST	INTERNATIONAL CHURCH
3934	119-142-013	NW		1	$ 586.30	$ -	$	**586.30**	707 N BROADWAY	WALGREEN CO
3934	119-172-009	NW		1	$ 1,172.59	$ -	$	**1,172.59**	607 W FESLER ST	KIMBELL PATRICK J
3934	119-201-014	NW		1	$ 586.30	$ -	$	**586.30**	1104 W FESLER ST	IGLESIA DE JESUCRISTO DE LAS AMERICAS INC EN SANTA M
3934	119-202-013	NW		1	$ 586.30	$ -	$	**586.30**	320 N RUSSELL AVE	CHANELL & CHANTELL LLC
3934	119-214-017	NW		1	$ 586.30	$ -	$	**586.30**	232 N BENWILEY AVE	OSBORN FAMILY TRUST
3934	119-214-019	NW		1	$ 1,465.73	$ -	$	**1,465.73**	730 W FESLER ST A	BOGNUDA LIVO REVOCABLE TRUST
3934	119-233-005	NW		1	$ 586.30	$ -	$	**586.30**	313 N BROADWAY	RODRIGUEZ JAVIER CONCEPCION
3934	119-242-008	NW		1	$ 586.30	$ -	$	**586.30**	1023 W MAIN ST	BARKY ALICE MAY SEPARATE PROPERTY TRUST 9/1/2009
3934	119-242-036	NW		1	$ 586.30	$ -	$	**586.30**	1020 W CHAPEL ST	NAEMI ANGELO
3934	119-251-010	NW		1	$ 1,649.07	$ -	$	**1,649.07**	134 N WESTERN AVE	MI CASITA LLC
3934	119-252-014	NW		1	$ 586.30	$ -	$	**586.30**	815 W MAIN ST	GOLDEN STATE ENTERPRISES LLC
3934	119-253-013	NW		1	$ 586.30	$ -	$	**586.30**	807 W MAIN ST	S & V HOLDINGS LLC
3934	119-261-025	NW		1	$ 7,328.66	$ -	$	**7,328.66**	205 N DEPOT ST 101	RESIDENCES AT DEPOT STREET LP
3934	119-261-026	NW		1	$ 7,328.66	$ -	$	**7,328.66**	201 N DEPOT ST 101	RESIDENCES AT DEPOT STREET LP
3934	119-266-011	NW		1	$ 586.30	$ -	$	**586.30**	416 W MILL ST	NEW HOPE BAPTIST CHURCH OF SANTA MARIA CA
3934	119-273-006	NW		1	$ 183.22	$ -	$	**183.22**	210 WEST FESLER	210 WEST FESLER RESIDENCE
3934	119-275-015	NW		1	$ 586.30	$ -	$	**586.30**	214 N LINCOLN ST	MORENO JOSEPH J
3934	119-276-019	NW		1	$ 586.30	$ -	$	**586.30**	101 N BROADWAY	NIKFARJAM SEPEHR BEN
3934	119-330-013	NW		1	$ 586.30	$ -	$	**586.30**	960 W ORCHARD ST	ROMAN CATHOLIC ARCHBISHOP L A
3934	123-011-016	NW		1	$ 183.22	$ -	$	**183.22**	1109 W CHURCH ST	GASPAR GUADALUPE
3934	123-011-023	NW		1	$ 586.30	$ -	$	**586.30**	122 S BLOSSER RD	BLOSSER LAVANDERIA LLC

3934	123-011-034	**NW**	1	$	586.30	$	-	$	**586.30**	1144 W MAIN ST	TESORO SIERRA PROPERTIES LLC
3934	123-012-020	**NW**	1	$	586.30	$	-	$	**586.30**	218 S BLOSSER RD	ASUNCION RENTAL PROPERTY LLC
3934	123-012-023	**NW**	1	$	586.30	$	-	$	**586.30**	1138 W CHURCH ST	PANIAGUA ROGELIO R
3934	123-013-005	**NW**	1	$	586.30	$	-	$	**586.30**	1018 W MAIN ST	ASUNCION RENTAL PROPERTY LLC
3934	123-021-012	**NW**	1	$	586.30	$	-	$	**586.30**	911 W CHURCH ST	NEIGHBORHOOD LAUNDRY LLC
3934	123-024-007	**NW**	1	$	769.52	$	-	$	**769.52**	117 S BENWILEY AVE	JEFFERY JEFF R
3934	123-024-008	**NW**	1	$	183.22	$	-	$	**183.22**	819 W CHURCH ST	JEFFERY JEFF
3934	123-031-029	**NW**	1	$	586.30	$	-	$	**586.30**	711 W CHURCH ST	LA FAVORITA CHURCH LLC
3934	123-031-037	**NW**	1	$	586.30	$	-	$	**586.30**	616 W MAIN ST	ARASTEH INVESTMENTS LLC
3934	122-035-005	**NW**	1	$	916.11	$	-	$	**916.11**	501 CYPRESS	CHAVEZ RESIDENTIAL UNITS
3934	123-045-013	**NW**	1	$	91.61	$	-	$	**91.61**	110 S LINCOLN ST	4 HERITAGE SQUARE LLC
3934	123-064-022	**NW**	1	$	366.43	$	-	$	**366.43**	905 W COOK ST	MARIANI ROBERT
3934	123-064-023	**NW**	1	$	366.43	$	-	$	**366.43**	917 W COOK ST	MARIANI ROBERT
3934	123-064-024	**NW**	1	$	366.43	$	-	$	**366.43**	913 W COOK ST	MARIANI ROBERT
3934	123-064-025	**NW**	1	$	732.90	$	-	$	**732.90**	909 W COOK ST	MARIANI ROBERT
3934	123-090-005	**NW**	1	$	586.30	$	-	$	**586.30**	501 S RUSSELL AVE	LA FAVORITA RUSSELL LLC
3934	123-090-024	**NW**	1	$	586.30	$	-	$	**586.30**	504 S WESTERN AVE	TENBORG CHARLES REVOCABLE LIVING TRUST
3934	123-090-079	**NW**	1	$	9,527.62	$	-	$	**9,527.62**	1148 W BOONE ST	LOS ADOBES DE MARIA II
3934	123-090-082	**NW**	1	$	586.30	$	-	$	**586.30**	560 S BLOSSER RD	SOUTH BLOSSER LLC
3934	123-090-083	**NW**	1	$	6,815.89	$	-	$	**6,815.89**	525 S RUSSELL AVE	LOS ADOBES DE MARIA III LIMITED PARTNERSHIP
3934	123-090-087	**NW**	1	$	2,345.19	$	-	$	**2,345.19**	450 S BLOSSER RD	SOUTH BLOSSER LLC
3934	123-090-088	**NW**	1	$	3,517.78	$	-	$	**3,517.78**	500 S BLOSSER RD	WAL-MART STORES INC
3934	123-090-089	**NW**	1	$	586.30	$	-	$	**586.30**	510 S BLOSSER RD	SOUTH BLOSSER LLC
3934	123-090-090	**NW**		$	4,104.02	$	-	$	**4,104.02**		
3934	123-102-043	**NW**	1	$	8,061.52	$	-	$	**8,061.52**	500 S OAKLEY AVE	502 OAKLEY APARTMENTS LLC (CA)
3934	123-111-009	**NW**	1	$	586.30	$	-	$	**586.30**		UNKNOWN
3934	123-111-010	**NW**	1	$	586.30	$	-	$	**586.30**	700 W ORANGE ST	GUGGIA MILT
3934	123-131-014	**NW**	1	$	1,465.73	$	-	$	**1,465.73**	529 S PINE ST	COASTLINE HOUSING GROUP LLC
3934	123-133-005	**NW**	1	$	586.30	$	-	$	**586.30**	501 S LINCOLN ST	HANNA ELIAN
3934	123-136-003	**NW**	1	$	586.30	$	-	$	**586.30**	611 S BROADWAY	LANIGRAM PROPERTIES LLC
3934	123-140-036	**NW**	1	$	183.22	$	-	$	**183.22**	POBOX 668	ALVAREZ LUPE & OLIVIA M FAMILY TRUST
3934	123-161-003	**NW**	1	$	183.23	$	-	$	**183.23**	708 S DEPOT ST	JUAN DE LA TORRE
3934	123-172-015	**NW**	1	$	586.30	$	-	$	**586.30**	400 W PARK AVE	GOOD SAMARITAN SHELTER INC
3934	123-172-016	**NW**	1	$	586.30	$	-	$	**586.30**	403 W MORRISON AVE A-P	GOOD SAMARITAN SHELTER INC
3934	123-181-024	**NW**	1	$	586.30	$	-	$	**586.30**	731 S LINCOLN ST	ATRIUM VENTURES UNLIMITED
3934	123-210-004	**NW**	1	$	586.30	$	-	$	**586.30**	804 LIBERTY ST	SANTA MARIA-BONITA SCHOOL DISTRICT
3934	123-210-010	**NW**	1	$	586.30	$	-	$	**586.30**		SANTA MARIA-BONITA SCHOOL DISTRICT
3934	123-210-012	**NW**	1	$	586.30	$	-	$	**586.30**		SANTA MARIA-BONITA SCHOOL DISTRICT
3934	123-241-007	**NW**	1	$	1,758.89	$	-	$	**1,758.89**	1111 S BROADWAY	1111 S BROADWAY SM LLC
3934	123-241-009	**NW**	1	$	586.30	$	-	$	**586.30**	1115 S BROADWAY	ALLEN FAMILY RESIDUAL TRUST 11/20/2000
3934	123-242-004	**NW**	1	$	586.30	$	-	$	**586.30**	114 LIBERTY ST	VANDENBERG FEDERAL CREDIT UNION
3934	123-280-003	**NW**	1	$	183.22	$	-	$	**183.22**	201 TOWN CENTER WEST	VERNON PROPERTY GROUP, LLC
3934	123-290-001	**NW**	1	$	183.22	$	-	$	**183.22**	830 BLANCHE CT	CARDONA RICARDO
3934	123-290-002	**NW**	1	$	183.22	$	-	$	**183.22**	828 BLANCHE CT	ANDALON J CANDELARIO/ANA MARIA
3934	123-290-003	**NW**	1	$	183.22	$	-	$	**183.22**	826 BLANCHE CT	SERRATO BERTHA R
3934	123-290-004	**NW**	1	$	183.22	$	-	$	**183.22**	824 BLANCHE CT	VALTIERRA EBINTON MEDINA
3934	123-290-005	**NW**	1	$	183.22	$	-	$	**183.22**	822 BLANCHE CT	LAZARO ERNESTO
3934	123-290-006	**NW**	1	$	183.22	$	-	$	**183.22**	820 BLANCHE CT	RAMIREZ STEPHANIE J
3934	123-290-007	**NW**	1	$	183.22	$	-	$	**183.22**	818 BLANCHE CT	AREVALO LAMBERTO
3934	123-290-008	**NW**	1	$	183.22	$	-	$	**183.22**	816 BLANCHE CT	SOLORIO JOSE LUIS/MARIA VICTOR
3934	123-290-009	**NW**	1	$	183.22	$	-	$	**183.22**	814 BLANCHE CT	RAMIREZ IGNACIO
3934	123-290-010	**NW**	1	$	183.22	$	-	$	**183.22**	812 BLANCHE CT	PENA JUAN MANUEL
3934	123-290-011	**NW**	1	$	183.22	$	-	$	**183.22**	810 BLANCHE CT	BAUTISTA JUAN JOSE
3934	123-290-012	**NW**	1	$	183.22	$	-	$	**183.22**	808 BLANCHE CT	GARCIA JOE
3934	123-290-013	**NW**	1	$	183.22	$	-	$	**183.22**	806 BLANCHE CT	SAGISI EDGAR A/RUBY P
3934	123-290-014	**NW**	1	$	183.22	$	-	$	**183.22**	804 BLANCHE CT	BUCAYU RICHELLE E
3934	123-290-015	**NW**	1	$	366.43	$	-	$	**366.43**	802 BLANCHE CT	LAZARO ARTURO
3934	123-290-016	**NW**	1	$	183.22	$	-	$	**183.22**	801 BLANCHE CT	BALDERAS ANGEL B
3934	123-290-017	**NW**	1	$	366.43	$	-	$	**366.43**	803 BLANCHE CT	MONTANO FELIPE ESPINOZA
3934	123-290-018	**NW**	1	$	183.22	$	-	$	**183.22**	805 BLANCHE CT	GARCELLANO NOMER L
3934	123-290-019	**NW**	1	$	183.22	$	-	$	**183.22**	807 BLANCHE CT	PEREZ ROBERTO
3934	123-290-020	**NW**	1	$	183.22	$	-	$	**183.22**	811 BLANCHE CT	RODRIGUEZ JUAN & MERCEDES REVOCABLE FAMILY TRUST 2/2
3934	123-290-021	**NW**	1	$	549.65	$	-	$	**549.65**	815 BLANCHE CT	ARREDONDO JUAN CARLOS/PAULA PORCAYO
3934	123-290-022	**NW**	1	$	183.22	$	-	$	**183.22**	817 BLANCHE CT	PAZ JORGE/LETICIA Z
3934	123-290-023	**NW**	1	$	183.22	$	-	$	**183.22**	819 BLANCHE CT	VIDAL DEMETRIO ASCENCIO
3934	123-290-024	**NW**	1	$	183.22	$	-	$	**183.22**	828 S OAKLEY AVE	CARDONA ANTONIO
3934	123-290-025	**NW**	1	$	183.22	$	-	$	**183.22**	820 S OAKLEY AVE	FIGUEROA RAMON ENRIQUEZ
3934	123-290-026	**NW**	1	$	183.22	$	-	$	**183.22**	812 S OAKLEY AVE	RUIZ GUSTAVO/TINA MARIE
3934	123-290-027	**NW**	1	$	183.22	$	-	$	**183.22**	804 S OAKLEY AVE	RUIZ ARTURO/RAMONA
3934	128-002-002	**NW**	1	$	586.30	$	-	$	**586.30**	2270 PREISKER LN	FILIPINO COMMUNITY/S M V & VIC INC
3934	128-002-035	**NW**	1	$	586.30	$	-	$	**586.30**	2210 PREISKER LN	CARPENTERS LOCAL 1800 TRAINING CORPORATION
3934	128-002-048	**NW**	1	$	586.30	$	-	$	**586.30**	2190 PREISKER LN	ISHWAR REALTY LLC
3934	128-002-049	**NW**	1	$	586.30	$	-	$	**586.30**	2140 PREISKER LN	BE819CA LLC
3934	128-002-050	**NW**	1	$	586.30	$	-	$	**586.30**	2120 PREISKER LN	COTTI FOODS CALIFORNIA INC
3934	128-131-006	**NW**	1	$	183.23	$	-	$	**183.23**	103 PORTLAND DR	BEAS DANIEL J
3934	128-131-007	**NW**	1	$	183.23	$	-	$	**183.23**	111 PORTLAND DR	FLORES JORGE M/MARIA GUADALUPE
3934	128-131-008	**NW**	1	$	586.30	$	-	$	**586.30**	119 PORTLAND DR	HERNANDEZ ALFONSO DIAZ REVOCABLE FAMILY TRUST 7/9/19
3934	128-131-009	**NW**	1	$	183.23	$	-	$	**183.23**	127 PORTLAND DR	GONSALES JOSE JR
3934	128-131-010	**NW**	1	$	366.43	$	-	$	**366.43**	135 PORTLAND DR	JACUINDE JUAN GABRIEL
3934	128-131-011	**NW**	1	$	183.23	$	-	$	**183.23**	143 PORTLAND DR	CHASE DEBRA D
3934	128-131-012	**NW**	1	$	183.23	$	-	$	**183.23**	205 PORTLAND DR	DAVIS PAUL W
3934	128-131-013	**NW**	1	$	366.43	$	-	$	**366.43**	215 PORTLAND DR	MARTINEZ OSCAR GASPAR
3934	128-131-014	**NW**	1	$	183.23	$	-	$	**183.23**	223 PORTLAND DR	LAZAROALCORTA WILFRIDO
3934	128-131-015	**NW**	1	$	183.23	$	-	$	**183.23**	231 PORTLAND DR	VEGA FAMILY TRUST AGREEMENT 8/14/86
3934	128-131-016	**NW**	1	$	183.23	$	-	$	**183.23**	239 PORTLAND DR	SALGADO ARMANDO
3934	128-131-017	**NW**	1	$	183.23	$	-	$	**183.23**	247 PORTLAND DR	SALAZAR JERRY L
3934	128-131-018	**NW**	1	$	183.23	$	-	$	**183.23**	236 VARNER CT	PACHECO JULIO
3934	128-131-019	**NW**	1	$	183.23	$	-	$	**183.23**	228 VARNER CT	CONEJO ALFREDO JR
3934	128-131-020	**NW**	1	$	183.23	$	-	$	**183.23**	222 VARNER CT	CONTRERAS JOEL
3934	128-131-021	**NW**	1	$	183.23	$	-	$	**183.23**	212 VARNER CT	DE WITT MELVIN
3934	128-131-022	**NW**	1	$	183.23	$	-	$	**183.23**	206 VARNER CT	ALCANTAR VALENTE
3934	128-131-023	**NW**	1	$	183.23	$	-	$	**183.23**	142 VARNER CT	OROZCO TOMAS E JR
3934	128-131-024	**NW**	1	$	183.23	$	-	$	**183.23**	134 VARNER CT	WAGNER TIMOTHY
3934	128-131-025	**NW**	1	$	183.23	$	-	$	**183.23**	126 VARNER CT	NADAL HEIDI
3934	128-131-026	**NW**	1	$	183.23	$	-	$	**183.23**	118 VARNER CT	PACHECO ELEAZAR/ROSALBA
3934	128-131-027	**NW**	1	$	183.23	$	-	$	**183.23**	110 VARNER CT	VELASQUEZ SANDRA
3934	128-131-028	**NW**	1	$	183.23	$	-	$	**183.23**	102 VARNER CT	HUITRON CRESCENCIO
3934	128-131-029	**NW**	1	$	366.43	$	-	$	**366.43**	101 VARNER CT	FLORES JORGE BARRIGA
3934	128-131-030	**NW**	1	$	366.43	$	-	$	**366.43**	109 VARNER CT	PACHECO FRANCISCO
3934	128-131-031	**NW**	1	$	183.23	$	-	$	**183.23**	117 VARNER CT	MONTES FRANCISCO J BALTAZAR
3934	128-131-032	**NW**	1	$	183.23	$	-	$	**183.23**	125 VARNER CT	CALDWELL HELEN L TRUST 6/28/99
3934	128-131-033	**NW**	1	$	183.23	$	-	$	**183.23**	133 VARNER CT	MOORE GILBERT ALLEN
3934	128-131-034	**NW**	1	$	183.23	$	-	$	**183.23**	141 VARNER CT	ECHAVARRIA DANIEL JR
3934	128-131-035	**NW**	1	$	183.23	$	-	$	**183.23**	203 VARNER CT	CERVANTES JOSEFINA
3934	128-131-036	**NW**	1	$	183.23	$	-	$	**183.23**	211 VARNER CT	FLORES GLORIA
3934	128-131-037	**NW**	1	$	183.23	$	-	$	**183.23**	219 VARNER CT	WOODS WILLIAM C
3934	128-131-038	**NW**	1	$	183.23	$	-	$	**183.23**	227 VARNER CT	OELAND FAMILY TRUST 11/16/05
3934	128-131-039	**NW**	1	$	183.23	$	-	$	**183.23**	235 VARNER CT	ANDERSON FAMILY TRUST 7/17/13
3934	128-131-040	**NW**	1	$	183.23	$	-	$	**183.23**	222 BENNETTA DR	HOOBERY PEGGY SUE FAMILY TRUST 3/7/07
3934	128-131-041	**NW**	1	$	183.23	$	-	$	**183.23**	216 BENNETTA DR	MESIAS SHANE T
3934	128-131-042	**NW**	1	$	183.23	$	-	$	**183.23**	210 BENNETTA DR	NICOLAS LUCIANO M/LOURDES G
3934	128-131-043	**NW**	1	$	183.23	$	-	$	**183.23**	204 BENNETTA DR	SINGH BADAVA DAVID/DELIA MARIA
3934	128-131-044	**NW**	1	$	183.23	$	-	$	**183.23**	140 BENNETTA DR	GONZALEZ JULIA
3934	128-131-045	**NW**	1	$	183.23	$	-	$	**183.23**	132 BENNETTA DR	TAIAN MUNEFF
3934	128-131-046	**NW**	1	$	183.23	$	-	$	**183.23**	126 BENNETTA DR	DAVIS DUSTIN M
3934	128-131-047	**NW**	1	$	183.23	$	-	$	**183.23**	120 BENNETTA DR	CARDOZA ROBERT H & KATHERINE J 1990 FAMILY TRUST
3934	128-131-048	**NW**	1	$	183.23	$	-	$	**183.23**	114 BENNETTA DR	DOWNEY ANDREW X
3934	128-131-049	**NW**	1	$	183.23	$	-	$	**183.23**	108 BENNETTA DR	SORTER ARLENE D LIVING TRUST
3934	128-131-050	**NW**	1	$	183.23	$	-	$	**183.23**	102 BENNETTA DR	SNYDER LIVING TRUST 03/18/1998
3934	128-131-051	**NW**	1	$	183.23	$	-	$	**183.23**	103 BENNETTA DR	ALVARADO DANNY PINEDA
3934	128-131-052	**NW**	1	$	183.23	$	-	$	**183.23**	107 BENNETTA DR	ENRIQUEZ DAVID REVOCABLE LIVING TRUST 6/26/14

3934	128-131-053	**NW**	1	$	183.23	$	-	$	**183.23**	115 BENNETTA DR	CORTES RAUL
3934	128-131-054	**NW**	1	$	183.23	$	-	$	**183.23**	119 BENNETTA DR	RASGON/CHOE LIVING TRUST 2/19/07
3934	128-131-055	**NW**	1	$	183.23	$	-	$	**183.23**	125 BENNETTA DR	BECERRA EDUARDO MARQUEZ
3934	128-131-056	**NW**	1	$	183.23	$	-	$	**183.23**	131 BENNETTA DR	TORRES ROBERT
3934	128-131-057	**NW**	1	$	183.23	$	-	$	**183.23**	141 BENNETTA DR	RODRIGUEZ ROBERT A
3934	128-131-058	**NW**	1	$	183.23	$	-	$	**183.23**	205 BENNETTA DR	PACHECO ELEAZAR
3934	128-131-059	**NW**	1	$	183.23	$	-	$	**183.23**	211 BENNETTA DR	GARCIA JOSE ANTONIO/LIDIA
3934	128-131-060	**NW**	1	$	183.23	$	-	$	**183.23**	221 BENNETTA DR	DELGADO LUIS
3934	128-131-063	**NW**	1	$	366.43	$	-	$	**366.43**	220 MIRANDA CT	ESPINDOLA ABRAHAM
3934	128-131-064	**NW**	1	$	183.23	$	-	$	**183.23**	214 MIRANDA CT	HENDRICKS LARRY C/NORMA R
3934	128-131-065	**NW**	1	$	183.23	$	-	$	**183.23**	210 MIRANDA CT	DELOSSANTOS MARIO ALBERTO
3934	128-131-066	**NW**	1	$	183.23	$	-	$	**183.23**	206 MIRANDA CT	NUNEZ MARTIN CRUZ
3934	128-131-067	**NW**	1	$	183.23	$	-	$	**183.23**	202 MIRANDA CT	CEJA ALFREDO JIMENEZ
3934	128-131-068	**NW**	1	$	183.23	$	-	$	**183.23**	142 MIRANDA CT	CASTANEDA JESUS/YNES
3934	128-131-069	**NW**	1	$	183.23	$	-	$	**183.23**	138 MIRANDA CT	BUCAYU ROGELITO E
3934	128-131-070	**NW**	1	$	366.43	$	-	$	**366.43**	134 MIRANDA CT	SILVA JORGE
3934	128-131-071	**NW**	1	$	366.43	$	-	$	**366.43**	130 MIRANDA CT	CALDERON JORGE DIAZ
3934	128-131-072	**NW**	1	$	366.43	$	-	$	**366.43**	126 MIRANDA CT	DIAZ ALFREDO
3934	128-131-073	**NW**	1	$	183.23	$	-	$	**183.23**	122 MIRANDA CT	ZARATE MIRIA
3934	128-131-074	**NW**	1	$	183.23	$	-	$	**183.23**	118 MIRANDA CT	IBARRA LILLIANA
3934	128-131-075	**NW**	1	$	183.23	$	-	$	**183.23**	114 MIRANDA CT	HERNANDEZ ALFONSO DIAZ REVOCABLE FAMILY TRUST 7/9/19
3934	128-131-076	**NW**	1	$	183.23	$	-	$	**183.23**	110 MIRANDA CT	ARRIAGA ADAN
3934	128-131-077	**NW**	1	$	366.43	$	-	$	**366.43**	106 MIRANDA CT	BERGERON HENRY E & JENNETTE TRUSTEES
3934	128-131-078	**NW**	1	$	183.23	$	-	$	**183.23**	102 MIRANDA CT	SOLORIO RICARDO V
3934	128-131-079	**NW**	1	$	366.38	$	-	$	**366.38**	115 MIRANDA CT	CASTILLO ROGELIO L
3934	128-131-080	**NW**	1	$	183.23	$	-	$	**183.23**	123 MIRANDA CT	CASTRO FREDDY
3934	128-131-081	**NW**	1	$	366.43	$	-	$	**366.43**	143 MIRANDA CT	MARTINEZ ARTURO MANCHA
3934	128-131-082	**NW**	1	$	366.43	$	-	$	**366.43**	203 MIRANDA CT	LAZARO JESUS SOSA
3934	128-131-083	**NW**	1	$	183.22	$	-	$	**183.22**	207 MIRANDA CT	DOMINGUEZ BRENDA
3934	128-131-084	**NW**	1	$	183.22	$	-	$	**183.22**	211 MIRANDA CT	MARRON MARTIN CAZAREZ
3934	128-131-085	**NW**	1	$	183.22	$	-	$	**183.22**	221 MIRANDA CT	BHATIA SAROJ R
3934	128-131-086	**NW**	1	$	366.43	$	-	$	**366.43**	2321 JOHNSON DR	MURILLO-MEDRANO SALVADOR
3934	128-131-087	**NW**	1	$	183.22	$	-	$	**183.22**	2327 JOHNSON DR	MENDEZ OSCAR
3934	128-131-088	**NW**	1	$	183.22	$	-	$	**183.22**	2333 JOHNSON DR	ESCOTO CLAUDIA
3934	128-131-089	**NW**	1	$	183.22	$	-	$	**183.22**	2339 JOHNSON DR	PALLAI VALERIE A
3934	128-131-090	**NW**	1	$	183.22	$	-	$	**183.22**	2345 JOHNSON DR	MELENA FAMILY TRUST 5/31/17
3934	128-138-002	**NW**	1	$	366.43	$	-	$	**366.43**	232 PORTLAND DR	RAMIREZ JOAQUIN
3934	128-138-003	**NW**	1	$	183.22	$	-	$	**183.22**	240 PORTLAND DR	SALINAS MARIA D
3934	128-138-004	**NW**	1	$	183.22	$	-	$	**183.22**	246 PORTLAND DR	BONILLA REINA ISABEL RIVAS
3934	128-138-005	**NW**	1	$	183.22	$	-	$	**183.22**	250 PORTLAND DR	BARAJAS FERNANDO
3934	128-138-007	**NW**	1	$	183.22	$	-	$	**183.22**	2326 JOHNSON DR	GARCIA PABLO S
3934	128-138-008	**NW**	1	$	183.22	$	-	$	**183.22**	2330 JOHNSON DR	FLORES KENNETH W JR
3934	128-138-009	**NW**	1	$	183.22	$	-	$	**183.22**	2336 JOHNSON DR	SHEFF ALFRED M
3934	128-138-010	**NW**	1	$	183.22	$	-	$	**183.22**	2342 JOHNSON DR	FUGITT JAY A/LYNN
3934	128-138-011	**NW**	1	$	183.22	$	-	$	**183.22**	2346 JOHNSON DR	LARA MARIO E
3934	128-138-012	**NW**	1	$	183.22	$	-	$	**183.22**	2350 JOHNSON DR	VIGIL ROGELIO
3934	128-138-013	**NW**	1	$	183.22	$	-	$	**183.22**	2354 JOHNSON DR	SHELTON LARRY
3934	128-138-014	**NW**	1	$	183.22	$	-	$	**183.22**	2358 JOHNSON DR	LISTER DONNA M
3934	128-138-015	**NW**	1	$	183.22	$	-	$	**183.22**	2362 JOHNSON DR	COLLINS FAMILY TRUST 6/30/14
3934	128-138-016	**NW**	1	$	183.22	$	-	$	**183.22**	2370 PREISKER LN	HERNANDEZ EVELYN REVOCABLE LIVING TRUST 2/28/13
3934	128-138-017	**NW**	1	$	183.22	$	-	$	**183.22**	2374 PREISKER LN	ZEPEDA J LUIS R/ROSA H
3934	128-138-019	**NW**	1	$	183.22	$	-	$	**183.22**	2322 JOHNSON DR	ROSAS HECTOR
3934	128-138-020	**NW**	1	$	183.22	$	-	$	**183.22**	2320 JOHNSON DR	BAEZA ANDREW C
3934	128-138-021	**NW**	1	$	183.22	$	-	$	**183.22**	2318 JOHNSON DR	PAZ ADRIAN
3934	128-138-022	**NW**	1	$	183.22	$	-	$	**183.22**	2314 JOHNSON DR	SARRI MARK
3934	128-138-023	**NW**	1	$	183.22	$	-	$	**183.22**	2312 JOHNSON DR	CERVANTES JOSE
3934	128-138-024	**NW**	1	$	366.43	$	-	$	**366.43**	2310 JOHNSON DR	PALACIOS MOSES HERNANDEZ
3934	128-138-025	**NW**	1	$	183.22	$	-	$	**183.22**	2308 JOHNSON DR	KAUR SIMRAN
3934	128-138-026	**NW**	1	$	183.22	$	-	$	**183.22**	2306 JOHNSON DR	VALDEZ DAVID
3934	128-138-027	**NW**	1	$	183.22	$	-	$	**183.22**	2304 JOHNSON DR	GUTIERREZ JACQUELINE
3934	128-138-028	**NW**	1	$	183.22	$	-	$	**183.22**	2302 JOHNSON DR	PRADO FILEMON
3934	128-138-029	**NW**	1	$	183.22	$	-	$	**183.22**	2298 JOHNSON DR	PACHECO CARLOS
3934	128-138-030	**NW**	1	$	183.22	$	-	$	**183.22**	2296 JOHNSON DR	SERVIN JORGE
3934	128-138-031	**NW**	1	$	183.22	$	-	$	**183.22**	2294 JOHNSON DR	WATSON REGGIE D
3934	128-138-032	**NW**	1	$	183.22	$	-	$	**183.22**	2292 JOHNSON DR	DELGADO LUIS G
3934	128-138-033	**NW**	1	$	366.43	$	-	$	**366.43**	2290 JOHNSON DR	COYT BENJAMIN MANZO
3934	128-138-034	**NW**	1	$	183.22	$	-	$	**183.22**	2288 JOHNSON DR	RODRIGUEZ RAMIRO
3934	128-138-035	**NW**	1	$	183.22	$	-	$	**183.22**	2286 JOHNSON DR	SALCEDO CARLOS
3934	128-138-036	**NW**	1	$	366.43	$	-	$	**366.43**	2284 JOHNSON DR DR	PEREZ RAUL
3934	128-138-037	**NW**	1	$	183.22	$	-	$	**183.22**	2282 JOHNSON DR DR	CHAVEZ EMIGDIO
3934	128-138-038	**NW**	1	$	183.22	$	-	$	**183.22**	2280 JOHNSON DR DR	PERRY SHARON J
3934	128-138-039	**NW**	1	$	183.22	$	-	$	**183.22**	2278 JOHNSON DR	GARCIA JORGE ARMANDO
3934	128-138-040	**NW**	1	$	183.22	$	-	$	**183.22**	2276 JOHNSON DR	SAVELY WALLACE WILLIAM
3934	128-138-041	**NW**	1	$	183.22	$	-	$	**183.22**	2274 JOHNSON DR	DELGADO GUILLERMO
3934	128-138-042	**NW**	1	$	183.22	$	-	$	**183.22**	2272 JOHNSON DR	ENRIQUEZ MONICA
								$	**752,111.69**		

Fund Number	Parcel Number	District	Zone	FY25-26 Parcel Count	FY 25-26 District Assessment	FY25-26 Zone Assessment	FY25-26 Total Assessment	Situs	Owner
3933	109-010-005	SE		1	$ 144.57	$ -	$ 144.57	3000 SANTA MARIA WAY	NORTHMAN MARGARET TRUSTEE 12-84 ET AL
3933	109-010-019	SE		1	$ 586.28	$ -	$ 586.28	2970 SANTA MARIA WAY	FIRST BAPTIST CHURCH/SM
3933	109-010-035	SE		1	$ 9,966.82	$ -	$ 9,966.82	2880 SANTA MARIA WAY	GUGGIA MILT/ANGELA
3933	109-230-001	SE		1	$ 144.57	$ -	$ 144.57	708 BLUE RIDGE DR	KRIER-FULLER FAMILY TRUST
3933	109-230-002	SE		1	$ 144.57	$ -	$ 144.57	710 BLUE RIDGE DR	FROST KEITH D
3933	109-230-003	SE		1	$ 144.57	$ -	$ 144.57	718 BLUE RIDGE DR	HUYNH MUOI/VINH THI LUU
3933	109-230-004	SE		1	$ 144.57	$ -	$ 144.57	720 BLUE RIDGE DR	TORRES MICHAEL
3933	109-230-005	SE		1	$ 144.57	$ -	$ 144.57	726 BLUE RIDGE DR	BARTON BRANDON EUGENE
3933	109-230-006	SE		1	$ 144.57	$ -	$ 144.57	732 BLUE RIDGE DR	VIOLA GAETANO G/NUBIA M
3933	109-230-007	SE		1	$ 144.57	$ -	$ 144.57	738 BLUE RIDGE DR	NGUYEN MINH H
3933	109-230-008	SE		1	$ 144.57	$ -	$ 144.57	744 BLUE RIDGE DR	WALLACE FAMILY REVOCABLE TRUST 10/23/17
3933	109-230-009	SE		1	$ 144.57	$ -	$ 144.57	750 BLUE RIDGE DR	RAFFANELLO MICHAEL A
3933	109-230-010	SE		1	$ 144.57	$ -	$ 144.57	756 BLUE RIDGE DR	WIDLE JOHN A/DIANNE M
3933	109-230-011	SE		1	$ 144.57	$ -	$ 144.57	762 BLUE RIDGE DR	ORXY CRUDE TRADING & TRANSPORTATION INC
3933	109-230-012	SE		1	$ 144.57	$ -	$ 144.57	768 BLUE RIDGE DR	ORYX CRUDE TRADE & TRANSPORTATION INC
3933	109-230-013	SE		1	$ 144.57	$ -	$ 144.57	774 BLUE RIDGE DR	NOE FAMILY TRUST 1/25/07
3933	109-230-014	SE		1	$ 144.57	$ -	$ 144.57	767 RAINTREE DR	SENDEJAS JAMES
3933	109-230-015	SE		1	$ 144.57	$ -	$ 144.57	759 RAINTREE DR	PAULUS FAMILY TRUST 2/17/94
3933	109-230-016	SE		1	$ 144.57	$ -	$ 144.57	753 RAINTREE DR	ANDREE MATHEW
3933	109-230-017	SE		1	$ 144.57	$ -	$ 144.57	745 RAINTREE DR	MEZA JUAN L
3933	109-230-018	SE		1	$ 144.57	$ -	$ 144.57	743 RAINTREE DR	CAPLEY GARY D
3933	109-230-019	SE		1	$ 144.57	$ -	$ 144.57	737 RAINTREE DR	EASTON STEWART
3933	109-230-020	SE		1	$ 144.57	$ -	$ 144.57	733 RAINTREE DR	FORD GERALD & GAYLE FAMILY TRUST
3933	109-230-021	SE		1	$ 144.57	$ -	$ 144.57	731 RAINTREE DR	PRESNELL SHI XIANG
3933	109-230-022	SE		1	$ 144.57	$ -	$ 144.57	729 RAINTREE DR	PAULUS ELIZABETH
3933	109-230-023	SE		1	$ 144.57	$ -	$ 144.57	719 BLUE RIDGE DR	RODRIGUES EDWARD A/JAN E
3933	109-230-024	SE		1	$ 144.57	$ -	$ 144.57	707 BLUE RIDGE DR	FARIAS CARMEN TRUST 10/7/19
3933	109-230-025	SE		1	$ 144.57	$ -	$ 144.57	705 BLUE RIDGE DR	YATES FAMILY TRUST 1/31/94
3933	109-230-026	SE		1	$ 144.57	$ -	$ 144.57	703 BLUE RIDGE DR	SPEAKER FAMILY TRUST
3933	109-230-027	SE		1	$ 144.57	$ -	$ 144.57	701 BLUE RIDGE DR	STERLING PETER/JEANNIE
3933	109-230-028	SE		1	$ 144.57	$ -	$ 144.57	730 RAINTREE DR	PAULUS DENISE
3933	109-230-029	SE		1	$ 144.57	$ -	$ 144.57	743 BLUE RIDGE DR	HESLOP THOMAS C/RELLA L TRUSTEES
3933	109-230-030	SE		1	$ 144.57	$ -	$ 144.57	749 BLUE RIDGE DR	ADAMS JOSEPH A/LISA M
3933	109-230-031	SE		1	$ 144.57	$ -	$ 144.57	755 BLUE RIDGE DR	BEDOLLA PETER
3933	109-230-032	SE		1	$ 144.57	$ -	$ 144.57	761 BLUE RIDGE DR	VANSICKLE CHARLES R & EMILY L LIVING TRUST 3/8/99
3933	109-230-033	SE		1	$ 144.57	$ -	$ 144.57	2859 STARFIRE ST	OBERG RANDY WESLEY
3933	109-230-034	SE		1	$ 144.57	$ -	$ 144.57	2849 STARFIRE ST	WELLS KYLE THOMAS
3933	109-230-035	SE		1	$ 144.57	$ -	$ 144.57	2839 STARFIRE ST	STARFIRE OF SANTA MARIA LLC
3933	109-230-036	SE		1	$ 144.57	$ -	$ 144.57	2833 STARFIRE ST	CORTEGUERA EDGAR JR
3933	109-230-037	SE		1	$ 144.57	$ -	$ 144.57	768 RAINTREE DR	GALLIS JOHN A & SANDRA L LIVING TRUST 8/5/05
3933	109-230-038	SE		1	$ 144.57	$ -	$ 144.57	760 RAINTREE DR	SMITH GREGORY B
3933	109-230-039	SE		1	$ 144.57	$ -	$ 144.57	756 RAINTREE DR	STOWITTS MYRTLE E LIVING TRUST 1/26/06
3933	109-230-040	SE		1	$ 144.57	$ -	$ 144.57	750 RAINTREE DR	CONABLE JERALD
3933	109-230-041	SE		1	$ 144.57	$ -	$ 144.57	746 RAINTREE DR	TUCKER JOHN/DEBI L
3933	109-230-042	SE		1	$ 144.57	$ -	$ 144.57	736 RAINTREE DR	VEGA ERNESTO
3933	109-240-001	SE		1	$ 144.57	$ -	$ 144.57	802 BLUE RIDGE DR	FLORES LARRY
3933	109-240-002	SE		1	$ 144.57	$ -	$ 144.57	808 BLUE RIDGE DR	DENION JEANNINE
3933	109-240-003	SE		1	$ 144.57	$ -	$ 144.57	816 BLUE RIDGE DR	NICHOLSON JEROME E/MARILYN J TRUSTEES
3933	109-240-004	SE		1	$ 144.57	$ -	$ 144.57	822 BLUE RIDGE DR	SILVA DAVID RAMOS
3933	109-240-005	SE		1	$ 144.57	$ -	$ 144.57	828 BLUE RIDGE DR	MEYER RICHARD LEE & LEONA REVOCABLE FAMILY TRUST 3/2
3933	109-240-006	SE		1	$ 144.57	$ -	$ 144.57	834 BLUE RIDGE DR	AKIYOSHI STEVEN R
3933	109-240-007	SE		1	$ 144.57	$ -	$ 144.57	840 BLUE RIDGE DR	FAIRBROTHER CHARLES/TRUDY
3933	109-240-008	SE		1	$ 144.57	$ -	$ 144.57	846 BLUE RIDGE DR	HUMPHREY MARY JANE/JOSEPH REVOCABLE FAMILY TRUST 6/1
3933	109-240-009	SE		1	$ 144.57	$ -	$ 144.57	854 BLUE RIDGE DR	JACKSON CONSTANCE LEE SURVIVORS TR 5-16-00
3933	109-240-010	SE		1	$ 144.57	$ -	$ 144.57	860 BLUE RIDGE DR	RIVERA ESPERANZA INDIVIDUAL LIVING TRUST 4/10/12
3933	109-240-011	SE		1	$ 144.57	$ -	$ 144.57	859 BLUE RIDGE DR	CLAYTON JERRY/CYNTHIA
3933	109-240-012	SE		1	$ 144.57	$ -	$ 144.57	847 BLUE RIDGE DR	SAHLBERG 2007 FAMILY REVOCABLE LIVING TRUST 6/21/07
3933	109-240-019	SE		1	$ 144.57	$ -	$ 144.57	2858 STARFIRE ST	TINGSTROM FAMILY TRUST
3933	109-240-020	SE		1	$ 144.57	$ -	$ 144.57	2848 STARFIRE ST	VIOLA GAETANO
3933	109-240-021	SE		1	$ 144.57	$ -	$ 144.57	2838 STARFIRE ST	MCMORRIS LARRY L
3933	109-240-022	SE		1	$ 144.57	$ -	$ 144.57	814 TWILIGHT CT	DIAS ROBERT ANTHONY JR & GLORIA FAMILY TRUST 5/14/12
3933	109-240-023	SE		1	$ 144.57	$ -	$ 144.57	818 TWILIGHT CT	PARKER JENNIFER L
3933	109-240-024	SE		1	$ 144.57	$ -	$ 144.57	824 TWILIGHT CT	MILLER KRISTI LEE 2015 TRUST 8/3/15
3933	109-240-025	SE		1	$ 144.57	$ -	$ 144.57	830 TWILIGHT CT	ERNST KATHLEEN B REVOCABLE TRUST 8/26/16
3933	109-240-026	SE		1	$ 144.57	$ -	$ 144.57	836 TWILIGHT CT	NISHINO FAM LIMITED PARTNERSHIP
3933	109-240-027	SE		1	$ 144.57	$ -	$ 144.57	838 TWILIGHT CT	HICKS STEPHEN R/KARLA S REVOCABLE TRUST 10/23/11
3933	109-240-028	SE		1	$ 144.57	$ -	$ 144.57	840 TWILIGHT CT	BROWN KAREN L LIVING TRUST 5/18/20
3933	109-240-029	SE		1	$ 144.57	$ -	$ 144.57	841 TWILIGHT CT	WILLIAMS KEITH JAMES & TONI MARIE REVOCABLE LIVING T
3933	109-240-030	SE		1	$ 144.57	$ -	$ 144.57	837 TWILIGHT CT	ORYX CRUDE TRADING & TRANSPORTATION INC
3933	109-240-031	SE		1	$ 144.57	$ -	$ 144.57	831 TWILIGHT CT	PEREZ JOSE L
3933	109-240-032	SE		1	$ 144.57	$ -	$ 144.57	825 TWILIGHT CT	LUQUE 2008 TRUST 2/14/08
3933	109-240-033	SE		1	$ 144.57	$ -	$ 144.57	819 TWILIGHT CT	DUARTE JUAN DE DIOS INDIVIDUAL LIVING TRUST 7/13/16
3933	109-240-034	SE		1	$ 144.57	$ -	$ 144.57	815 TWILIGHT CT	LIST DANIEL S
3933	109-240-035	SE		1	$ 144.57	$ -	$ 144.57	809 TWILIGHT CT	HENRY FAMILY TRUST
3933	109-240-036	SE		1	$ 144.57	$ -	$ 144.57	805 TWILIGHT CT	WISE MARLENE S
3933	109-240-037	SE		1	$ 144.57	$ -	$ 144.57	2818 STARFIRE ST	PASSMORE GARRETT JOHN
3933	109-240-038	SE		1	$ 144.57	$ -	$ 144.57	806 RAINTREE CT	ASHMORE MICHAEL B
3933	109-240-039	SE		1	$ 144.57	$ -	$ 144.57	814 RAINTREE CT	CARR TIMOTHY DAVID
3933	109-240-040	SE		1	$ 144.57	$ -	$ 144.57	818 RAIN TREE CT	STELLER MARGARET
3933	109-240-041	SE		1	$ 144.57	$ -	$ 144.57	824 RAINTREE CT	VELASQUEZ EDWIN P
3933	109-240-042	SE		1	$ 144.57	$ -	$ 144.57	830 RAINTREE CT	RUFFONI MICHAEL & SANDRA FAMILY TRUST 1/9/09
3933	109-240-043	SE		1	$ 144.57	$ -	$ 144.57	834 RAINTREE CT	ORYX CRUDE TRADE & TRANSPORTATION INC
3933	109-240-044	SE		1	$ 144.57	$ -	$ 144.57	836 RAINTREE CT	ORYX CRUDE TRADE & TRANSPORTATION INC
3933	109-240-045	SE		1	$ 144.57	$ -	$ 144.57	838 RAINTREE CT	ALLEN KRISTINA MARIE
3933	109-240-046	SE		1	$ 144.57	$ -	$ 144.57	837 RAINTREE CT	CASE ROBERT J
3933	109-240-047	SE		1	$ 144.57	$ -	$ 144.57	831 RAINTREE CT	ARNERICH EVAN & LYNN FAMILY TRUST 8/13/07
3933	109-240-048	SE		1	$ 144.57	$ -	$ 144.57	825 RAINTREE CT	JONES BRADLEY L/MELODY K
3933	109-240-049	SE		1	$ 144.57	$ -	$ 144.57	819 RAINTREE CT	HERNANDEZ MARK ANTHONY
3933	109-240-050	SE		1	$ 144.57	$ -	$ 144.57	815 RAINTREE CT	CONTRERAS RENE
3933	109-240-051	SE		1	$ 144.57	$ -	$ 144.57	811 RAINTREE CT	TULLY RYAN
3933	109-240-052	SE		1	$ 144.57	$ -	$ 144.57	805 RAINTREE CT	DEVAD BRODRICK CRAIG
3933	109-240-053	SE		1	$ 144.57	$ -	$ 144.57	803 RAINTREE CT	JUN IL DOO
3933	109-240-054	SE		1	$ 144.57	$ -	$ 144.57	801 RAINTREE CT	QUIROGA JACOB
3933	109-240-055	SE		1	$ 144.57	$ -	$ 144.57	769 RAINTREE CT	BASHAM LUKE
3933	109-240-056	SE		1	$ 144.57	$ -	$ 144.57	2809 STARDUST DR	HESTER MICHAEL & DIANA REVOCABLE FAMILY TRUST 5/7/18
3933	109-240-057	SE		1	$ 144.57	$ -	$ 144.57	902 SUNRISE DR	GOLDMAN JEFFREY LAING
3933	109-240-058	SE		1	$ 144.57	$ -	$ 144.57	2819 STARDUST DR	CARTER FAMILY TRUST 5/16/00
3933	109-240-061	SE		1	$ 144.57	$ -	$ 144.57	813 BLUE RIDGE DR	MAJEWSKI N FAMILY TRUST 4/23/16
3933	109-240-064	SE		1	$ 144.57	$ -	$ 144.57	817 BLUE RIDGE DR	GAMBLE LYNN E
3933	109-240-067	SE		1	$ 144.57	$ -	$ 144.57	821 BLUE RIDGE DR	VIOLA NUBIA
3933	109-240-070	SE		1	$ 144.57	$ -	$ 144.57	827 BLUE RIDGE DR	CARR FAMILY TRUST 5/7/04
3933	109-240-072	SE		1	$ 144.57	$ -	$ 144.57	841 BLUE RIDGE DR	BYRNE ANNE TRUSTEE
3933	109-240-073	SE		1	$ 144.57	$ -	$ 144.57	833 BLUE RIDGE DR	MORENO ESEQUIEL
3933	109-250-001	SE		1	$ 144.57	$ -	$ 144.57	921 SUNRISE DR	PETERSON TAYLOR PHILLIP
3933	109-250-002	SE		1	$ 144.57	$ -	$ 144.57	927 SUNRISE DR	APARICIO RONNIE J
3933	109-250-003	SE		1	$ 144.57	$ -	$ 144.57	931 SUNRISE DR	MALLINSON CHARLES JOSEPH & EIZABETH VIOLET 1999 REVO
3933	109-250-004	SE		1	$ 144.57	$ -	$ 144.57	935 SUNRISE DR	RAYNER BERNHARD JR
3933	109-250-005	SE		1	$ 144.57	$ -	$ 144.57	939 SUNRISE DR	HAWES FAMILY TRUST 2/4/00
3933	109-250-006	SE		1	$ 144.57	$ -	$ 144.57	943 SUNRISE DR	BAUER MIHAELA SEPARATE PROPERY TRUST
3933	109-250-007	SE		1	$ 144.57	$ -	$ 144.57	947 SUNRISE DR	GARCIA RALPH
3933	109-250-008	SE		1	$ 144.57	$ -	$ 144.57	951 SUNRISE DR	MARTINEZ MICHAEL E
3933	109-250-009	SE		1	$ 144.57	$ -	$ 144.57	955 SUNRISE DR	VENTURA GILBERT D LIVING TRUST 9/14/04
3933	109-250-010	SE		1	$ 144.57	$ -	$ 144.57	1005 SUNRISE DR	LIMON ANTONIO & ESPERANZA TRUST
3933	109-250-011	SE		1	$ 144.57	$ -	$ 144.57	1009 SUNRISE DR	CONOCOPHILLIPS CO
3933	109-250-012	SE		1	$ 144.57	$ -	$ 144.57	1015 SUNRISE DR	CRABTREE GARY D 401K PLAN
3933	109-250-013	SE		1	$ 289.16	$ -	$ 289.16	1021 SUNRISE DR	CRABTREE GARY D 401K PLAN
3933	109-250-014	SE		1	$ 144.57	$ -	$ 144.57	1025 SUNRISE DR	CRABTREE GARY D 401K PLAN
3933	109-250-015	SE		1	$ 432.70	$ -	$ 432.70	2805 S BRADLEY RD	GARY D CRABTREE 401K PLAN
3933	109-250-016	SE		1	$ 144.57	$ -	$ 144.57	2809 S BRADLEY RD	WOODS BONNIE T
3933	109-250-017	SE		1	$ 144.57	$ -	$ 144.57	1033 SUNRISE DR	CANDELARIO ANGEL G
3933	109-250-019	SE		1	$ 144.57	$ -	$ 144.57	2818 S BRADLEY RD	MARTINEZ JOSE F
3933	109-250-020	SE		1	$ 144.57	$ -	$ 144.57	2824 S BRADLEY RD	PORTMAN MICHAEL J
3933	109-250-021	SE		1	$ 144.57	$ -	$ 144.57	2828 S BRADLEY RD	LUKE RYAN ALBERT
3933	109-250-022	SE		1	$ 144.57	$ -	$ 144.57	2827 S BRADLEY RD	TUCKER PAUL R REVOCABLE TRUST 4/4/08
3933	109-250-023	SE		1	$ 144.57	$ -	$ 144.57	1030 SUNRISE DR	ROBERTS FAMILY TRUST
3933	109-250-024	SE		1	$ 144.57	$ -	$ 144.57	1022 SUNRISE DR	BUCHOLZ WAYNE
3933	109-250-025	SE		1	$ 144.57	$ -	$ 144.57	1014 SUNRISE DR	SLOSSON CARIE L
3933	109-250-026	SE		1	$ 144.57	$ -	$ 144.57	2814 STARLITE CT	RODRIGUEZ-HERNANDEZ FAMILY TRUST 4/7/06
3933	109-250-027	SE		1	$ 144.57	$ -	$ 144.57	2818 STARLITE CT	TOOGOOD JEFFORIE L/SALLY
3933	109-250-028	SE		1	$ 144.57	$ -	$ 144.57	2824 STARLITE CT	BURGESS BARBARA
3933	109-250-029	SE		1	$ 144.57	$ -	$ 144.57	2828 STARLITE CT	JIMENEZ JOHN MANUEL/MARCELINA JEAN LIVING TRUST FUND
3933	109-250-030	SE		1	$ 144.57	$ -	$ 144.57	2834 STARLITE CT	ROCKWELL THOMAS C
3933	109-250-031	SE		1	$ 144.57	$ -	$ 144.57	2838 STARLITE CT	JONES REUBEN R FAMILY TRUST 3/11/02
3933	109-250-032	SE		1	$ 144.57	$ -	$ 144.57	2837 STARLITE CT	CONOCOPHILLIPS COMPANY
3933	109-250-033	SE		1	$ 144.57	$ -	$ 144.57	2833 STARLITE CT	CONOCOPHILLIPS COMPANY

3933	109-250-034	SE	1	$	144.57	$	-	$	144.57	2827	STARLITE CT	RODRIGUES FAMILY TRUST 5/17/05
3933	109-250-035	SE	1	$	144.57	$	-	$	144.57	2821	STARLITE CT	CARR FAMILY TRUST
3933	109-250-036	SE	1	$	144.57	$	-	$	144.57	954	SUNRISE DR	MORELAND FAMILY TRUST 11/18/00
3933	109-250-037	SE	1	$	144.57	$	-	$	144.57	948	SUNRISE DR	BLAYLOCK FAMILY TRUST
3933	109-250-038	SE	1	$	144.57	$	-	$	144.57	944	SUNRISE DR	KRANTZ CAROLYN J TRUST
3933	109-250-039	SE	1	$	144.57	$	-	$	144.57	940	SUNRISE DR	FOX FAMILY REVOCABLE TRUST 4/25/96
3933	109-250-040	SE	1	$	144.57	$	-	$	144.57	936	SUNRISE DR	ZAMORA CORINA M
3933	109-250-041	SE	1	$	144.57	$	-	$	144.57	932	SUNRISE DR	CAVAZOS EDDIE
3933	109-250-042	SE	1	$	144.57	$	-	$	144.57	928	SUNRISE DR	DONALD T DORSEY & LEONA R DORSEY REVOCABLE TRUST 12/
3933	109-250-043	SE	1	$	144.57	$	-	$	144.57	924	SUNRISE DR	SALAZAR CHRISTOPHER L
3933	109-250-044	SE	1	$	144.57	$	-	$	144.57	920	SUNRISE DR	BOEDDEKER DEBRA
3933	109-250-045	SE	1	$	144.57	$	-	$	144.57	2814	STARDUST DR	KARLING FAMILY TRUST 06/30/1999
3933	109-280-001	SE	1	$	144.57	$	-	$	144.57	2823	STARDUST DR	RUFFINO STEPHAN/PAMELA I
3933	109-280-002	SE	1	$	144.57	$	-	$	144.57	2829	STARDUST DR	TOGNAZZINI JOHN ANTHONY INDIVIDUAL LIVING TRUST 6/28
3933	109-280-003	SE	1	$	144.57	$	-	$	144.57	2833	STARDUST DR	HARRISON JASON
3933	109-280-004	SE	1	$	144.57	$	-	$	144.57	2839	STARDUST DR	MUNOZ ANGELICA M
3933	109-280-005	SE	1	$	144.57	$	-	$	144.57	2843	STARDUST DR	BRIGGS CHARLES J III
3933	109-280-006	SE	1	$	144.57	$	-	$	144.57	2847	STARDUST DR	CARNEY BRAD
3933	109-280-007	SE	1	$	144.57	$	-	$	144.57	2851	STARDUST DR	TORREZ NYLAJO
3933	109-280-008	SE	1	$	144.57	$	-	$	144.57	2855	STARDUST DR	ROZEK BARBIE A REVOCABLE LIVING TRUST 2010
3933	109-280-009	SE	1	$	144.57	$	-	$	144.57	2859	STARDUST DR	SABEDRA JOHN E/KIMBERLY T
3933	109-280-010	SE	1	$	144.57	$	-	$	144.57	2863	STARDUST DR	HENSIEK DAVID W/GRETTEL
3933	109-280-011	SE	1	$	144.57	$	-	$	144.57	2901	STARDUST DR	WINDES FAMILY TRUST 12/19/17
3933	109-280-012	SE	1	$	144.57	$	-	$	144.57	2905	STARDUST DR	TRIGUEROS JOE
3933	109-280-013	SE	1	$	144.57	$	-	$	144.57	2828	STARDUST DR	PADILLA FAMILY TRUST
3933	109-280-014	SE	1	$	144.57	$	-	$	144.57	2836	STARDUST DR	CADENA ARIANA
3933	109-280-015	SE	1	$	144.57	$	-	$	144.57	923	SUNFLOWER CT	MACDONALD TIM A
3933	109-280-016	SE	1	$	144.57	$	-	$	144.57	929	SUNFLOWER CT	GREER LARRY & PEGGY FAMILY TRUST 10/16/15
3933	109-280-017	SE	1	$	144.57	$	-	$	144.57	933	SUNFLOWER CT	ARMSTRONG CORY
3933	109-280-018	SE	1	$	144.57	$	-	$	144.57	937	SUNFLOWER CT	SRC PROPERTIES LLC
3933	109-280-019	SE	1	$	144.57	$	-	$	144.57	941	SUNFLOWER CT	FACCIANI LEROY & PATRICIA TRUST 2/20/01
3933	109-280-020	SE	1	$	144.57	$	-	$	144.57	942	SUNFLOWER CT	FIELDS JAMES & ANDREA LIVING TRUST
3933	109-280-021	SE	1	$	144.57	$	-	$	144.57	938	SUNFLOWER CT	HASSETT 2012 FAMILY REVOCABLE TRUST 12/13/12
3933	109-280-022	SE	1	$	144.57	$	-	$	144.57	934	SUNFLOWER CT	ESTRADA GABRIEL C
3933	109-280-023	SE	1	$	144.57	$	-	$	144.57	930	SUNFLOWER CT	MARTINEZ MICHAEL T
3933	109-280-024	SE	1	$	144.57	$	-	$	144.57	924	SUNFLOWER CT	ALLEN NANCY SUZANNE REVOCABLE TRUST 1/17/13
3933	109-280-025	SE	1	$	144.57	$	-	$	144.57	2848	STARDUST DR	DOMINGUES TIMOTHY JOHN/KIM MARIE
3933	109-280-026	SE	1	$	144.57	$	-	$	144.57	2854	STARDUST DR	BRINGLEY ROBERT L/JANE H TRUSTEES
3933	109-280-027	SE	1	$	144.57	$	-	$	144.57	2858	STARDUST DR	ZARATE CHRISTOPHER S
3933	109-280-028	SE	1	$	144.57	$	-	$	144.57	2895	S BRADLEY RD	BAHENA KATHLEEN D INDIVIDUAL LIVING TRUST 10/31/18
3933	109-280-029	SE	1	$	144.57	$	-	$	144.57	2889	S BRADLEY RD	CABANTING FE TRUST 12/21/13
3933	109-280-030	SE	1	$	144.57	$	-	$	144.57	2885	S BRADLEY RD	VILLALOBOS MIGUEL/JOSEFINA
3933	109-280-031	SE	1	$	144.57	$	-	$	144.57	2881	S BRADLEY RD	FULLER STEVEN KENT
3933	109-280-032	SE	1	$	144.57	$	-	$	144.57	2877	S BRADLEY RD	NGUYEN THUY THI MINH
3933	109-280-033	SE	1	$	144.57	$	-	$	144.57	2873	S BRADLEY RD	ROINESTAD BREANNA
3933	109-280-034	SE	1	$	144.57	$	-	$	144.57	2869	S BRADLEY RD	PAYNE JOHN S & MARILYN S REVOCABLE TRUST
3933	109-280-035	SE	1	$	144.57	$	-	$	144.57	2865	S BRADLEY RD	WOLF MAIGA REVOCABLE TRUST 7/22/11
3933	109-280-036	SE	1	$	144.57	$	-	$	144.57	2859	S BRADLEY RD	DUGURAN PETE
3933	109-280-037	SE	1	$	144.57	$	-	$	144.57	2851	S BRADLEY RD	THOMPSON TRACY/TAMELA
3933	109-280-038	SE	1	$	144.57	$	-	$	144.57	2845	S BRADLEY RD	ARMSTRONG STEPHEN C/IRENE L
3933	109-280-039	SE	1	$	144.57	$	-	$	144.57	2841	S BRADLEY RD	EMMETT BILLY R LIVING TRUST
3933	109-280-040	SE	1	$	144.57	$	-	$	144.57	2839	S BRADLEY RD	SCHEINER FAMILY TRUST
3933	109-280-041	SE	1	$	144.57	$	-	$	144.57	2835	S BRADLEY RD	VANDERMOLEN THOMAS J
3933	109-280-042	SE	1	$	144.57	$	-	$	144.57	2831	S BRADLEY RD	HARMON CORNELIA M
3933	109-280-043	SE	1	$	144.57	$	-	$	144.57	2832	S BRADLEY RD	VURGUN FAMILY TRUST 5/13/08
3933	109-280-044	SE	1	$	144.57	$	-	$	144.57	2836	S BRADLEY RD	KERSEY RICHARD LEE
3933	109-280-045	SE	1	$	144.57	$	-	$	144.57	2842	S BRADLEY RD	SAMANIEGO BARBARA
3933	109-280-046	SE	1	$	144.57	$	-	$	144.57	2846	S BRADLEY RD	MELERSKI ADAM
3933	109-280-047	SE	1	$	144.57	$	-	$	144.57	2850	S BRADLEY RD	MOTLEY RICK J/MARY S
3933	109-280-048	SE	1	$	144.57	$	-	$	144.57	2854	S BRADLEY RD	PETERSON RONALD LLOYD
3933	109-280-049	SE	1	$	144.57	$	-	$	144.57	2858	S BRADLEY RD	SPIRE PAUL A/LORI LYNN
3933	109-280-050	SE	1	$	144.57	$	-	$	144.57	2862	S BRADLEY RD	LEPP FAMILY TRUST
3933	109-280-051	SE	1	$	144.57	$	-	$	144.57	2866	S BRADLEY RD	SCHOTTEN ALVIN S
3933	109-280-052	SE	1	$	144.57	$	-	$	144.57	2870	S BRADLEY RD	GALICINAO PEPITO
3933	109-280-053	SE	1	$	144.57	$	-	$	144.57	2874	S BRADLEY RD	LEE JAMES S JR REVOCABLE LIVING TRUST
3933	109-280-054	SE	1	$	144.57	$	-	$	144.57	2878	S BRADLEY RD	GALVAN NESTOR A
3933	109-280-055	SE	1	$	144.57	$	-	$	144.57	2882	S BRADLEY RD	CONTRERAS ELISEO JR
3933	109-280-056	SE	1	$	144.57	$	-	$	144.57	2886	S BRADLEY RD	WALDRON SAM KEITH
3933	109-280-057	SE	1	$	144.57	$	-	$	144.57	2892	S BRADLEY RD	GONZALEZ BERNARDO V
3933	109-280-058	SE	1	$	144.57	$	-	$	144.57	2898	S BRADLEY RD	SAELI LANCE R
3933	109-280-059	SE	1	$	144.57	$	-	$	144.57	2906	STARDUST DR	PEINADO CRUZ/MINNIE REVOCABLE FAMILY TRUST
3933	109-290-001	SE	1	$	144.57	$	-	$	144.57	2909	STARDUST DR	JORDE FAMILY TRUST 5/29/03
3933	109-290-002	SE	1	$	144.57	$	-	$	144.57	905	MOONLITE DR	ROBLES MARK J/REBECCA D
3933	109-290-003	SE	1	$	144.57	$	-	$	144.57	2914	STARDUST DR	EATON FAMILY TRUST 1/28/2013
3933	109-290-004	SE	1	$	144.57	$	-	$	144.57	923	MOONLITE DR	SOUTHWICK FAMILY TRUST 9/1/14
3933	109-290-005	SE	1	$	144.57	$	-	$	144.57	929	MOONLITE DR	DUARTE ALBERT/REBECA
3933	109-290-006	SE	1	$	144.57	$	-	$	144.57	933	MOONLITE DR	PETTY CLYDE R & VALERIE N 2012 REVOCABLE TRUST 9/14/
3933	109-290-007	SE	1	$	144.57	$	-	$	144.57	937	MOONLITE DR	FREUDENBERG JANE L TRUST 4/16/09
3933	109-290-008	SE	1	$	144.57	$	-	$	144.57	941	MOONLITE DR	PRIESTMAN LINDA
3933	109-290-009	SE	1	$	144.57	$	-	$	144.57	945	MOONLITE DR	OUELLETTE JAMES & KELLIE FAMILY TRUST
3933	109-290-010	SE	1	$	144.57	$	-	$	144.57	947	RAINBOW DR	CORRAL ERNEST C FAMILY TRUST 5/2/14
3933	109-290-011	SE	1	$	144.57	$	-	$	144.57	943	RAINBOW DR	CULLUM CARY D
3933	109-290-012	SE	1	$	144.57	$	-	$	144.57	939	RAINBOW DR	VALENCIA LAURA A
3933	109-290-013	SE	1	$	144.57	$	-	$	144.57	935	RAINBOW DR	BROCKMEIER LAWRENCE B/ELEANORE R TRUSTEE
3933	109-290-014	SE	1	$	144.57	$	-	$	144.57	931	RAINBOW DR	PACHECO RAFAEL
3933	109-290-015	SE	1	$	144.57	$	-	$	144.57	929	RAINBOW DR	MOSS ALAN J II
3933	109-290-016	SE	1	$	144.57	$	-	$	144.57	925	RAINBOW DR	PEREA FAMILY TRUST 8/2/01
3933	109-290-017	SE	1	$	144.57	$	-	$	144.57	944	SKYLARK CT	LOPEZ SUSAN INDIVIDUAL LIVING TRUST 9/1/04
3933	109-290-018	SE	1	$	144.57	$	-	$	144.57	940	SKYLARK CT	LETVINCHUCK FAMILY TRUST
3933	109-290-019	SE	1	$	144.57	$	-	$	144.57	936	SKYLARK CT	LATHOUWERS TRUST 8/27/19
3933	109-290-020	SE	1	$	144.57	$	-	$	144.57	932	SKYLARK CT	LEAL REV FAMILY TRUST6/3/92
3933	109-290-021	SE	1	$	144.57	$	-	$	144.57	928	SKYLARK CT	GILLESPIE LARRY T
3933	109-290-022	SE	1	$	144.57	$	-	$	144.57	924	SKYLARK CT	CALLAWAY BRUCE K
3933	109-290-023	SE	1	$	144.57	$	-	$	144.57	920	SKYLARK CT	HEAD MICHAEL
3933	109-290-024	SE	1	$	144.57	$	-	$	144.57	923	SKYLARK CT	STEKER 2007 FAMILY REVOCABLE LIVING TRUST
3933	109-290-025	SE	1	$	144.57	$	-	$	144.57	929	SKYLARK CT	SCHNEIDER MARC & CHRISTINE REVOCABLE TRUST 6/9/18
3933	109-290-026	SE	1	$	144.57	$	-	$	144.57	933	SKYLARK CT	LEE SUNG W
3933	109-290-027	SE	1	$	144.57	$	-	$	144.57	939	SKYLARK CT	EULERT SURVIVORS TRUST 1/23/86
3933	109-290-028	SE	1	$	144.57	$	-	$	144.57	943	SKYLARK CT	DOUGHERTY KAREN LEE
3933	109-290-029	SE	1	$	144.57	$	-	$	144.57	948	MOONLITE DR	PREGOZEN HERBERT & LORRAINE FAMILY TRUST 7/19/1995 A
3933	109-290-030	SE	1	$	144.57	$	-	$	144.57	944	MOONLITE DR	PORPIGLIA FAMILY TRUST 10/2/07
3933	109-290-031	SE	1	$	144.57	$	-	$	144.57	940	MOONLITE DR	TURTON ROBERT DONALD
3933	109-290-032	SE	1	$	144.57	$	-	$	144.57	936	MOONLITE DR	TSUYUKI RAY & ALICE LIVING TRUST 10/23/95
3933	109-290-033	SE	1	$	144.57	$	-	$	144.57	930	MOONLITE DR	RAFFETTO JOSEPH J/MARCELINA L
3933	109-290-034	SE	1	$	144.57	$	-	$	144.57	926	MOONLITE DR	GONZALEZ DAVID
3933	109-290-035	SE	1	$	144.57	$	-	$	144.57	2922	STARDUST DR	CONTRERAS SERGIO U
3933	109-290-036	SE	1	$	144.57	$	-	$	144.57	2934	STARDUST CT	MUSEV FAMILY TRUST 6/5/08
3933	109-290-037	SE	1	$	144.57	$	-	$	144.57	2942	STARDUST CT	SPOERER JAMES H/KATHLEEN A TRUSTEES
3933	109-290-038	SE	1	$	144.57	$	-	$	144.57	2946	STARDUST CT	DODD FRANCES H TRUST
3933	109-290-039	SE	1	$	144.57	$	-	$	144.57	2950	STARDUST CT	ASHANTI ELIZABETH
3933	109-290-040	SE	1	$	144.57	$	-	$	144.57	2954	STARDUST CT	BRINGE TRUST 6/8/93
3933	109-290-041	SE	1	$	144.57	$	-	$	144.57	2956	STARDUST CT	FROST ERIK M/JUDITH A TRUSTEES
3933	109-290-042	SE	1	$	144.57	$	-	$	144.57	2955	STARDUST CT	COFFEY STEVEN BRUCE & COFFEY JOHANNA MARIE REVOCABLE
3933	109-290-043	SE	1	$	144.57	$	-	$	144.57	2951	STARDUST CT	BURGESS JOHN M
3933	109-290-044	SE	1	$	144.57	$	-	$	144.57	2947	STARDUST CT	MANG CATHERINE LYNN 2001 LIVING TRUST 4/3/01
3933	109-290-045	SE	1	$	144.57	$	-	$	144.57	2943	STARDUST CT	DAVIS RICHARD STEPHEN/GEORGIA B TRUSTEES
3933	109-290-046	SE	1	$	144.57	$	-	$	144.57	2939	STARDUST CT	EASTERDAY FAMILY TRUST 9/25/84
3933	109-290-047	SE	1	$	144.57	$	-	$	144.57	2935	STARDUST CT	POPOVICH DANIEL
3933	109-290-048	SE	1	$	144.57	$	-	$	144.57	2933	S STARDUST DR	LAWLESS TERRY D
3933	109-290-049	SE	1	$	144.57	$	-	$	144.57	2929	S STARDUST DR	BIRD JOHN LEE/MARY ESTHER
3933	109-290-050	SE	1	$	144.57	$	-	$	144.57	2925	S STARDUST DR	SOUZA KAREN LEE REVOCABLE TRUST
3933	109-290-051	SE	1	$	144.57	$	-	$	144.57	906	MOONLITE DR	EDMONDS RYAN
3933	109-300-001	SE	1	$	144.57	$	-	$	144.57	2840	S BRADLEY RD	LOZANO JOSE ANTONIO MACIAS
3933	109-300-002	SE	1	$	144.57	$	-	$	144.57	949	MOONLITE DR	BREWER ALLENE K REVOCABLE TRUST 12/20/2006
3933	109-300-003	SE	1	$	144.57	$	-	$	144.57	953	MOONLITE DR	PASCAL ROBERT E
3933	109-300-004	SE	1	$	144.57	$	-	$	144.57	957	MOONLITE DR	RIO ESPERANZA
3933	109-300-005	SE	1	$	144.57	$	-	$	144.57	961	MOONLITE DR	URQUHART RUSSELL D
3933	109-300-006	SE	1	$	144.57	$	-	$	144.57	2920	BUNFILL DR	QUARESMA FAMILY TRUST 12/22/16
3933	109-300-007	SE	1	$	144.57	$	-	$	144.57	2926	BUNFILL DR	SNYDER JOHN
3933	109-300-008	SE	1	$	144.57	$	-	$	144.57	1005	BUTTERFLY CT	JACKSON GLENN L/PHYLLIS
3933	109-300-009	SE	1	$	144.57	$	-	$	144.57	1009	BUTTERFLY CT	SNYDER ROBERT JASON
3933	109-300-010	SE	1	$	144.57	$	-	$	144.57	1015	BUTTERFLY CT	ALLEN SCOTT & AUDREY FAMILY TRUST 4/26/04
3933	109-300-011	SE	1	$	144.57	$	-	$	144.57	1021	BUTTERFLY CT	LOPEZ ROGERIO/GLENDY REVOCABLE FAMILY TRUST 8/20/08
3933	109-300-012	SE	1	$	144.57	$	-	$	144.57	1025	BUTTERFLY CT	JOSEPH DIANE H REVOCABLE LIVING TRUST
3933	109-300-013	SE	1	$	144.57	$	-	$	144.57	1026	BUTTERFLY CT	URQUHART DANIEL P
3933	109-300-014	SE	1	$	144.57	$	-	$	144.57	1022	BUTTERFLY CT	SEIFERT TIMOTHY & SHANNON LIVING TRUST 06/09/2008
3933	109-300-015	SE	1	$	144.57	$	-	$	144.57	1016	BUTTERFLY CT	CAMACHO CYNTHIA
3933	109-300-016	SE	1	$	144.57	$	-	$	144.57	1010	BUTTERFLY CT	MAGANA EMMANUEL
3933	109-300-017	SE	1	$	144.57	$	-	$	144.57	1006	BUTTERFLY CT	SEELY RICHARD & CYNTHIA TRUST

3933	109-300-018	SE	1	$	144.57	$	-	$	144.57	3012 BUNFILL DR	FERREIRA ESPIRI
3933	109-300-019	SE	1	$	144.57	$	-	$	144.57	1005 SKYLARK CT	SANFORD EDWARD M
3933	109-300-020	SE	1	$	144.57	$	-	$	144.57	1009 SKYLARK CT	REA FAMILY REVOCABLE TRUST 6/14/19
3933	109-300-021	SE	1	$	144.57	$	-	$	144.57	1015 SKYLARK CT	KIRKWOOD JASON
3933	109-300-022	SE	1	$	144.57	$	-	$	144.57	1021 SKYLARK CT	ZAMUDIO ADRIAN D
3933	109-300-023	SE	1	$	144.57	$	-	$	144.57	1025 SKYLARK CT	HERNANDEZ EMILIO/GLORIA
3933	109-300-024	SE	1	$	144.57	$	-	$	144.57	1026 SKYLARK CT	ESPARZA ISRAEL
3933	109-300-025	SE	1	$	144.57	$	-	$	144.57	1022 SKYLARK CT	PERRY CHRISTINE O
3933	109-300-026	SE	1	$	144.57	$	-	$	144.57	1016 SKYLARK CT	DAVENPORT BRANDON L
3933	109-300-027	SE	1	$	144.57	$	-	$	144.57	3030 BUNFILL DR	FIGUEROA JUAN LIVING TRUST 11/24/12
3933	109-300-028	SE	1	$	144.57	$	-	$	144.57	3036 BUNFILL DR	CARNINO FAMILY TRUST 4/8/18
3933	109-300-029	SE	1	$	144.57	$	-	$	144.57	3033 BUNFILL DR	PINZON TIMOTHY T/CYNTHIA G
3933	109-300-030	SE	1	$	144.57	$	-	$	144.57	956 SKYLARK CT	HINTZ ERNEST E
3933	109-300-031	SE	1	$	144.57	$	-	$	144.57	950 SKYLARK CT	MOHR WILLIAM A/DONNA L
3933	109-300-032	SE	1	$	144.57	$	-	$	144.57	949 SKYLARK CT	MORSE JEAN
3933	109-300-033	SE	1	$	144.57	$	-	$	144.57	3023 BUNFILL DR	ROBLES-ROBLES TRUST 04/03/2016
3933	109-300-034	SE	1	$	144.57	$	-	$	144.57	3015 BUNFILL DR	MIDEIROS FAMILY TRUST 1/7/02
3933	109-300-035	SE	1	$	144.57	$	-	$	144.57	3009 BUNFILL DR	LARA JULIE M
3933	109-300-036	SE	1	$	144.57	$	-	$	144.57	3003 BUNFILL DR	AMADO ALEJANDRO
3933	109-300-037	SE	1	$	144.57	$	-	$	144.57	2935 BUNFILL DR	PIERCE FAMILY TRUST 5/30/19
3933	109-300-038	SE	1	$	144.57	$	-	$	144.57	956 MOONLITE DR	CONRAD DARRELL K JR
3933	109-300-039	SE	1	$	144.57	$	-	$	144.57	952 MOONLITE DR	MCCLUNG JEFFREY ALAN
3933	109-300-040	SE	1	$	144.57	$	-	$	144.57	2816 S BRADLEY RD	ESPINOZA GABRIEL
3933	109-310-001	SE	1	$	144.57	$	-	$	144.57	869 FIREFOX DR	HODAM VICTORIA M LIVING TRUST 10/18/06
3933	109-310-002	SE	1	$	144.57	$	-	$	144.57	865 FIREFOX DR	HERRERA DANNY
3933	109-310-003	SE	1	$	144.57	$	-	$	144.57	859 FIREFOX DR	MEDRANO NEIL
3933	109-310-004	SE	1	$	144.57	$	-	$	144.57	855 FIREFOX DR	MURGUIA DEVIN V
3933	109-310-005	SE	1	$	144.57	$	-	$	144.57	847 FIREFOX DR	GRACIA RICK
3933	109-310-006	SE	1	$	144.57	$	-	$	144.57	841 FIREFOX DR	MEYER DOROTHY ANN LIVING TRUST 8/17/05
3933	109-310-007	SE	1	$	144.57	$	-	$	144.57	835 FIREFOX DR	ORTEGA FAMILY TRUST
3933	109-310-008	SE	1	$	144.57	$	-	$	144.57	831 FIREFOX DR	WALTON BOONIE
3933	109-310-010	SE	1	$	144.57	$	-	$	144.57	3023 CASELLI WAY	JACKSON MARK RYAN
3933	109-310-011	SE	1	$	144.57	$	-	$	144.57	3027 CASELLI WAY	TUNNELL FAMILY TRUST 5/14/92
3933	109-310-012	SE	1	$	144.57	$	-	$	144.57	3031 CASELLI WAY	WELTON VIRGINIA L LIVING TRUST 7/22/14
3933	109-310-013	SE	1	$	144.57	$	-	$	144.57	3035 CASELLI WAY	BERTOLDO JAY & CARMEN LIVING TRUST
3933	109-310-014	SE	1	$	144.57	$	-	$	144.57	3041 CASELLI WAY	RUIZ GERARDO L/DEBORAH D
3933	109-310-015	SE	1	$	144.57	$	-	$	144.57	3045 CASELLI WAY	LOWERS DANNY J
3933	109-310-016	SE	1	$	144.57	$	-	$	144.57	3053 CASELLI WAY	SIMAS GERALD & CAROL FAMILY TRUST
3933	109-310-017	SE	1	$	144.57	$	-	$	144.57	3103 CASELLI WAY	RUBALCAVA FAMILY TRUST 11/27/2009
3933	109-310-018	SE	1	$	144.57	$	-	$	144.57	3106 CASELLI WAY	TURK CHRIS R
3933	109-310-019	SE	1	$	144.57	$	-	$	144.57	3056 CASELLI WAY	LEE CHRISTOPHER K
3933	109-310-020	SE	1	$	144.57	$	-	$	144.57	3046 CASELLI WAY	KOSKA MARY L
3933	109-310-021	SE	1	$	144.57	$	-	$	144.57	3040 CASELLI WAY	ELLIOTT GUS G JR/RANDI
3933	109-310-022	SE	1	$	144.57	$	-	$	144.57	836 MELINDA CT	FONG SHIRLEY A
3933	109-310-023	SE	1	$	144.57	$	-	$	144.57	866 MELINDA CT	PRICE JACQUELINE TRUSTEE
3933	109-310-024	SE	1	$	144.57	$	-	$	144.57	872 MELINDA CT	RUTH FAMILY TRUST 2/2/11
3933	109-310-025	SE	1	$	144.57	$	-	$	144.57	876 MELINDA CT	CHAVEZ JUVENCIO
3933	109-310-026	SE	1	$	144.57	$	-	$	144.57	878 MELINDA CT	HARTSELL CARRIE L
3933	109-310-027	SE	1	$	144.57	$	-	$	144.57	877 MELINDA CT	STELLER DAVE E/WENDY H
3933	109-310-028	SE	1	$	144.57	$	-	$	144.57	873 MELINDA CT	ZIMMER BRETT/KAREN FAMILY TRUST 6/11/13
3933	109-310-029	SE	1	$	144.57	$	-	$	144.57	869 MELINDA CT	DUNN HOWARD A
3933	109-310-030	SE	1	$	144.57	$	-	$	144.57	865 MELINDA CT	DEAN JAMES
3933	109-310-031	SE	1	$	144.57	$	-	$	144.57	859 MELINDA CT	RINEHART LINDA TRUST 9/23/10
3933	109-310-032	SE	1	$	144.57	$	-	$	144.57	855 MELINDA CT	EADY NATHANIEL JOHN
3933	109-310-033	SE	1	$	144.57	$	-	$	144.57	847 MELINDA CT	CONOCO PHILLIPS COMPANY
3933	109-310-034	SE	1	$	144.57	$	-	$	144.57	841 MELINDA CT	CONOCOPHILLIPS COMPANY
3933	109-310-035	SE	1	$	289.14	$	-	$	289.14	835 MELINDA CT	CONOCOPHILLIPS COMPANY
3933	109-310-036	SE	1	$	144.57	$	-	$	144.57	3030 CASELLI WAY	CONOCOPHILLIPS COMPANY
3933	109-310-037	SE	1	$	144.57	$	-	$	144.57	830 FIREFOX DR	CONCOPHILLIPS COMPANY
3933	109-310-038	SE	1	$	144.57	$	-	$	144.57	840 FIREFOX DR	CONOCO/PHILLIPS COMPANY
3933	109-310-039	SE	1	$	144.57	$	-	$	144.57	846 FIREFOX DR	PENK HEATHER
3933	109-310-040	SE	1	$	144.57	$	-	$	144.57	852 FIREFOX DR	DAVIES JOHN D FAMILY TRUST 10/25/07
3933	109-310-041	SE	1	$	144.57	$	-	$	144.57	858 FIREFOX DR	NORIEGA SUSANNE G
3933	109-310-042	SE	1	$	144.57	$	-	$	144.57	3023 PATRICIA CT	SPEER BRIAN
3933	109-310-043	SE	1	$	144.57	$	-	$	144.57	3027 PATRICIA CT	HARDIN LARRY G/JOANN R
3933	109-310-044	SE	1	$	144.57	$	-	$	144.57	3035 PATRICIA CT	SERNA MARIO A/LORI L
3933	109-310-045	SE	1	$	144.57	$	-	$	144.57	3039 PATRICIA CT	DEDIAZ GRACIELA VAZQUEZ
3933	109-310-046	SE	1	$	144.57	$	-	$	144.57	3041 PATRICIA CT	GEIGER JOSEPH & JEANNE REVOCABLE FAMILY TRUST 05/07/
3933	109-310-047	SE	1	$	144.57	$	-	$	144.57	3047 PATRICIA CT	ANCHETA JIMMY/DIANE SOUZA
3933	109-310-048	SE	1	$	144.57	$	-	$	144.57	3051 PATRICIA CT	BOGARD KAREN K TRUSTEE
3933	109-310-049	SE	1	$	144.57	$	-	$	144.57	3057 PATRICIA CT	DRAKE GEORGE F/MARY L TRUSTEES
3933	109-310-050	SE	1	$	144.57	$	-	$	144.57	3058 PATRICIA CT	HOLE DONALD & WRENETTE K REVOCABLE TRUST
3933	109-310-051	SE	1	$	144.57	$	-	$	144.57	3054 PATRICIA CT	HOLE TRAVIS J
3933	109-310-052	SE	1	$	144.57	$	-	$	144.57	3050 PATRICIA CT	FORD FAMILY TRUST 1/25/07
3933	109-310-053	SE	1	$	144.57	$	-	$	144.57	3044 PATRICIA CT	CANO ESTATE OF MICHAEL
3933	109-310-054	SE	1	$	144.57	$	-	$	144.57	3040 PATRICIA CT	DOLAN PATRICK J & KERRY E FAMILY TRUST 1/9/02
3933	109-310-055	SE	1	$	144.57	$	-	$	144.57	3034 PATRICIA CT	NICCOLI KEVIN JAMES/CAROL L
3933	109-310-056	SE	1	$	144.57	$	-	$	144.57	3026 PATRICIA CT	HUGHES WILLIAM/MARY TRUST 5/28/03
3933	109-310-057	SE	1	$	144.57	$	-	$	144.57	870 FIREFOX DR	BROWN FAMILY TRUST
3933	109-310-058	SE	1	$	289.15	$	-	$	289.15	827 FIREFOX DR	STEWART HOLLI
3933	109-310-059	SE	1	$	144.57	$	-	$	144.57	823 FIREFOX DR	RAMOS CESAR ALBERTO GARCIA
3933	109-310-060	SE	1	$	289.14	$	-	$	289.14	3019 CASELLI WAY	LOZANO JOSE ANTONIO MACIAS
3933	109-320-001	SE	1	$	144.57	$	-	$	144.57	3107 CASELLI WAY	BROWN FAMILY TRUST
3933	109-320-002	SE	1	$	144.57	$	-	$	144.57	3111 CASELLI WAY	TELL RICHARD EARL SR & REBECCA LIVING TRUST 5/30/06
3933	109-320-003	SE	1	$	144.57	$	-	$	144.57	3117 CASELLI WAY	CARR TRUST 3/16/06
3933	109-320-004	SE	1	$	144.57	$	-	$	144.57	3121 CASELLI WAY	LATTA LELAND LAVERE
3933	109-320-005	SE	1	$	144.57	$	-	$	144.57	3127 CASELLI WAY	JUN SANG YOON & CHUNG LAI TRUST
3933	109-320-006	SE	1	$	144.57	$	-	$	144.57	3131 CASELLI WAY	MARISCAL PAUL JR/LAURI
3933	109-320-007	SE	1	$	144.57	$	-	$	144.57	3135 CASELLI WAY	BLOOM FAMILY TRUST 1/7/15
3933	109-320-008	SE	1	$	144.57	$	-	$	144.57	3139 CASELLI WAY WAY	CHAPMAN FAMILY REVOCABLE TRUST 3/11/91
3933	109-320-009	SE	1	$	144.57	$	-	$	144.57	824 MCCLOUD ST	PADILLA CONRAD
3933	109-320-010	SE	1	$	144.57	$	-	$	144.57	828 MCCLOUD ST	GROSSI MARVIN EDWIN & MARLENE M TRUSTEES
3933	109-320-011	SE	1	$	144.57	$	-	$	144.57	832 MCCLOUD ST	HERNANDEZ LAURA E
3933	109-320-012	SE	1	$	144.57	$	-	$	144.57	836 MCCLOUD ST	SULLIVAN WILLIAM
3933	109-320-013	SE	1	$	144.57	$	-	$	144.57	840 MCCLOUD ST	BROWN ALISE
3933	109-320-014	SE	1	$	144.57	$	-	$	144.57	844 MCCLOUD ST	CULLATI ROBERT E TRUSTEE
3933	109-320-015	SE	1	$	144.57	$	-	$	144.57	848 MCCLOUD ST	MUSCIO HAROLD/RENA LEE TRUSTEES
3933	109-320-016	SE	1	$	144.57	$	-	$	144.57	852 MCCLOUD ST	HUNSAKER SYBIL ANN & JOSEPH LYNN LIVING TRUST 11/15/
3933	109-320-017	SE	1	$	144.57	$	-	$	144.57	856 MCCLOUD ST	SIMMONS BEN ANDREW REVOCABLE LIVING TRUST
3933	109-320-018	SE	1	$	144.57	$	-	$	144.57	860 MCCLOUD ST	COLON JAMES
3933	109-320-019	SE	1	$	144.57	$	-	$	144.57	864 MCCLOUD ST	GRABEEL VERNA L TRUST
3933	109-320-020	SE	1	$	144.57	$	-	$	144.57	868 MCCLOUD ST	NELSON TIMOTHY & CHERYSE FAMILY TRUST 2/25/2015
3933	109-320-021	SE	1	$	144.57	$	-	$	144.57	872 MCCLOUD ST	HUBBARD SHARON SUE LIVING TRUST 2/27/09
3933	109-320-022	SE	1	$	144.57	$	-	$	144.57	876 MCCLOUD ST	LA FONTAINE REV FAM TRUST 3/22/91
3933	109-320-023	SE	1	$	144.57	$	-	$	144.57	880 MCCLOUD ST	LUIS SCOTT
3933	109-320-024	SE	1	$	144.57	$	-	$	144.57	879 MCCLOUD ST	VAN DEN HEEVER CORNELIUS J
3933	109-320-025	SE	1	$	144.57	$	-	$	144.57	875 MCCLOUD ST	BARDI FAMILY TRUST 3/13/06
3933	109-320-026	SE	1	$	144.57	$	-	$	144.57	871 MCCLOUD ST	SCOZZAFAVA FAM REV TR 6/22/92
3933	109-320-027	SE	1	$	144.57	$	-	$	144.57	867 MCCLOUD ST	LATINI ALBERT L & OLGA D REV TR 12/29/90
3933	109-320-028	SE	1	$	144.57	$	-	$	144.57	863 MCCLOUD ST	OROZCO HUMBERTO N
3933	109-320-029	SE	1	$	144.57	$	-	$	144.57	859 MCCLOUD ST	GUZMAN ARTHUR
3933	109-320-030	SE	1	$	144.57	$	-	$	144.57	855 MCCLOUD ST	HARLAN BERNELL & SANDRA FAMILY REVOCABLE TRUST 5/3/1
3933	109-320-031	SE	1	$	144.57	$	-	$	144.57	851 MCCLOUD ST	SAN CARTIER TERRACE P J
3933	109-320-032	SE	1	$	144.57	$	-	$	144.57	847 MCCLOUD ST	MICHEL FAMILY TRUST
3933	109-320-033	SE	1	$	144.57	$	-	$	144.57	843 MCCLOUD ST	GONZALES ISRAEL
3933	109-320-034	SE	1	$	144.57	$	-	$	144.57	839 MCCLOUD ST	OLIVERA TAMMY L
3933	109-320-035	SE	1	$	144.57	$	-	$	144.57	835 MCCLOUD ST	DURAZO ANTHONY/MARIBETH A REVOCABLE TRUST 6/21/19
3933	109-320-036	SE	1	$	144.57	$	-	$	144.57	3134 CASELLI WAY	PARK GARRETT L & CLEARLY STEPHANIE A FAMILY TRUST 11
3933	109-320-037	SE	1	$	144.57	$	-	$	144.57	3126 CASELLI WAY	CHRISTIAN FRANK
3933	109-320-038	SE	1	$	144.57	$	-	$	144.57	836 SUNSHINE CT	KERCADO MIGUEL A
3933	109-320-039	SE	1	$	144.57	$	-	$	144.57	840 SUNSHINE CT	YOON HYOSANG
3933	109-320-040	SE	1	$	144.57	$	-	$	144.57	844 SUNSHINE CT	DELGADILLO GARY R TRUST 03/18/2014
3933	109-320-041	SE	1	$	144.57	$	-	$	144.57	848 SUNSHINE CT	CARRILLO ALEXANDER & CYNTHIA ANN LIVING TRUST
3933	109-320-042	SE	1	$	144.57	$	-	$	144.57	852 SUNSHINE CT	COFFEY FAMILY TRUST
3933	109-320-043	SE	1	$	144.57	$	-	$	144.57	856 SUNSHINE CT	SKEETERS LOIS M FAM TR 11/20/90
3933	109-320-044	SE	1	$	144.57	$	-	$	144.57	860 SUNSHINE CT	YOCIS DAVID
3933	109-320-045	SE	1	$	144.57	$	-	$	144.57	864 SUNSHINE CT	BROCKMEIER LAWRENCE B/ELEANORE R TRUSTEE
3933	109-320-046	SE	1	$	144.57	$	-	$	144.57	868 SUNSHINE CT	BARTON TROY G/ANGELA L REVOCABLE LIVING TRUST 2/9/11
3933	109-320-047	SE	1	$	144.57	$	-	$	144.57	872 SUNSHINE CT	VAJDA JULIUS
3933	109-320-048	SE	1	$	144.57	$	-	$	144.57	876 SUNSHINE CT	ROE MARIA TRUST
3933	109-320-049	SE	1	$	144.57	$	-	$	144.57	875 SUNSHINE CT	OLIPHANT VINCENT M JR
3933	109-320-050	SE	1	$	144.57	$	-	$	144.57	871 SUNSHINE CT	PALMER BRUCE M/MARIA D
3933	109-320-051	SE	1	$	144.57	$	-	$	144.57	867 SUNSHINE CT	GUGGIA FAMILY TRUST 7/27/04
3933	109-320-052	SE	1	$	144.57	$	-	$	144.57	863 SUNSHINE CT	FRANCISCO MCSUNNY J JR
3933	109-320-053	SE	1	$	144.57	$	-	$	144.57	859 SUNSHINE CT	RANIS JERRY A
3933	109-320-054	SE	1	$	144.57	$	-	$	144.57	855 SUNSHINE CT	WENDER CLEO MAXINE TRUST 7/17/20
3933	109-320-055	SE	1	$	144.57	$	-	$	144.57	851 SUNSHINE CT	FIDLER FAMILY TRUST
3933	109-320-056	SE	1	$	144.57	$	-	$	144.57	847 SUNSHINE CT	GRAY FAMILY TRUST
3933	109-320-057	SE	1	$	144.57	$	-	$	144.57	843 SUNSHINE CT	POND JANICE G TRUSTEE

3933	109-320-058	**SE**	1	$	144.57	$	-	$	144.57	839 SUNSHINE CT	ILES-BRUNK SHERYL LIVING TRUST
3933	109-320-059	**SE**	1	$	144.57	$	-	$	144.57	835 SUNSHINE CT	ILES-BRUNK SHERYL LIVING TRUST 12/3/2008
3933	109-320-060	**SE**	1	$	144.57	$	-	$	144.57	3112 CASELLI WAY	DAVISON MICHAEL F
3933	109-320-061	**SE**	1	$	144.57	$	-	$	144.57	3103 FROSTY WAY	LEE FREDRICK A & KATHERINE E TRUST 9/12/07
3933	109-320-062	**SE**	1	$	144.57	$	-	$	144.57	3111 FROSTY WAY	GUSTAFSON GARY
3933	109-320-063	**SE**	1	$	144.57	$	-	$	144.57	3117 FROSTY WAY	SANTOS AURELIANO & GUADALUPE TRUST 12/30/04
3933	109-320-064	**SE**	1	$	144.57	$	-	$	144.57	3123 FROSTY WAY	MARTINEZ RODNEY QUITA
3933	109-320-065	**SE**	1	$	144.57	$	-	$	144.57	3129 FROSTY WAY	ABELOE MICHAEL ROBERT
3933	109-320-066	**SE**	1	$	144.57	$	-	$	144.57	3137 FROSTY WAY	WINTROUB JEFFREY J
3933	109-320-067	**SE**	1	$	144.57	$	-	$	144.57	911 MCCLOUD ST	DEFORREST EUGENIE
3933	109-320-068	**SE**	1	$	144.57	$	-	$	144.57	910 MCCLOUD ST	HERNANDEZ EFRAIN
3933	109-320-069	**SE**	1	$	144.57	$	-	$	144.57	914 MCCLOUD ST	DOMINGUEZ JULIO
3933	109-330-001	**SE**	1	$	144.57	$	-	$	144.57	918 MCCLOUD ST	LINNENS DEAN E/SYLVIA J
3933	109-330-002	**SE**	1	$	144.57	$	-	$	144.57	922 MCCLOUD ST	FARIAS CARMEN TRUST 10/7/19
3933	109-330-003	**SE**	1	$	144.57	$	-	$	144.57	926 MCCLOUD ST	BARBER FAMILY TRUST 3/20/06
3933	109-330-004	**SE**	1	$	144.57	$	-	$	144.57	930 MCCLOUD ST	MARETTI MARSHA A REVOCABLE TRUST 2/26/04
3933	109-330-005	**SE**	1	$	144.57	$	-	$	144.57	934 MCCLOUD ST	RUMLEY LINDA
3933	109-330-006	**SE**	1	$	144.57	$	-	$	144.57	938 MCCLOUD ST	DORAN MICHAEL REVOCABLE TRUST 10/14/19
3933	109-330-007	**SE**	1	$	144.57	$	-	$	144.57	944 MCCLOUD ST	HEALING ROOMS
3933	109-330-008	**SE**	1	$	144.57	$	-	$	144.57	950 MCCLOUD ST	BRADBURY BARBARA E REVOCABLE TRUST
3933	109-330-009	**SE**	1	$	144.57	$	-	$	144.57	956 MCCLOUD ST	BLOUNT JAMES E
3933	109-330-010	**SE**	1	$	144.57	$	-	$	144.57	960 MCCLOUD ST	WESTON CHARLES EDWARD
3933	109-330-011	**SE**	1	$	144.57	$	-	$	144.57	964 MCCLOUD ST	MILLER MOLLY C REVOCABLE FAMILY TRUST
3933	109-330-012	**SE**	1	$	144.57	$	-	$	144.57	968 MCCLOUD ST	TROUT LESTER E/BARBARA
3933	109-330-013	**SE**	1	$	144.57	$	-	$	144.57	3142 BUNFILL DR	WELCH DENA RAELYNN
3933	109-330-014	**SE**	1	$	144.57	$	-	$	144.57	3138 BUNFILL DR	LACASSE FAMILY TRUST
3933	109-330-015	**SE**	1	$	144.57	$	-	$	144.57	3134 BUNFILL DR	RIDENOUR DAVID/CYNTHIA L
3933	109-330-016	**SE**	1	$	144.57	$	-	$	144.57	3130 BUNFILL DR	SALAZAR FRANK
3933	109-330-017	**SE**	1	$	144.57	$	-	$	144.57	3126 BUNFILL DR	RODRIGUEZ PATRICIA M
3933	109-330-018	**SE**	1	$	144.57	$	-	$	144.57	3120 BUNFILL DR	ENDY CECILIA
3933	109-330-019	**SE**	1	$	144.57	$	-	$	144.57	3116 BUNFILL DR	DEOCARES LORD ORLANDO
3933	109-330-020	**SE**	1	$	144.57	$	-	$	144.57	3112 BUNFILL DR	ITO WAYNE
3933	109-330-021	**SE**	1	$	144.57	$	-	$	144.57	3108 BUNFILL DR	TAYLOR 2011 FAMILY TRUST 8/10/11
3933	109-330-022	**SE**	1	$	144.57	$	-	$	144.57	3106 BUNFILL DR	SCHNORF 2017 FAMILY TRUST 3/17/17
3933	109-330-023	**SE**	1	$	144.57	$	-	$	144.57	3058 BUNFILL DR	STEVENS THOMAS & KIMBERLY FAMILY TRUST 6/22/20
3933	109-330-024	**SE**	1	$	144.57	$	-	$	144.57	3054 BUNFILL DR	CONNER JAY ACE
3933	109-330-025	**SE**	1	$	144.57	$	-	$	144.57	3046 BUNFILL DR	BOLANOS ARTURO Z/OLIVIA G
3933	109-330-026	**SE**	1	$	144.57	$	-	$	144.57	3040 BUNFILL DR	HAMPTON MICHAEL L JR
3933	109-330-027	**SE**	1	$	144.57	$	-	$	144.57	960 RAINBOW DR	EPPERLY MICHAEL/ANN FAMILY TRUST 6/30/08
3933	109-330-028	**SE**	1	$	144.57	$	-	$	144.57	3047 BUNFILL DR	QUOD ALBERT M III & TRAPP KAREN L REVOCABLE TRUST 12
3933	109-330-029	**SE**	1	$	144.57	$	-	$	144.57	3055 BUNFILL DR	PETERS DANIEL S/DONNA A
3933	109-330-030	**SE**	1	$	144.57	$	-	$	144.57	3107 BUNFILL DR	SANTOS ALFRED/MARCELA A
3933	109-330-031	**SE**	1	$	144.57	$	-	$	144.57	3111 BUNFILL DR	KAZAK NIRAGE
3933	109-330-032	**SE**	1	$	144.57	$	-	$	144.57	3117 BUNFILL DR	BEEBE NATHAN
3933	109-330-033	**SE**	1	$	144.57	$	-	$	144.57	3121 BUNFILL DR	REA-CLARK KELSEY LAUREN
3933	109-330-034	**SE**	1	$	144.57	$	-	$	144.57	3127 BUNFILL DR	VANDERVOET DANIEL A/CHERYLE
3933	109-330-035	**SE**	1	$	144.57	$	-	$	144.57	3133 BUNFILL DR	GODWIN BARBARA A 1993 TRUST
3933	109-330-036	**SE**	1	$	144.57	$	-	$	144.57	3137 BUNFILL DR	MUTO MONICA GLENDA TTEE OF MUTO MONICA GLENDA SEPARA
3933	109-330-037	**SE**	1	$	144.57	$	-	$	144.57	959 MCCLOUD ST	ZAMARRON MARIA TERESA LIVING TRUST 1/3/00
3933	109-330-038	**SE**	1	$	144.57	$	-	$	144.57	949 MCCLOUD ST	FRAUSTO DAVID
3933	109-330-039	**SE**	1	$	144.57	$	-	$	144.57	943 MCCLOUD ST	CUSACK PATRICK A/JANICE K
3933	109-330-040	**SE**	1	$	144.57	$	-	$	144.57	937 MCCLOUD ST	ARIZPE RODOLFO
3933	109-330-041	**SE**	1	$	144.57	$	-	$	144.57	933 MCCLOUD ST	TILLEY JERRY/DONNA
3933	109-330-042	**SE**	1	$	144.57	$	-	$	144.57	929 MCCLOUD ST	MCKELLAR JON/CYNTHIA
3933	109-330-043	**SE**	1	$	144.57	$	-	$	144.57	923 MCCLOUD ST	ALVARADO DAVID
3933	109-330-044	**SE**	1	$	144.57	$	-	$	144.57	3140 FROSTY WAY	DENTON LINDA
3933	109-330-045	**SE**	1	$	144.57	$	-	$	144.57	3134 FROSTY WAY	RAU STEVEN C/DEBORAH J
3933	109-330-046	**SE**	1	$	144.57	$	-	$	144.57	3128 FROSTY WAY	PARD CARLA JEAN
3933	109-330-047	**SE**	1	$	144.57	$	-	$	144.57	3124 FROSTY WAY	BROWN FAMILY TRUST 9/17/02
3933	109-330-048	**SE**	1	$	144.57	$	-	$	144.57	3120 FROSTY WAY	DOWNY GWENDOLYN
3933	109-330-049	**SE**	1	$	144.57	$	-	$	144.57	3116 FROSTY WAY	THOMPSON GORDON R JR
3933	109-330-050	**SE**	1	$	144.57	$	-	$	144.57	3110 FROSTY WAY	HOSSLI DAVID C
3933	109-330-051	**SE**	1	$	144.57	$	-	$	144.57	932 RAINBOW DR	OLIVEIRA 2009 FAMILY REVOCABLE LIVING TRUST
3933	109-330-052	**SE**	1	$	144.57	$	-	$	144.57	3103 DOLORES CT	JONES DOUGLAS W
3933	109-330-053	**SE**	1	$	144.57	$	-	$	144.57	3109 DOLORES CT	ADAM WILLIAM P III/CAROLYN BADASCI
3933	109-330-054	**SE**	1	$	144.57	$	-	$	144.57	3115 DOLORES CT	BAKER GEORGE T/LILLIAN F TRUSTEES
3933	109-330-055	**SE**	1	$	144.57	$	-	$	144.57	3121 DOLORES CT	HUERTH KRISTEN
3933	109-330-056	**SE**	1	$	144.57	$	-	$	144.57	3127 DOLORES CT	HUGHES WILLIAM & MARY TRUST 5/28/03
3933	109-330-057	**SE**	1	$	144.57	$	-	$	144.57	3130 DOLORES CT CT	FERNANDEZ JONATHAN ROBERT P
3933	109-330-058	**SE**	1	$	144.57	$	-	$	144.57	3126 DOLORES CT	EVANS FAMILY TRUST 6/12/07
3933	109-330-059	**SE**	1	$	144.57	$	-	$	144.57	3120 DOLORES CT	GOROSPE FAMILY TRUST 5/24/11
3933	109-330-060	**SE**	1	$	144.57	$	-	$	144.57	3114 DOLORES CT	FIGUEROA JOSE L/MARIA H TRUSTEES
3933	109-330-061	**SE**	1	$	144.57	$	-	$	144.57	3108 DOLORES CT	GIZZI DEAN A
3933	109-330-062	**SE**	1	$	144.57	$	-	$	144.57	950 RAINBOW DR	TOVAAS ROBERT MITCHELL
3933	109-340-001	**SE**	1	$	144.57	$	-	$	144.57	3061 ROD DR	KAISER ERIC JON
3933	109-340-002	**SE**	1	$	144.57	$	-	$	144.57	3067 ROD DR	NIETO MADELENA
3933	109-340-003	**SE**	1	$	144.57	$	-	$	144.57	3073 ROD DR	FOLEY MICHAEL L
3933	109-340-004	**SE**	1	$	144.57	$	-	$	144.57	3079 ROD DR	NISHINO FAM LIMITED PARTNERSHIP
3933	109-340-005	**SE**	1	$	144.57	$	-	$	144.57	3085 ROD DR	TOLENTINO MARIA C
3933	109-340-006	**SE**	1	$	144.57	$	-	$	144.57	3105 ROD DR	BOLUSAN JIMMY R/MARINA T
3933	109-340-007	**SE**	1	$	144.57	$	-	$	144.57	3109 ROD DR	HIRATA ISAO I & NOBUKO LIVING TRUST
3933	109-340-008	**SE**	1	$	144.57	$	-	$	144.57	3115 ROD DR	TAKAOKA DANNY M & JANA L REVOCABLE LIVING TRUST 10/2
3933	109-340-009	**SE**	1	$	144.57	$	-	$	144.57	3121 ROD DR	GRAACK JOSEPH JOHN
3933	109-340-011	**SE**	1	$	144.57	$	-	$	144.57	3131 ROD DR	LOO HORACE TING & KATHLEEN MARY LIVING TRUST
3933	109-340-012	**SE**	1	$	144.57	$	-	$	144.57	3135 ROD DR	SCHILLINGER JAMES & DOREEN TRUST
3933	109-340-013	**SE**	1	$	144.57	$	-	$	144.57	3141 ROD DR	FERNANDEZ RIGOBERTO TOVAR
3933	109-340-014	**SE**	1	$	144.57	$	-	$	144.57	3147 ROD DR	SPIESS ALISHA
3933	109-340-015	**SE**	1	$	144.57	$	-	$	144.57	3148 ROD DR	NEWHALL FAMILY TRUST 02/27/2010
3933	109-340-016	**SE**	1	$	144.57	$	-	$	144.57	3142 ROD DR	PORPIGLIA FAMILY TRUST 10/2/07
3933	109-340-017	**SE**	1	$	144.57	$	-	$	144.57	3136 ROD DR	BENDELE FAMILY TRUST 7/19/17
3933	109-340-018	**SE**	1	$	144.57	$	-	$	144.57	3130 ROD DR	BUTTERFIELD RYAN
3933	109-340-019	**SE**	1	$	144.57	$	-	$	144.57	704 RICHMIND CT	MANG EDWARD H & EVELYN M TRUSTEES
3933	109-340-020	**SE**	1	$	144.57	$	-	$	144.57	710 RICHMIND CT	CURTIS RUSSELL W JR FAMILY TRUST 7/15/08
3933	109-340-021	**SE**	1	$	144.57	$	-	$	144.57	718 RICHMIND CT	HADDOCK SCOTT
3933	109-340-022	**SE**	1	$	144.57	$	-	$	144.57	726 RICHMIND CT	WILLIAMS STEVEN M
3933	109-340-023	**SE**	1	$	144.57	$	-	$	144.57	734 RICHMIND CT	FOSTER JAMES/STEPHANIE FAMILY TRUST 12/5/11
3933	109-340-024	**SE**	1	$	144.57	$	-	$	144.57	742 RICHMIND CT	GUGGIA DOMENIC
3933	109-340-025	**SE**	1	$	144.57	$	-	$	144.57	735 RICHMIND CT	LEHMANN HEATHER L
3933	109-340-026	**SE**	1	$	144.57	$	-	$	144.57	727 RICHMIND CT	LAUREL LUCY REVOCABLE SEPARATE PROPERTY TRUST 8/29/1
3933	109-340-027	**SE**	1	$	144.57	$	-	$	144.57	721 RICHMIND CT	ROBINSON HERMAN LEE
3933	109-340-028	**SE**	1	$	144.57	$	-	$	144.57	717 RICHMIND CT	ORAHOOD MARY LIVING TRUST 5/8/18
3933	109-340-029	**SE**	1	$	289.14	$	-	$	289.14	713 RICHMIND CT	EVANS ROBERT BRENDEN
3933	109-340-030	**SE**	1	$	144.57	$	-	$	144.57	709 RICHMIND CT	OROARK KEVIN & CELIA REVOCABLE FAMILY TRUST 2/13/15
3933	109-340-031	**SE**	1	$	144.57	$	-	$	144.57	705 RICHMIND CT	HU WILSON SY SO
3933	109-340-032	**SE**	1	$	144.57	$	-	$	144.57	3102 ROD DR	FLETCHER AMY
3933	109-340-033	**SE**	1	$	144.57	$	-	$	144.57	702 KOVAL LN	MALCOLM GILBERT CHARLES
3933	109-340-034	**SE**	1	$	144.57	$	-	$	144.57	712 KOVAL LN	MUSCIO BERT A/CINDY J
3933	109-340-035	**SE**	1	$	144.57	$	-	$	144.57	724 KOVAL LN	HUBBARD JOHN W
3933	109-340-036	**SE**	1	$	144.57	$	-	$	144.57	732 KOVAL LN	MASHHOON-MOSADDAD FAMILY TRUST 4/7/03
3933	109-340-037	**SE**	1	$	144.57	$	-	$	144.57	740 KOVAL LN LN	KIPPER FAMILY TRUST 8/2/96
3933	109-340-038	**SE**	1	$	144.57	$	-	$	144.57	746 KOVAL LN	LEWIS ROBERT JOHN
3933	109-340-039	**SE**	1	$	144.57	$	-	$	144.57	752 KOVAL LN	PADILLA FERNANDO L
3933	109-340-040	**SE**	1	$	144.57	$	-	$	144.57	751 KOVAL LN	CHASTY ALBERT T
3933	109-340-041	**SE**	1	$	144.57	$	-	$	144.57	745 KOVAL LN	PROBST ONA JEAN REVOCABLE LIVING TRUST
3933	109-340-042	**SE**	1	$	144.57	$	-	$	144.57	739 KOVAL LN	WILLIAMS LELAND/M JANE
3933	109-340-043	**SE**	1	$	144.57	$	-	$	144.57	733 KOVAL LN	IOIMO LAWRENCE & CYNTHIA TRUST 6/29/18
3933	109-340-044	**SE**	1	$	144.57	$	-	$	144.57	727 KOVAL LN	JORDAN MARK E & SOLIS-JORDAN KAREN E LIVING TRUST 03
3933	109-340-045	**SE**	1	$	144.57	$	-	$	144.57	721 KOVAL LN	MCELROY LARRY
3933	109-340-046	**SE**	1	$	144.57	$	-	$	144.57	715 KOVAL LN	RICHMOND PAUL J/MARY K TRUSTEES
3933	109-340-047	**SE**	1	$	144.57	$	-	$	144.57	709 KOVAL LN	GRAY DONALD & JOCELYN FAMILY TRUST SURVIVORS TRUST
3933	109-340-048	**SE**	1	$	144.57	$	-	$	144.57	703 KOVAL LN	NISHINO FAM LIMITED PARTNERSHIP
3933	109-340-049	**SE**	1	$	144.57	$	-	$	144.57	3066 ROD DR	BAKER WILLIAM J/PATRICIA L
3933	109-350-001	**SE**	1	$	144.57	$	-	$	144.57	3105 TRISHA CT	DUTE MARY MARGUERITE REVOCABLE TRUST
3933	109-350-002	**SE**	1	$	144.57	$	-	$	144.57	3111 TRISHA CT	KINYON KEVIN
3933	109-350-003	**SE**	1	$	144.57	$	-	$	144.57	3117 TRISHA CT	OYE FAMILY LIVING TRUST TR/D 4/12/01
3933	109-350-004	**SE**	1	$	144.57	$	-	$	144.57	3116 TRISHA CT	CRUMP MARY ANN
3933	109-350-005	**SE**	1	$	144.57	$	-	$	144.57	3110 TRISHA CT	LABASTIDA SAMMY & CAROL FAMILY TRUST 2/24/14
3933	109-350-006	**SE**	1	$	144.57	$	-	$	144.57	3104 TRISHA CT	WELSHANS BARBARA E TRUSTEE
3933	109-350-007	**SE**	1	$	144.57	$	-	$	144.57	784 KOVAL LN	VIADELLA 2007 FAMILY TRUST
3933	109-350-008	**SE**	1	$	144.57	$	-	$	144.57	3109 DIAN DR	WILKINS LINDA
3933	109-350-009	**SE**	1	$	144.57	$	-	$	144.57	3115 DIAN DR	TONGOL AGNES
3933	109-350-010	**SE**	1	$	144.57	$	-	$	144.57	3114 DIAN DR	SMITH FAMILY TRUST 4/10/12
3933	109-350-011	**SE**	1	$	144.57	$	-	$	144.57	3108 DIAN DR	PHILLIPPE CUIHUA L
3933	109-350-012	**SE**	1	$	144.57	$	-	$	144.57	3102 DIAN DR	THOMPSON IRENE D LIVING TRUST 9/29/03
3933	109-350-013	**SE**	1	$	144.57	$	-	$	144.57	3084 DIAN DR	LOPEZ-HOPPER TRUST 2/24/15
3933	109-350-014	**SE**	1	$	144.57	$	-	$	144.57	3078 DIAN DR	GARCIA CURT JONATHAN & CYNTHIA LOUISE FAMILY REVOCAB
3933	109-350-015	**SE**	1	$	144.57	$	-	$	144.57	787 KOVAL LN	SEAMANS ROGER W TRUST 1/26/04
3933	109-350-016	**SE**	1	$	144.57	$	-	$	144.57	781 KOVAL LN	CRUZ REVOCABLE LIVING TRUST 11/14/02
3933	109-350-017	**SE**	1	$	144.57	$	-	$	144.57	775 KOVAL LN	GRUNWALD FAMILY TRUST

3933	109-350-018	SE	1	$	144.57	$	-	$	144.57	769 KOVAL LN	LEE VALERIE A
3933	109-350-019	SE	1	$	144.57	$	-	$	144.57	763 KOVAL LN	MOORE CHERYL M
3933	109-350-020	SE	1	$	144.57	$	-	$	144.57	757 KOVAL LN	WILSON RICHARD D/LUANN
3933	109-360-002	SE	1	$	144.57	$	-	$	144.57	504 SAN DIEGO ST	ENSMINGER JAMES F III
3933	109-360-003	SE	1	$	144.57	$	-	$	144.57	508 SAN DIEGO ST	LEBARIO CARLOS
3933	109-360-004	SE	1	$	144.57	$	-	$	144.57	512 SAN DIEGO ST	MYERS RONALD L
3933	109-360-005	SE	1	$	144.57	$	-	$	144.57	516 SAN DIEGO ST	KING FAMILY TRUST 10/29/99
3933	109-360-006	SE	1	$	144.57	$	-	$	144.57	522 SAN DIEGO ST	RECENDEZ EDUARDO SALVADOR
3933	109-360-007	SE	1	$	144.57	$	-	$	144.57	526 SAN DIEGO ST	VEGA ERNESTO JOSUE
3933	109-360-008	SE	1	$	144.57	$	-	$	144.57	530 SAN DIEGO ST	SJCJ10 FAMILY TRUST 1/15/15
3933	109-360-009	SE	1	$	289.14	$	-	$	289.14	534 SAN DIEGO ST	UNION OIL CO OF CALIF
3933	109-360-010	SE	1	$	144.57	$	-	$	144.57	538 SAN DIEGO ST	KIRK FAMILY TRUST
3933	109-360-011	SE	1	$	144.57	$	-	$	144.57	542 SAN DIEGO ST	UNION OIL COMPANY OF CALIFORNIA
3933	109-360-012	SE	1	$	144.57	$	-	$	144.57	546 SAN DIEGO ST	GARRISON TIM F
3933	109-360-013	SE	1	$	144.57	$	-	$	144.57	550 SAN DIEGO DR	TULLY RONALD J
3933	109-360-014	SE	1	$	144.57	$	-	$	144.57	541 SAN DIEGO ST	GAMBOA CARLOS
3933	109-360-015	SE	1	$	144.57	$	-	$	144.57	2802 LA PURISIMA AVE	WILSON SUSAN L INDIVIDUAL LIVING TRUST 5/16/19
3933	109-360-016	SE	1	$	144.57	$	-	$	144.57	519 SAN DIEGO ST	DOCKTER CHARLES W
3933	109-360-017	SE	1	$	144.57	$	-	$	144.57	511 SAN DIEGO ST	AGUIRRE LINEY
3933	109-360-018	SE	1	$	144.57	$	-	$	144.57	507 SAN DIEGO ST	HIRES JOHN J III REVOCABLE FAMILY TRUST 10/28/19
3933	109-360-019	SE	1	$	144.57	$	-	$	144.57	503 SAN DIEGO ST	FIGUEROA MANUEL
3933	109-360-020	SE	1	$	144.57	$	-	$	144.57	508 CAPISTRANO DR	FOXEN FAMILY TRUST 10/6/86
3933	109-360-021	SE	1	$	144.57	$	-	$	144.57	516 CAPISTRANO LN	WAGNER STEPHEN EDWARD
3933	109-360-022	SE	1	$	144.57	$	-	$	144.57	524 CAPISTRANO LN	OLIVER JENNIFER
3933	109-360-023	SE	1	$	144.57	$	-	$	144.57	532 CAPISTRANO LN	PARRY FAMILY REVOCABLE TRUST 11/25/19
3933	109-360-024	SE	1	$	144.57	$	-	$	144.57	2806 LA PURISIMA AVE	SIMINSKI REVOCABLE FAMILY TRUST 10/7/1999
3933	109-370-001	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-B	PARK NICOLE
3933	109-370-002	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-A	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17
3933	109-370-003	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-D	CAPORAL LEONISIA RIOS
3933	109-370-004	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-C	BARRIENTOS MARJORIE L
3933	109-370-005	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-F	COX FAMILY REVOCABLE TRUST 8/1/07
3933	109-370-006	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-E	ENNIS MICHELLE L
3933	109-370-007	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-H	SOTO ALVARO
3933	109-370-008	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-G	PHILLIPS KATLIN
3933	109-370-009	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-J	BIELY STEPHANIE ANN
3933	109-370-010	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-I	GARIBAY ROWENA
3933	109-370-011	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-L	AVALOS REGINA J INDIVIDUAL LIVING TRUST 11/10/98
3933	109-370-012	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 2-K	MUSCIO FAMILY TRUST 4/12/03
3933	109-370-013	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-B	AANDERAA YANG LI
3933	109-370-014	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-A	MYERS JOHN
3933	109-370-015	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-D	PAXTON GABRIELE C
3933	109-370-016	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-C	BRICKEY CHARLES P
3933	109-370-017	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-F	CHOU TSE-SHIAN
3933	109-370-018	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-E	XU ZHONG
3933	109-370-019	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-H	CORDERO ALBERT A
3933	109-370-020	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 3-G	ESTRADA IVAN RAFAEL
3933	109-370-021	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-B	FULLER KATHERINE M
3933	109-370-022	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-A	MONGE SERGIO J
3933	109-370-023	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-D	CHO YOUNGEUN
3933	109-370-024	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-C	ROSAS SANDRA L
3933	109-370-025	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-F	HEDGES CAMERON & CHRISTY LIVING TRUST
3933	109-370-026	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-E	BOYD ERIC
3933	109-370-027	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-H	REASONER JOHN P III
3933	109-370-028	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-G	MARTINEZ ARTURO
3933	109-370-029	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-J	WITHERS LINDSEY A
3933	109-370-030	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-I	LOPEZ-MENDEZ DOLORES
3933	109-370-031	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-L	DUANE SUSIE
3933	109-370-032	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 4-K	VALDEZ JULIAN PABLO
3933	109-370-033	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-B	GRAHAM PETER C
3933	109-370-034	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-A	VALENCIA DAVID J
3933	109-370-035	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-D	CUDWORTH KARL W
3933	109-370-036	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-C	SCHOLTZ CORNELIUS T
3933	109-370-037	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-F	KHAYKHAM VORNH MIKE
3933	109-370-038	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-E	JIMENEZ JENNIFER
3933	109-370-039	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-H	LEE EUNG DO
3933	109-370-040	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-G	OVERSTREET CAROL
3933	109-370-041	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-J	DEGREGORIO MICHAEL S
3933	109-370-042	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-I	HANSEN J BRENT & JODIE 1994 TRUST
3933	109-370-043	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-L	CHIA CAROLINE M
3933	109-370-044	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 5-K	LAWSON FAMILY TRUST 9/25/98
3933	109-370-045	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-B	KLINICKE GARY & APRIL FAMILY TRUST 10/1/15
3933	109-370-046	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-A	DEEPRAI JUSTIN
3933	109-370-047	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-D	JONES NICHOLAS LLOYD
3933	109-370-048	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-C	TALBOT APRIL N
3933	109-370-049	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-F	SMITH SANDRA J
3933	109-370-050	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-E	MOORE CAROLYN L
3933	109-370-051	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-H	LUONG CHRISTINE
3933	109-370-052	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 6-G	TREFTS KAREN
3933	109-370-053	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 7-B	PATTERSON ELOISA H
3933	109-370-054	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 7-A	SCHNEIDER CYNTHIA S INDIVIDUAL LIVING TRUST 7/23/15
3933	109-370-055	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 7-D	SAMONAS DUSTIN
3933	109-370-056	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 7-C	ORTIZ SANDY
3933	109-370-057	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-B	PEREYRA RAUL
3933	109-370-058	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-A	LONG DUANE E
3933	109-370-059	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-D	AUSTIN ANDREW
3933	109-370-060	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-C	HAJJAR CLINT FARID
3933	109-370-061	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-F	GUTIERREZ MARLENE
3933	109-370-062	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-E	STAHL XIAOJIE
3933	109-370-063	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-H	SIMPSON REBECCA
3933	109-370-064	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-G	CLARK CORINNE M
3933	109-370-065	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-J	DEMING JEREMY L 2016 TRUST 11/17/16
3933	109-370-066	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-I	BUCHANAN DONNIE G
3933	109-370-067	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-L	UNGER MARK R REVOCABLE TRUST 5/14/07
3933	109-370-068	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 8-K	BILEY CONNIE TRUST 10/30/2014
3933	109-370-069	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 9-B	SAITO OLGA BORISOVNA
3933	109-370-070	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 9-A	SANDOVAL ALFONSO
3933	109-370-071	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 9-D	RENGULBAI RECHINGELONG
3933	109-370-072	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 9-C	MARTINEZ ROSIE
3933	109-370-073	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-B	GRIESEMER NICHOLAS E
3933	109-370-074	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-A	ORYALL-TRING SUSAN J FAMILY TRUST 10/29/19
3933	109-370-075	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-D	DOYAL CHRISTOPHER
3933	109-370-076	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-C	WELCH DONALD L
3933	109-370-077	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-F	LEBLANC FAMILY TRUST 2/5/15
3933	109-370-078	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-E	PECCI JENNIFER
3933	109-370-079	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-H	BARAJAS OMAR A
3933	109-370-080	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-G	HENDRICKS BRAD M
3933	109-370-081	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-J	BROWN CYNTHIA LEIGH LIVING TRUST 03/20/2014
3933	109-370-082	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-I	MARQUEZ EDITH
3933	109-370-083	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-L	GONZALEZ VICTORIA L
3933	109-370-084	SE	1	$	144.57	$	-	$	144.57	610 SUNRISE DR 10-K	GEONETTA SHARON R
3933	109-380-001	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-002	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-003	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-005	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-006	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-007	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-008	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-009	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-010	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-011	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-012	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-013	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-014	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-015	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-016	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-017	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-018	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-020	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-021	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-022	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-023	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-024	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-025	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-026	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-027	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-028	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-029	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-030	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	
3933	109-380-031	SE	1	$	674.72	$	-	$	674.72	Skylight Homes	

3933	109-380-032	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-033	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-035	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-036	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-037	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-038	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-039	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-040	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-041	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-042	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-043	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-044	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-045	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-046	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-047	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-048	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-049	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-050	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-053	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-054	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-055	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-056	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	109-380-057	**SE**	1	$ 674.72	$ -	$ 674.72	Skylight Homes				
3933	125-251-043	**SE**	1	$ 586.28	$ -	$ 586.28	1112 S BROADWAY	PEREZ GENE E			
3933	128-065-001	**SE**	1	$ 586.28	$ -	$ 586.28	327 PLAZA DR	MILANINIA ALI			
3933	128-065-002	**SE**	1	$ 586.28	$ -	$ 586.28	325 PLAZA DR	MILANINIA ALI			
3933	128-065-003	**SE**	1	$ 586.28	$ -	$ 586.28	305 PLAZA DR	CREW INVESTMENTS LLC			
3933	128-065-004	**SE**	1	$ 586.28	$ -	$ 586.28	303 PLAZA DR	DEAN INVESTMENTS			
3933	128-065-005	**SE**	1	$ 586.28	$ -	$ 586.28	313 PLAZA DR A5	MK FAMILY TRUST 12/20/17			
3933	128-065-006	**SE**	1	$ 586.28	$ -	$ 586.28	313 PLAZA DR B6	MK FAMILY TRUST 12/20/17			
3933	128-065-008	**SE**	1	$ 586.28	$ -	$ 586.28	1314 S BROADWAY	VANDENBERG SENIOR RESIDENCE LLC			
3933	128-066-003	**SE**	1	$ 26,602.07	$ -	$ 26,602.07		BLUEROCK 1 LLC			
3933	128-066-008	**SE**	1	$ 2,345.13	$ -	$ 2,345.13	1490 S BROADWAY	SANTA MARIA BROADWAY PLAZA II LLC			
3933	128-066-010	**SE**	1	$ 30,071.25	$ -	$ 30,071.25	333 E ENOS DR	333 ENOS LLC (CA)			
3933	128-066-011	**SE**	1	$ 30,071.25	$ -	$ 30,071.25	330 E ENOS DR	ARBOR RIDGE			
3933	128-066-041	**SE**	1	$ 3,517.70	$ -	$ 3,517.70	204 E ENOS DR DR	HUNTER LAWNAE D TRUSTEE			
3933	128-067-010	**SE**	1	$ 144.57	$ -	$ 144.57	607 CECELIA DR	CASA DEL BAMBINI			
3933	128-067-016	**SE**	1	$ 279.65	$ -	$ 279.65	505 PLAZA DR	DIGNITY HEALTH-H2A			
3933	128-067-017	**SE**	1	$ 279.65	$ -	$ 279.65	525 E PLAZA # 300 DR	HTA-MARIAN MEDICAL LLC-H2A			
3933	128-067-028	**SE**	1	$ 586.28	$ -	$ 586.28	600 PLAZA DR	VALTER LLC			
3933	128-067-029	**SE**	1	$ 586.28	$ -	$ 586.28		PLAZA PROPERTIES			
3933	128-067-032	**SE**	1	$ 586.28	$ -	$ 586.28	502 BARCELLUS AVE	FUGATE GST NON-EXEMPT QTIP TRUST U/D/T 10/7/86 RST 2			
3933	128-067-033	**SE**	1	$ 586.28	$ -	$ 586.28	510 BARCELLUS AVE	FUGATE GST NON-EXEMPT QTIP TRUST U/D/T 10/7/86 RST 2			
3933	128-067-034	**SE**	1	$ 586.28	$ -	$ 586.28	524 BARCELLUS AVE	FUGATE GST NON-EXEMPT QTIP TRUST U/D/T 10/7/86 RST 2			
3933	128-069-001	**SE**	1	$ 144.57	$ -	$ 144.57	1441 EAGLE CT	ENRIQUEZ RODOLFO PEREZ			
3933	128-069-002	**SE**	1	$ 144.57	$ -	$ 144.57	1437 EAGLE CT	TALLMAN ERIN L			
3933	128-069-003	**SE**	1	$ 289.15	$ -	$ 289.15	1433 EAGLE CT	RUIZ JOSE FRANCISCO			
3933	128-069-004	**SE**	1	$ 144.57	$ -	$ 144.57	1429 EAGLE CT	HEREDIA MAYOLO			
3933	128-069-005	**SE**	1	$ 289.14	$ -	$ 289.14	1425 EAGLE CT	KAGAWA HISAHIKO			
3933	128-069-006	**SE**	1	$ 144.57	$ -	$ 144.57	1421 EAGLE CT	NOLL ROBERT & DELIA 12/23/2009 TRUST			
3933	128-069-007	**SE**	1	$ 144.57	$ -	$ 144.57	1417 EAGLE CT	DJBAR TRUST 8/15/19			
3933	128-069-008	**SE**	1	$ 144.57	$ -	$ 144.57	1411 EAGLE CT	AVELINO JEANNIE			
3933	128-069-009	**SE**	1	$ 144.57	$ -	$ 144.57	1404 EAGLE CT	YORKE FAMILY LP			
3933	128-069-010	**SE**	1	$ 144.57	$ -	$ 144.57	1406 EAGLE CT	ESCOBAR VANESSA			
3933	128-069-011	**SE**	1	$ 144.57	$ -	$ 144.57	1410 EAGLE CT	FERRARI DONALD A/NANCY A			
3933	128-069-012	**SE**	1	$ 144.57	$ -	$ 144.57	1414 EAGLE CT	HUNT CHARLES R			
3933	128-069-013	**SE**	1	$ 144.57	$ -	$ 144.57	1418 EAGLE CT	BARNARD KATHRYN M INDIVIDUAL LIVING TRUST 3/12/03			
3933	128-069-014	**SE**	1	$ 144.57	$ -	$ 144.57	1422 EAGLE CT	SIMAS FAMILY TRUST 8/27/97			
3933	128-069-015	**SE**	1	$ 144.57	$ -	$ 144.57	1426 EAGLE CT	RODRIGUEZ ALICIA			
3933	128-069-016	**SE**	1	$ 144.57	$ -	$ 144.57	1430 EAGLE CT	YORKE FAMILY LP			
3933	128-069-017	**SE**	1	$ 144.57	$ -	$ 144.57	1434 EAGLE CT	MANN KEN A/SHANDY F			
3933	128-069-018	**SE**	1	$ 144.57	$ -	$ 144.57	1438 EAGLE CT	KOOB CHRISTINA M			
3933	128-069-019	**SE**	1	$ 289.14	$ -	$ 289.14	1442 EAGLE CT	GIL JESUS			
3933	128-069-020	**SE**	1	$ 144.57	$ -	$ 144.57	1443 SWALLOW CT	GOOD SAMARITAN SHELTER			
3933	128-069-021	**SE**	1	$ 144.57	$ -	$ 144.57	1439 SWALLOW CT	VIOLA NUBIA			
3933	128-069-022	**SE**	1	$ 144.57	$ -	$ 144.57	1435 SWALLOW CT	YI PYONG H/AE SUK			
3933	128-069-023	**SE**	1	$ 144.57	$ -	$ 144.57	1431 SWALLOW CT	JONES-KORN PROPERTIES LLC			
3933	128-069-024	**SE**	1	$ 289.14	$ -	$ 289.14	1427 SWALLOW CT	SANCHEZ ANTONIO			
3933	128-069-025	**SE**	1	$ 144.57	$ -	$ 144.57	1423 SWALLOW CT	KIRKLAND CHARLES B			
3933	128-069-026	**SE**	1	$ 144.57	$ -	$ 144.57	1419 SWALLOW CT	KETZ PHILIP J			
3933	128-069-027	**SE**	1	$ 144.57	$ -	$ 144.57	1415 SWALLOW CT	YORKE FAMILY LP			
3933	128-069-028	**SE**	1	$ 144.57	$ -	$ 144.57	1411 SWALLOW CT	KLOP JOHN MICHAEL			
3933	128-069-029	**SE**	1	$ 144.57	$ -	$ 144.57	1404 SWALLOW CT	MACDONALD HILTON A			
3933	128-069-030	**SE**	1	$ 144.57	$ -	$ 144.57	1406 SWALLOW CT	HUITRON FELIPE & BERTHA LIVING TRUST 1/13/03			
3933	128-069-031	**SE**	1	$ 144.57	$ -	$ 144.57	1410 SWALLOW CT	APALATEGUI EDWARD F			
3933	128-069-032	**SE**	1	$ 144.57	$ -	$ 144.57	1414 SWALLOW CT	DEASEE FAMILY TRUST 8/22/01			
3933	128-069-033	**SE**	1	$ 144.57	$ -	$ 144.57	1418 SWALLOW CT	MIRANDA ALMA G			
3933	128-069-034	**SE**	1	$ 144.57	$ -	$ 144.57	1422 SWALLOW CT	SLAVIN PATRICIA L INDIVIDUAL LIVING TRUST 12/10/2013			
3933	128-069-035	**SE**	1	$ 144.57	$ -	$ 144.57	1426 SWALLOW CT	MORAN FAMILY TRUST 6/3/19			
3933	128-069-036	**SE**	1	$ 144.57	$ -	$ 144.57	1430 SWALLOW CT	GALO ELIZABETH			
3933	128-069-037	**SE**	1	$ 144.57	$ -	$ 144.57	1434 SWALLOW CT	YAPO RONALD D/REBECCA A			
3933	128-069-038	**SE**	1	$ 144.57	$ -	$ 144.57	1438 SWALLOW CT	MENDOZA CHONA R			
3933	128-069-039	**SE**	1	$ 144.57	$ -	$ 144.57	1442 SWALLOW CT	TRUOCCHIO PATRICIA A			
3933	128-069-040	**SE**	1	$ 144.57	$ -	$ 144.57	1443 LARK CT	GONZALEZ LUIS			
3933	128-069-041	**SE**	1	$ 144.57	$ -	$ 144.57	1439 LARK CT	HAMMOND CHRISTOPHER S			
3933	128-069-042	**SE**	1	$ 144.57	$ -	$ 144.57	1435 LARK CT	BABARAN ELINO S/PURITA			
3933	128-069-043	**SE**	1	$ 144.57	$ -	$ 144.57	1431 LARK CT	BABARAN ELINO S			
3933	128-069-044	**SE**	1	$ 289.14	$ -	$ 289.14	1427 LARK CT	SANTIAGO MARIA GUIA			
3933	128-069-045	**SE**	1	$ 144.57	$ -	$ 144.57	1423 LARK CT	SALUTAN SANTIAGO O			
3933	128-069-046	**SE**	1	$ 144.57	$ -	$ 144.57	1419 LARK CT	SCHONS GERALD J			
3933	128-069-047	**SE**	1	$ 144.57	$ -	$ 144.57	1415 LARK CT	MEYER ROBIN A & JANICE F REVOCABLE LIVING TRUST 4/1/			
3933	128-069-048	**SE**	1	$ 144.57	$ -	$ 144.57	1411 LARK CT	SQUIRES ROBIN			
3933	128-069-049	**SE**	1	$ 144.57	$ -	$ 144.57	1407 LARK CT	NEGRETE RIGO			
3933	128-069-050	**SE**	1	$ 144.57	$ -	$ 144.57	1405 LARK CT	MCKINNEY CHARLES			
3933	128-069-051	**SE**	1	$ 144.57	$ -	$ 144.57	1404 LARK CT	QUIJADA SUSAN I			
3933	128-069-052	**SE**	1	$ 144.57	$ -	$ 144.57	1406 LARK CT	PEREZ VICTORIA			
3933	128-069-053	**SE**	1	$ 144.57	$ -	$ 144.57	1410 LARK CT	PULTRO ROSE REVOCABLE LIVING TRUST			
3933	128-069-054	**SE**	1	$ 144.57	$ -	$ 144.57	1414 LARK CT	DISALVATORE MICHAEL			
3933	128-069-055	**SE**	1	$ 144.57	$ -	$ 144.57	1418 LARK CT	HUNT CHARLES R			
3933	128-069-056	**SE**	1	$ 144.57	$ -	$ 144.57	1422 LARK CT	CASAS JUAN S			
3933	128-069-057	**SE**	1	$ 144.57	$ -	$ 144.57	1426 LARK CT	ESPINDOLA OMAR DELGADO			
3933	128-069-058	**SE**	1	$ 144.57	$ -	$ 144.57	1430 LARK CT	VIDANES BENNIE G			
3933	128-069-059	**SE**	1	$ 144.57	$ -	$ 144.57	1434 LARK CT	CARNELL FAMILY TRUST 8/6/08			
3933	128-069-060	**SE**	1	$ 144.57	$ -	$ 144.57	1438 LARK CT	LAWAG ROGER C			
3933	128-069-061	**SE**	1	$ 144.57	$ -	$ 144.57	1442 LARK CT	SANTINI SILVIA			
3933	128-069-062	**SE**	1	$ 144.57	$ -	$ 144.57	1443 BLUEBIRD ST	HEWSON DANIEL TODD & CATHRYN SUE AB LIVING TRUST 3/1			
3933	128-069-063	**SE**	1	$ 289.14	$ -	$ 289.14	1439 BLUEBIRD ST	RUIZ JOSE FRANCISCO			
3933	128-069-064	**SE**	1	$ 144.57	$ -	$ 144.57	1435 BLUEBIRD ST	HEWSON DANIEL TODD & CATHRYN SUE AB LIVING TRUST 3/1			
3933	128-069-065	**SE**	1	$ 144.57	$ -	$ 144.57	1431 BLUEBIRD ST	HABEGER WILLIAM F & ALICE K REVOCABLE TRUST			
3933	128-069-066	**SE**	1	$ 144.57	$ -	$ 144.57	1427 BLUEBIRD ST	AGUILERA MARIBEL			
3933	128-069-067	**SE**	1	$ 144.57	$ -	$ 144.57	1423 BLUEBIRD ST	CERVANTES JORGE			
3933	128-069-068	**SE**	1	$ 144.57	$ -	$ 144.57	1419 BLUEBIRD ST	NIETO MARILES CRISTIAN			
3933	128-069-069	**SE**	1	$ 144.57	$ -	$ 144.57	1415 BLUEBIRD ST	HERNANDEZ IRINEO SENE BALDERAS			
3933	128-069-070	**SE**	1	$ 144.57	$ -	$ 144.57	1411 BLUEBIRD ST	BUTLER 2014 REVOCABLE TRUST 02/03/2014			
3933	128-069-071	**SE**	1	$ 144.57	$ -	$ 144.57	1407 BLUEBIRD ST	JAHNKE ERIC W/SUE B			
3933	128-069-072	**SE**	1	$ 144.57	$ -	$ 144.57	1403 BLUEBIRD ST	GARCIA DANIEL J/SANDRA L INFANTE			
3933	128-069-073	**SE**	1	$ 144.57	$ -	$ 144.57	1402 BLUEBIRD ST	RUDE ROBERT N/JENNY L			
3933	128-069-074	**SE**	1	$ 144.57	$ -	$ 144.57	1406 BLUEBIRD ST	WRIGHT EDDIE L & LINDA K LIVING TRUST 3/5/09			
3933	128-069-075	**SE**	1	$ 144.57	$ -	$ 144.57	1410 BLUEBIRD ST	PATINO PRIMO			
3933	128-069-076	**SE**	1	$ 144.57	$ -	$ 144.57	1414 BLUEBIRD ST	GUTIERREZ JAMES A/ANNETTE			
3933	128-069-077	**SE**	1	$ 144.57	$ -	$ 144.57	1418 BLUEBIRD ST	BAKER JIM B/DEBORAH A			
3933	128-069-078	**SE**	1	$ 144.57	$ -	$ 144.57	1422 BLUEBIRD ST	SEGOVIA GRACE			
3933	128-069-079	**SE**	1	$ 144.57	$ -	$ 144.57	1426 BLUEBIRD ST	KERLEY JONATHAN & SARAH FAMILY TRUST 11/19/15			
3933	128-069-080	**SE**	1	$ 144.57	$ -	$ 144.57	1430 BLUEBIRD ST	CASTELLANOS TRUST 9/27/07			
3933	128-069-081	**SE**	1	$ 144.57	$ -	$ 144.57	1434 BLUEBIRD ST	DEPARTMENT OF VETERANS AFFAIRS/CALIF			
3933	128-069-082	**SE**	1	$ 289.14	$ -	$ 289.14	1438 BLUEBIRD ST	ZAMORA-ZARATE CLEMENTE			
3933	128-069-083	**SE**	1	$ 144.57	$ -	$ 144.57	1442 BLUEBIRD ST	RUIZ JORGE O			
3933	128-070-001	**SE**	1	$ 144.57	$ -	$ 144.57	428 CONDOR ST	BARR REVOCABLE LIVING TRUST 5/21/02			
3933	128-070-002	**SE**	1	$ 144.57	$ -	$ 144.57	424 CONDOR ST	SIMAS FAMILY TRUST			
3933	128-070-003	**SE**	1	$ 144.57	$ -	$ 144.57	420 CONDOR ST	RODRIGUEZ MIGUEL			
3933	128-070-004	**SE**	1	$ 144.57	$ -	$ 144.57	416 CONDOR ST	RAMOS GILBERTO P			
3933	128-070-005	**SE**	1	$ 144.57	$ -	$ 144.57	1555 EAGLE ST	ALA LAWRENCE JOHNNY/CHERYL LYNNE			
3933	128-070-006	**SE**	1	$ 144.57	$ -	$ 144.57	1553 EAGLE ST	SPARKS HOUGH REVOCABLE TRUST 7/9/20			
3933	128-070-007	**SE**	1	$ 144.57	$ -	$ 144.57	1549 EAGLE ST	MEYER ROBIN A & JANICE F REVOCABLE LIVING TRUST 4/1/			
3933	128-070-008	**SE**	1	$ 144.57	$ -	$ 144.57	1545 EAGLE ST	CERVANTES ALICIA			
3933	128-070-010	**SE**	1	$ 144.57	$ -	$ 144.57	1502 EAGLE ST	AMARILLAS JANET			
3933	128-070-011	**SE**	1	$ 144.57	$ -	$ 144.57	1506 EAGLE ST	BLAEMIRE FAMILY TRUST 8/24/16			
3933	128-070-012	**SE**	1	$ 144.57	$ -	$ 144.57	1510 EAGLE ST	ZAVALA ARTURO/JUDY J			
3933	128-070-013	**SE**	1	$ 144.57	$ -	$ 144.57	1514 EAGLE ST	SIERRA CONRAD G/CRESTINA V			

3933	128-070-014	**SE**		1	$	144.57	$	-	$	144.57	1520 EAGLE ST	PEREZ MARTIN R/MARLENE M
3933	128-070-015	**SE**		1	$	144.57	$	-	$	144.57	1524 EAGLE ST	REYES GIGI MARIE F
3933	128-070-016	**SE**		1	$	144.57	$	-	$	144.57	1528 EAGLE ST	REA KEITH A
3933	128-070-017	**SE**		1	$	144.57	$	-	$	144.57	1532 EAGLE ST	HONGO YOSHINO INDI VIDUAL LIVING TRUST 1/22/15
3933	128-070-018	**SE**		1	$	144.57	$	-	$	144.57	1538 EAGLE ST	ZUNIGA MARGARET SINGH LIVING TRUST
3933	128-070-019	**SE**		1	$	144.57	$	-	$	144.57	1542 EAGLE ST	ABUMDIS FRANCISCO LOPEZ
3933	128-070-020	**SE**		1	$	144.57	$	-	$	144.57	1546 EAGLE ST	UVALLE EUFEMIA F
3933	128-070-021	**SE**		1	$	144.57	$	-	$	144.57	1550 EAGLE ST	BROOKS ANELE M
3933	128-070-022	**SE**		1	$	144.57	$	-	$	144.57	1551 SWALLOW ST	VAZQUEZ GILBERTO RODRIGUEZ
3933	128-070-023	**SE**		1	$	289.15	$	-	$	289.15	1547 SWALLOW ST	VILLALPANDO PABLO
3933	128-070-024	**SE**		1	$	144.57	$	-	$	144.57	1543 SWALLOW ST	DEL SOCORRO LANDEROS MARIA
3933	128-070-025	**SE**		1	$	144.57	$	-	$	144.57	1539 SWALLOW ST	MUGG SANDRA
3933	128-070-026	**SE**		1	$	144.57	$	-	$	144.57	1533 SWALLOW ST	GOBEA JOSEPH
3933	128-070-027	**SE**		1	$	289.14	$	-	$	289.14	1529 SWALLOW ST	SMITH MARSHAL M
3933	128-070-028	**SE**		1	$	144.57	$	-	$	144.57	1525 SWALLOW ST	HAUGH SHEILA M
3933	128-070-029	**SE**		1	$	144.57	$	-	$	144.57	1521 SWALLOW ST	RODRIGUEZ ROBERT/SHERRI
3933	128-070-030	**SE**		1	$	144.57	$	-	$	144.57	1515 SWALLOW ST	OROSCO RAYMOND JR
3933	128-070-031	**SE**		1	$	144.57	$	-	$	144.57	1511 SWALLOW ST	ZEPEDA JOSE LUIS R
3933	128-070-032	**SE**		1	$	144.57	$	-	$	144.57	1507 SWALLOW ST	PIERRE JOE
3933	128-070-033	**SE**		1	$	144.57	$	-	$	144.57	1503 SWALLOW ST	PEREZ SAMUEL FAMILY TRUST 5/7/18
3933	128-070-034	**SE**		1	$	144.57	$	-	$	144.57	1502 SWALLOW ST	LARA JACK/RITA
3933	128-070-035	**SE**		1	$	144.57	$	-	$	144.57	1506 SWALLOW ST	PALUMPA ALFONSO/GEMA
3933	128-070-036	**SE**		1	$	144.57	$	-	$	144.57	1510 SWALLOW ST	CASTRO IRMA
3933	128-070-037	**SE**		1	$	144.57	$	-	$	144.57	1514 SWALLOW ST	CASTRO FRANCIS & MARY LOUISE REVOCABLE LIVING TRUST
3933	128-070-038	**SE**		1	$	144.57	$	-	$	144.57	1520 SWALLOW ST	CARRILLO MIGUEL
3933	128-070-039	**SE**		1	$	144.57	$	-	$	144.57	1524 SWALLOW ST	MORALES GENARO
3933	128-070-040	**SE**		1	$	144.57	$	-	$	144.57	1528 SWALLOW ST	COTA HENRY & ESPIE LIVING TRUST 9/10/02
3933	128-070-041	**SE**		1	$	144.57	$	-	$	144.57	1532 SWALLOW ST	GONZALEZ GUADALUPE U MUNOZ
3933	128-070-042	**SE**		1	$	144.57	$	-	$	144.57	1538 SWALLOW ST	OROZCO STEVEN R
3933	128-070-043	**SE**		1	$	144.57	$	-	$	144.57	1542 SWALLOW ST	SMITH EVAN G
3933	128-070-044	**SE**		1	$	144.57	$	-	$	144.57	1546 SWALLOW ST	LOPEZ BENJAMIN R
3933	128-070-045	**SE**		1	$	144.57	$	-	$	144.57	1550 SWALLOW ST	ZUBIATE SAL H/FAYE L
3933	128-070-046	**SE**		1	$	144.57	$	-	$	144.57	502 CONDOR ST	GARIBAY ARIANA
3933	128-070-047	**SE**		1	$	144.57	$	-	$	144.57	506 CONDOR ST	MCGRAW DANIELLE REVOCABLE TRUST
3933	128-070-048	**SE**		1	$	144.57	$	-	$	144.57	1551 LARK ST	CAMACHO-CARRILLO BRAULIO
3933	128-070-049	**SE**		1	$	144.57	$	-	$	144.57	1547 LARK ST	PARIS FAMILY 2007 TRUST 7/13/07
3933	128-070-050	**SE**		1	$	144.57	$	-	$	144.57	1543 LARK ST	POWERS MARK E
3933	128-070-051	**SE**		1	$	144.57	$	-	$	144.57	1539 LARK ST	ORTEGA JAKIE J
3933	128-070-052	**SE**		1	$	144.57	$	-	$	144.57	1533 LARK ST	OUELLET SALLY N
3933	128-070-053	**SE**		1	$	144.57	$	-	$	144.57	1529 LARK ST	LYTLE BRIAN F REVOCABLE TRUST 10/3/08
3933	128-070-054	**SE**		1	$	144.57	$	-	$	144.57	1525 LARK ST	PASCHKE FAMILY TRUST MAX J & JUANITA R 11-17-88
3933	128-070-055	**SE**		1	$	144.57	$	-	$	144.57	1521 LARK ST	GONZALEZ ROSA VILLA
3933	128-070-056	**SE**		1	$	144.57	$	-	$	144.57	1515 LARK ST	MARTHA LIVING TRUST
3933	128-070-057	**SE**		1	$	144.57	$	-	$	144.57	1511 LARK ST	ZIMMERMAN ROBERTA ADRIENNE LIVING TRUST
3933	128-070-058	**SE**		1	$	289.14	$	-	$	289.14	1507 LARK ST	ARAUJO MARTHA A
3933	128-070-059	**SE**		1	$	144.57	$	-	$	144.57	1503 LARK ST	JOHNSON RANDY/YOLANDA FAMILY TRUST 6/19/19
3933	128-070-060	**SE**		1	$	144.57	$	-	$	144.57	1502 LARK ST	GARCIA JAVIER VILLALOBOS
3933	128-070-061	**SE**		1	$	144.57	$	-	$	144.57	1506 LARK ST	DASHEK ANTHONY J
3933	128-070-062	**SE**		1	$	144.57	$	-	$	144.57	1510 LARK ST	SAUCEDO SANTIAGO
3933	128-070-063	**SE**		1	$	289.14	$	-	$	289.14	1514 LARK ST	BLACK FAMILY TRUST 10/26/97
3933	128-070-064	**SE**		1	$	144.57	$	-	$	144.57	1520 LARK ST	BARAJAS JOSE LUIS/ELIZABETH
3933	128-070-065	**SE**		1	$	289.14	$	-	$	289.14	1524 LARK ST	GONZALEZ DANIEL PINON
3933	128-070-066	**SE**		1	$	144.57	$	-	$	144.57	1528 LARK ST	MEZA HECTOR PEDRO SANTOS
3933	128-070-067	**SE**		1	$	144.57	$	-	$	144.57	1532 LARK ST	WOODBURY TIMOTHY J/DARLENE
3933	128-070-068	**SE**		1	$	144.57	$	-	$	144.57	1538 LARK ST	ZARATE GRACIELA
3933	128-070-069	**SE**		1	$	144.57	$	-	$	144.57	1542 LARK ST	MORENO JUAN HUMBERTO
3933	128-070-070	**SE**		1	$	433.72	$	-	$	433.72	1546 LARK ST	OCAMPO FRANCISCO JAVIER
3933	128-070-071	**SE**		1	$	144.57	$	-	$	144.57	1550 LARK ST	SCREEN DOUGLAS E & SMITH PATRICIA A REVOCABLE TRUST
3933	128-070-072	**SE**		1	$	144.57	$	-	$	144.57	1554 LARK ST	JOHNSON ROBERT L
3933	128-070-073	**SE**		1	$	144.57	$	-	$	144.57	1556 LARK ST	VELASCO JAIME & SILVIA REVOCABLE FAMILY TRUST 12/20/
3933	128-070-074	**SE**		1	$	144.57	$	-	$	144.57	514 CONDOR ST	MARQUEZ AURORA
3933	128-070-075	**SE**		1	$	144.57	$	-	$	144.57	510 CONDOR ST	EDEN VERONICA JO 2010 TRUST DATED MARCH 10 2010
3933	128-071-007	**SE**		1	$	586.27	$	-	$	586.27	1311 NICHOLSON AVE	MORETTI REGINALD F
3933	128-072-036	**SE**		1	$	144.57	$	-	$	144.57	275 E NEWLOVE DR A	ENGEL-HUTTON FAMILY REVOCABLE TRUST 9/5/2011
3933	128-073-005	**SE**		1	$	433.72	$	-	$	433.72	471 E NEWLOVE DR	CHAVEZ FAMILY TRUST
3933	128-073-016	**SE**		1	$	2,313.19	$	-	$	2,313.19	575 E NEWLOVE DR	H & W VENTURES LLC
3933	128-073-017	**SE**		1	$	144.57	$	-	$	144.57	585 E NEWLOVE DR	GUZMAN MELANIA F
3933	128-074-061	**SE**		1	$	3,469.76	$	-	$	3,469.76	605 E NEWLOVE DR	605 EAST NEWLOVE ASSOC
3933	128-075-001	**SE**		1	$	586.28	$	-	$	586.28	1710 S BROADWAY	GOLDEN ARCH REALTY CORPORATION
3933	128-075-010	**SE**		1	$	1,301.16	$	-	$	1,301.16	250 E NEWLOVE DR	VALENTINE COURT III INC
3933	128-076-031	**SE**	**Newlove Garden**	1	$	433.72	$	-	$	433.72	690 E NEWLOVE DR	MDC PROPERTIES 401K PLAN
3933	128-076-034	**SE**		1	$	144.57	$	-	$	144.57	1702 ADELYNE LN	GOMEZ JAIRO E GONZALEZ
3933	128-076-035	**SE**		1	$	144.57	$	-	$	144.57	1706 ADELYNE LN	PARINAS JULIETA V
3933	128-076-036	**SE**		1	$	144.57	$	-	$	144.57	1710 ADELYNE LN	KALLANDER BRENDAN
3933	128-076-037	**SE**		1	$	144.57	$	-	$	144.57	1714 ADELYNE LN	MORALES ALVIN CRUZ
3933	128-076-038	**SE**		1	$	144.57	$	-	$	144.57	1718 ADELYNE LN	GONZALEZ SALVADOR SANCHEZ
3933	128-076-039	**SE**		1	$	144.57	$	-	$	144.57	1722 ADELYNE LN	MCCOY MILES
3933	128-076-040	**SE**		1	$	144.57	$	-	$	144.57	1726 ADELYNE LN	ROMERO PEDRO L
3933	128-076-041	**SE**		1	$	144.57	$	-	$	144.57	1730 ADELYNE LN	CONEJO VICTOR GUZMAN
3933	128-076-042	**SE**		1	$	144.57	$	-	$	144.57	1734 ADELYNE LN	VILLALVA RODOLFO D
3933	128-076-043	**SE**		1	$	144.57	$	-	$	144.57	1743 ADELYNE LN	CLARK GEORGE E
3933	128-076-044	**SE**		1	$	144.57	$	-	$	144.57	1739 ADELYNE LN	LUHRSEN LERON M/BARBARA K
3933	128-076-045	**SE**		1	$	144.57	$	-	$	144.57	1735 ADELYNE LN	KNAPP FAMILY TRUST 1/29/02
3933	128-076-046	**SE**		1	$	144.57	$	-	$	144.57	1729 ADELYNE LN	KNAPP FAMILY TRUST 01/29/2002
3933	128-076-054	**SE**		1	$	144.57	$	-	$	144.57	1701 CRABTREE CT	DOOLEY NORA M
3933	128-076-055	**SE**		1	$	144.57	$	-	$	144.57	1707 CRABTREE CT	DOOLEY FAMILY TRUST 1/4/99
3933	128-076-056	**SE**		1	$	144.57	$	-	$	144.57	1713 CRABTREE CT	GUZMAN RICARDO CHAVEZ
3933	128-076-057	**SE**		1	$	144.57	$	-	$	144.57	1719 CRABTREE CT	LEON ABELARDO
3933	128-076-058	**SE**		1	$	144.57	$	-	$	144.57	1725 CRABTREE CT	HERNANDEZ JOSUE
3933	128-076-059	**SE**		1	$	144.57	$	-	$	144.57	1731 CRABTREE CT	VAN VALKENBURGH FAMILY TRUST 4/11/14
3933	128-076-060	**SE**		1	$	144.57	$	-	$	144.57	1737 CRABTREE CT	VAN VALKENBURGH FAMILY TRUST 4/11/14
3933	128-076-061	**SE**		1	$	144.57	$	-	$	144.57	1743 CRABTREE CT	VERLENGIERE FAMILY TRUST 10/18/12
3933	128-076-062	**SE**		1	$	144.57	$	-	$	144.57	1749 CRABTREE CT	GRITTERS MICHAEL J
3933	128-076-063	**SE**		1	$	144.57	$	-	$	144.57	1755 CRABTREE CT	AZUA DENISSE PENELOPE
3933	128-076-064	**SE**		1	$	144.57	$	-	$	144.57	1761 CRABTREE CT	BARAJAS MIGUEL G
3933	128-078-012	**SE**		1	$	144.57	$	-	$	144.57	POBOX 684	SANTA MARIA CEMETERY DISTRICT
3933	128-078-015	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	6,282.09	$	6,868.38	COLLEGE & BETTERAVIA	AL CALIFORNIA LLC
3933	128-078-017	**SE**		1	$	586.28	$	12,632.14	$	13,218.42	COLLEGE & BETTERAVIA	COLLEGE WEST PARTNERS LP-RAISING CANES
3933	128-078-018	**SE**		1	$	586.28	$	4,370.62	$	4,956.90	COLLEGE & BETTERAVIA	COLLEGE WEST PARTNERS LP-RAISING CANES
3933	128-078-019	**SE**		1	$	586.28	$	2,387.86	$	2,974.14	COLLEGE & BETTERAVIA	COLLEGE WEST PARTNERS LP-RAISING CANES
3933	128-078-020	**SE**		1	$	586.28	$	5,361.99	$	5,948.28	COLLEGE & BETTERAVIA	COLLEGE WEST PARTNERS LP-RAISING CANES
3933	128-078-021	**SE**		1	$	586.28	$	5,361.99	$	5,948.28	COLLEGE & BETTERAVIA	COLLEGE WEST PARTNERS LP-RAISING CANES
3933	128-079-001	**SE**		1	$	144.57	$	-	$	144.57	1887 OLIVE DR	SCOTT JAMES E
3933	128-079-002	**SE**		1	$	144.57	$	-	$	144.57	1879 OLIVE DR	BRUENING BRICE
3933	128-079-003	**SE**		1	$	144.57	$	-	$	144.57	1867 OLIVE DR	WILLS DAVID ALAN
3933	128-079-004	**SE**		1	$	144.57	$	-	$	144.57	1855 OLIVE DR	ALVAREZ RAFAEL
3933	128-079-005	**SE**		1	$	144.57	$	-	$	144.57	1849 OLIVE DR	KOSSUTH CHARLES GERALD JR
3933	128-079-006	**SE**		1	$	144.57	$	-	$	144.57	1837 OLIVE DR	PILKINGTON BETTY R
3933	128-079-007	**SE**		1	$	144.57	$	-	$	144.57	1825 OLIVE DR	AMES STACY L
3933	128-079-008	**SE**		1	$	144.57	$	-	$	144.57	1819 OLIVE DR	BACHMAN LARRY LEE/ROSEMARIE HOLGUIN
3933	128-079-009	**SE**		1	$	144.57	$	-	$	144.57	1815 OLIVE DR	FLORES FAMILY TRUST 12/11/2017
3933	128-079-010	**SE**		1	$	144.57	$	-	$	144.57	1800 SEQUOIA DR	MOSBY GARY & PATRICE LIVING TRUST 12/29/2011
3933	128-079-011	**SE**		1	$	144.57	$	-	$	144.57	1804 SEQUOIA DR	MILES MICHAEL E & MARY H REVOCABLE TRUST
3933	128-079-012	**SE**		1	$	144.57	$	-	$	144.57	1808 SEQUOIA DR	POWERS CATHERINE
3933	128-079-013	**SE**		1	$	289.15	$	-	$	289.15	1812 SEQUOIA DR	HILL-REED ALBERTO
3933	128-079-014	**SE**		1	$	144.57	$	-	$	144.57	1816 SEQUOIA DR	HAIRE JIMMY & LAURA SURVIVORS TRUST 03/03/2008
3933	128-079-015	**SE**		1	$	144.57	$	-	$	144.57	1820 SEQUOIA DR	CAVAZOS STEVEN
3933	128-079-016	**SE**		1	$	144.57	$	-	$	144.57	1824 SEQUOIA DR	COOK KENNETH EDWARD
3933	128-079-017	**SE**		1	$	144.57	$	-	$	144.57	1828 SEQUOIA DR	JENNINGS DAVID K
3933	128-079-018	**SE**		1	$	144.57	$	-	$	144.57	1832 SEQUOIA DR	TOUCHETTE ROBERT L
3933	128-079-019	**SE**		1	$	144.57	$	-	$	144.57	1836 SEQUOIA DR	BAILEY JAMES M LIVING TRUST
3933	128-079-020	**SE**		1	$	144.57	$	-	$	144.57	1840 SEQUOIA DR	GARCIA JESUS GABRIEL
3933	128-079-021	**SE**		1	$	144.57	$	-	$	144.57	1844 SEQUOIA DR	FALBA JOHN STANLEY
3933	128-079-022	**SE**		1	$	144.57	$	-	$	144.57	1848 SEQUOIA DR	LABASTIDA FAMILY TRUST
3933	128-079-023	**SE**		1	$	144.57	$	-	$	144.57	601 MAPLE CT	BRINTON BOB & KATHY TRUST 8/16/99
3933	128-079-024	**SE**		1	$	289.14	$	-	$	289.14	611 MAPLE CT	CORTEZ-SILVA VICTOR
3933	128-079-025	**SE**		1	$	144.57	$	-	$	144.57	621 MAPLE CT	FORMAN JEREMY S
3933	128-079-026	**SE**		1	$	144.57	$	-	$	144.57	631 MAPLE CT	SULARZ JEFFREY
3933	128-079-027	**SE**		1	$	144.57	$	-	$	144.57	632 MAPLE CT	ALLISON SCOTT L/MICHELLE LEWIS
3933	128-079-028	**SE**		1	$	144.57	$	-	$	144.57	622 MAPLE CT	ACUNA FRANKIE R
3933	128-079-029	**SE**		1	$	144.57	$	-	$	144.57	612 MAPLE CT	DERRICK FAMILY TRUST
3933	128-079-030	**SE**		1	$	144.57	$	-	$	144.57	602 MAPLE CT	ESPIRITU DIVINIA
3933	128-079-031	**SE**		1	$	144.57	$	-	$	144.57	1858 SEQUOIA DR	COOK FAMILY TRUST 1/30/19
3933	128-079-032	**SE**		1	$	144.57	$	-	$	144.57	1864 SEQUOIA DR	VILLEGAS LEA
3933	128-079-033	**SE**		1	$	144.57	$	-	$	144.57	1868 SEQUOIA DR	DUMOND STEVEN E
3933	128-079-034	**SE**		1	$	144.57	$	-	$	144.57	1876 SEQUOIA DR	HENMI JEAN NAMIYE FAMILY TRUST 12/8/15
3933	128-079-035	**SE**		1	$	144.57	$	-	$	144.57	1880 SEQUOIA DR	DIAZ ANTONIO C
3933	128-079-036	**SE**		1	$	144.57	$	-	$	144.57	1886 SEQUOIA DR	SALAZAR ROBERTO PEREZ
3933	128-079-037	**SE**		1	$	289.14	$	-	$	289.14	1890 SEQUOIA DR	CHAVELAS GAUDENCIO

3933	128-079-038	**SE**	1	$	144.57	$	-	$	144.57	1894 SEQUOIA DR	MYERS JOSEPH T
3933	128-079-039	**SE**	1	$	144.57	$	-	$	144.57	1898 SEQUOIA DR	NEWTON NANCY LEE
3933	128-079-040	**SE**	1	$	144.57	$	-	$	144.57	611 INGER DR	RUBIO JOSE ELIAS GARCIA REVOCABLE FAMILY TRUST 5/24/
3933	128-079-041	**SE**	1	$	289.14	$	-	$	289.14	601 INGER DR	ZUO MINGQIONG
3933	128-079-042	**SE**	1	$	144.57	$	-	$	144.57	571 INGER DR	SHAFFNER JEFF
3933	128-079-043	**SE**	1	$	144.57	$	-	$	144.57	561 INGER DR	STELLER RONALD/JEANETTE
3933	128-079-044	**SE**	1	$	144.57	$	-	$	144.57	551 INGER DR	GOMEZ SALOMON R/LILLIAN R
3933	128-079-045	**SE**	1	$	144.57	$	-	$	144.57	541 INGER DR	TESORO DIANA L
3933	128-079-046	**SE**	1	$	144.57	$	-	$	144.57	531 INGER DR	GREGORY DAVID
3933	128-079-047	**SE**	1	$	144.57	$	-	$	144.57	521 INGER DR	RAMIREZ VALENTINE M
3933	128-079-048	**SE**	1	$	144.57	$	-	$	144.57	511 INGER DR	STRAIT FAMILY TRUST 7/6/94
3933	128-079-049	**SE**	1	$	144.57	$	-	$	144.57	501 INGER DR	WONG ELGIN & ELSA FAMILY TRUST 12/14/2013
3933	128-079-050	**SE**	1	$	144.57	$	-	$	144.57	431 INGER DR	GADBERRY ALLEN K/CARLENE M
3933	128-079-051	**SE**	1	$	289.14	$	-	$	289.14	421 INGER DR	AGNO CHARITY
3933	128-079-052	**SE**	1	$	144.57	$	-	$	144.57	411 INGER DR	DOMINGUEZ EDGAR A
3933	128-079-053	**SE**	1	$	144.57	$	-	$	144.57	401 INGER DR	HAIFI-MADRIGAL ANGELA
3933	128-079-054	**SE**	1	$	144.57	$	-	$	144.57	400 AMBER LN	SHANTZ PAULA SEPARATE PROPERTY REV TR 4/10/08
3933	128-079-055	**SE**	1	$	144.57	$	-	$	144.57	412 AMBER LN	UNDERWOOD ALEC J LIVING TRUST 8/13/04
3933	128-079-056	**SE**	1	$	144.57	$	-	$	144.57	422 AMBER LN	GALLOWAY JAMES PATRICK/KATHLEEN ANN
3933	128-079-057	**SE**	1	$	144.57	$	-	$	144.57	432 AMBER LN	GARCIA FRANCISCO JAVIER
3933	128-079-058	**SE**	1	$	144.57	$	-	$	144.57	502 AMBER LN	HEALY LOUISE TRUSTEE
3933	128-079-059	**SE**	1	$	144.57	$	-	$	144.57	512 AMBER LN	ERICKSON JOANN
3933	128-079-060	**SE**	1	$	144.57	$	-	$	144.57	522 AMBER LN	CORDERO CARMELITA L
3933	128-079-061	**SE**	1	$	144.57	$	-	$	144.57	542 AMBER LN	BENSON GREGORY & ROBIN FAMILY TRUST
3933	128-079-062	**SE**	1	$	144.57	$	-	$	144.57	600 AMBER LN	DIAZ MARIA E
3933	128-079-063	**SE**	1	$	144.57	$	-	$	144.57	612 AMBER LN	TORRES FRANK
3933	128-079-064	**SE**	1	$	144.57	$	-	$	144.57	622 AMBER LN	FEULNER FAMILY LIVING TRUST 4/26/05
3933	128-079-065	**SE**	1	$	144.57	$	-	$	144.57	632 AMBER LN	GARCIA VICTOR A
3933	128-079-066	**SE**	1	$	144.57	$	-	$	144.57	642 AMBER LN	HOLDER SUSANN M
3933	128-079-067	**SE**	1	$	144.57	$	-	$	144.57	1887 SEQUOIA DR	HOWARD JOANNE M
3933	128-079-068	**SE**	1	$	144.57	$	-	$	144.57	1891 SEQUOIA DR	UHLIG MANFRED/MARIA TRUSTEES
3933	128-079-069	**SE**	1	$	144.57	$	-	$	144.57	651 AMBER LN	ARMSTRONG AMOS/MARJOIRE TRUST 4/5/02
3933	128-079-070	**SE**	1	$	144.57	$	-	$	144.57	631 AMBER LN	SAUCEDO JOSEPH & SYLVIA LIVING TRUST
3933	128-079-071	**SE**	1	$	144.57	$	-	$	144.57	621 AMBER LN	STEWART 2003 FAMILY TRUST 3/31/03
3933	128-079-072	**SE**	1	$	144.57	$	-	$	144.57	611 AMBER LN	LUNA ROBERTO CARLOS JR
3933	128-079-073	**SE**	1	$	144.57	$	-	$	144.57	601 AMBER LN	WONG KIMMY KAM-YIN
3933	128-079-074	**SE**	1	$	144.57	$	-	$	144.57	551 AMBER LN	SWEET RICHARD GEORGE
3933	128-079-075	**SE**	1	$	144.57	$	-	$	144.57	541 AMBER LN	PINEDA JERRY REVOCABLE TRUST
3933	128-079-076	**SE**	1	$	144.57	$	-	$	144.57	531 AMBER LN	MEDRANO ALBERTO D
3933	128-079-077	**SE**	1	$	144.57	$	-	$	144.57	521 AMBER LN	HERNANDEZ-NUNEZ OMAR
3933	128-079-078	**SE**	1	$	144.57	$	-	$	144.57	511 AMBER LN	PELUSO LILLIAN
3933	128-079-079	**SE**	1	$	144.57	$	-	$	144.57	501 AMBER LN	ADAM JOHN M FAMILY REVOCABLE TRUST 9/30/07
3933	128-079-080	**SE**	1	$	144.57	$	-	$	144.57	431 AMBER LN	SMITH DONALD G/EILEEN D TRUSTEES
3933	128-079-081	**SE**	1	$	144.57	$	-	$	144.57	421 AMBER LN	BACZKIEWICZ FAMILY TRUST 1/8/19
3933	128-079-082	**SE**	1	$	144.57	$	-	$	144.57	411 AMBER LN	AVALOZ SUSAN A
3933	128-079-083	**SE**	1	$	144.57	$	-	$	144.57	401 AMBER LN	DUGGER WARD
3933	128-079-084	**SE**	1	$	144.57	$	-	$	144.57	1805 SEQUOIA DR	WHELAN 2019 FAMILY TRUST 9/20/19
3933	128-079-085	**SE**	1	$	144.57	$	-	$	144.57	1809 SEQUOIA DR	BRINCKERHOFF JOHN
3933	128-079-086	**SE**	1	$	289.14	$	-	$	289.14	1813 SEQUOIA DR	RODRIGUEZ PATRICK
3933	128-079-087	**SE**	1	$	144.57	$	-	$	144.57	1817 SEQUOIA DR	MCCOY LAWRENCE J/GAE F
3933	128-079-088	**SE**	1	$	144.57	$	-	$	144.57	1821 SEQUOIA DR	ENRIQUEZ OCTAVIO
3933	128-079-089	**SE**	1	$	144.57	$	-	$	144.57	1825 SEQUOIA DR	SUTER GARY D/MARILYN
3933	128-079-090	**SE**	1	$	144.57	$	-	$	144.57	1829 SEQUOIA DR	SPILLMAN KENNETH R
3933	128-079-091	**SE**	1	$	144.57	$	-	$	144.57	1833 SEQUOIA DR	MEZA LUIS A
3933	128-079-092	**SE**	1	$	144.57	$	-	$	144.57	1837 SEQUOIA DR	BERMUDEZ JOSEPH A
3933	128-079-093	**SE**	1	$	144.57	$	-	$	144.57	1845 SEQUOIA DR	VALENCIA JESUS JR
3933	128-079-094	**SE**	1	$	144.57	$	-	$	144.57	1849 SEQUOIA DR	HARO RAUL C/SALLY
3933	128-079-095	**SE**	1	$	144.57	$	-	$	144.57	1853 SEQUOIA DR	RAYAS DANIEL
3933	128-079-096	**SE**	1	$	144.57	$	-	$	144.57	1857 SEQUOIA DR	DOMER VIRGIL & KATHERINE LIVING TRUST 12/17/04
3933	128-079-097	**SE**	1	$	144.57	$	-	$	144.57	1865 SEQUOIA DR	AGUILLON MIGUEL A
3933	128-080-001	**SE**	1	$	144.57	$	-	$	144.57	1920 OLIVE DR	PATEL SUMITRA
3933	128-080-002	**SE**	1	$	144.57	$	-	$	144.57	1910 OLIVE DR	BAUER MIHAELA SEPARATE PROPERTY TRUST 10/13/06
3933	128-080-003	**SE**	1	$	144.57	$	-	$	144.57	1900 OLIVE DR	VELOZ JOSEPH R
3933	128-080-004	**SE**	1	$	144.57	$	-	$	144.57	410 INGER DR	VEACH JAMES J SEPARATE PROPERTY LIVING TRUST
3933	128-080-005	**SE**	1	$	144.57	$	-	$	144.57	422 INGER DR	RAMIREZ EDGAR
3933	128-080-006	**SE**	1	$	144.57	$	-	$	144.57	432 INGER DR	MIDDLETON BENNETT G/MARY C LIVING TRUST 5/7/03
3933	128-080-007	**SE**	1	$	144.57	$	-	$	144.57	500 INGER DR	MADRIGAL EZEQUIEL
3933	128-080-008	**SE**	1	$	289.14	$	-	$	289.14	510 INGER DR	VARGAS-DIAZ ANEL
3933	128-080-009	**SE**	1	$	144.57	$	-	$	144.57	522 INGER DR	CEBALLOS LAURA
3933	128-080-010	**SE**	1	$	144.57	$	-	$	144.57	542 INGER DR	CLARK LELAND
3933	128-080-011	**SE**	1	$	144.57	$	-	$	144.57	552 INGER DR	MILLER MICHAEL S
3933	128-080-012	**SE**	1	$	144.57	$	-	$	144.57	562 INGER DR	CHANDLER ROBERT W/BARBARA J
3933	128-080-013	**SE**	1	$	144.57	$	-	$	144.57	572 INGER DR	BAUER MIHAELA SEPARATE PROPERTY TRUST 10/13/06
3933	128-080-014	**SE**	1	$	144.57	$	-	$	144.57	625 MARIOTT RD	LEDFORD JAMES R
3933	128-080-015	**SE**	1	$	144.57	$	-	$	144.57	571 LINDEMAN LN	PAIGE FAMILY TRUST 2/17/94
3933	128-080-016	**SE**	1	$	144.57	$	-	$	144.57	561 LINDEMAN LN	CORTEZ FAMILY TRUST 12/17/18
3933	128-080-017	**SE**	1	$	144.57	$	-	$	144.57	551 LINDEMAN LN	MICHAEL MARY A REVOCABLE TRUST 4/8/15
3933	128-080-018	**SE**	1	$	144.57	$	-	$	144.57	541 LINDEMAN LN	LUIS LISA ANN
3933	128-080-019	**SE**	1	$	144.57	$	-	$	144.57	521 LINDEMAN LN	VEA ELMER M
3933	128-080-020	**SE**	1	$	144.57	$	-	$	144.57	501 LINDEMAN LN	ARGUELLES FAMILY TRUST 8/8/02
3933	128-080-021	**SE**	1	$	144.57	$	-	$	144.57	431 LINDEMAN LN	TEIXEIRA DEANNA
3933	128-080-022	**SE**	1	$	144.57	$	-	$	144.57	421 LINDEMAN LN	MELENDREZ YAZMIN
3933	128-080-023	**SE**	1	$	144.57	$	-	$	144.57	411 LINDEMAN LN	FLORES CARLOS
3933	128-080-024	**SE**	1	$	144.57	$	-	$	144.57	1930 OLIVE DR	YOUNG ROY/GRACE M
3933	128-080-025	**SE**	1	$	144.57	$	-	$	144.57	1931 HINES LN	BUENTIEMPO HENRY & NADINE C REVOCABLE TRUST 9/12/02
3933	128-080-026	**SE**	1	$	144.57	$	-	$	144.57	1941 HINES LN	HENTHORNE CLIFFORD GENE
3933	128-080-027	**SE**	1	$	144.57	$	-	$	144.57	1940 OLIVE DR	JOHNSON CASEY
3933	128-080-028	**SE**	1	$	144.57	$	-	$	144.57	1950 OLIVE DR	MELENA FAMILY TRUST 5/31/17
3933	128-080-029	**SE**	1	$	144.57	$	-	$	144.57	1951 HINES LN	TOGNAZZINI FAMILY TRUST 10/15/03
3933	128-080-030	**SE**	1	$	144.57	$	-	$	144.57	1961 HINES LN	BARENCHI STEVEN E
3933	128-080-031	**SE**	1	$	144.57	$	-	$	144.57	1950 HINES LN	PERRY JAMES J/DOLORES D
3933	128-080-032	**SE**	1	$	289.14	$	-	$	289.14	1940 HINES LN	SANCHEZ LUIS
3933	128-080-033	**SE**	1	$	144.57	$	-	$	144.57	1930 HINES LN	JOHNSON DAVID LEWIS
3933	128-080-034	**SE**	1	$	144.57	$	-	$	144.57	500 LINDEMAN LN	BEASLEY JACK C/GERDA TRUSTEES
3933	128-080-035	**SE**	1	$	144.57	$	-	$	144.57	550 LINDEMAN LN	DOMINGCIL FLORENCIO C/CRESENCIA C TTEES
3933	128-080-036	**SE**	1	$	144.57	$	-	$	144.57	560 LINDEMAN LN	FESSLER FAM TR 11/12/92
3933	128-080-037	**SE**	1	$	144.57	$	-	$	144.57	570 LINDEMAN LN	SWEREDOSKI JAMES
3933	128-080-038	**SE**	1	$	144.57	$	-	$	144.57	541 MARIOTT RD	RUTH ROSS M & ANN C REVOCABLE TRUST 6/16/16
3933	128-080-039	**SE**	1	$	289.15	$	-	$	289.15	521 MARIOTT RD	CHICO CEAZAR CARAG
3933	128-080-040	**SE**	1	$	144.57	$	-	$	144.57	511 MARIOTT RD	SILVEIRA LUIS F & MARIA E TRUST 2/14/06
3933	128-080-041	**SE**	1	$	144.57	$	-	$	144.57	501 MARIOTT RD	VEGLIA VIRGIL & KATHERINE REVOCABLE TRUST 9/11/02
3933	128-080-042	**SE**	1	$	144.57	$	-	$	144.57	431 MARIOTT RD	RODRIGUEZ GUSTAVO
3933	128-080-043	**SE**	1	$	144.57	$	-	$	144.57	421 MARIOTT RD	ALTOBELLO LISA TRUST 9/20/12
3933	128-080-044	**SE**	1	$	144.57	$	-	$	144.57	1960 OLIVE DR	LOPEZ ISAURO V
3933	128-080-045	**SE**	1	$	144.57	$	-	$	144.57	1970 OLIVE DR	RINKE FAMILY TRUST 08/01/2012
3933	128-080-046	**SE**	1	$	289.14	$	-	$	289.14	400 MARIOTT RD	VEGA RAMON
3933	128-080-047	**SE**	1	$	144.57	$	-	$	144.57	412 MARIOTT RD	PEREZ MISAEL
3933	128-080-048	**SE**	1	$	144.57	$	-	$	144.57	422 MARIOTT RD	SALAS CRESENCIO
3933	128-080-049	**SE**	1	$	289.14	$	-	$	289.14	432 MARIOTT RD	SIMMONS WILLIAM H JR/MONICA LEE
3933	128-080-050	**SE**	1	$	144.57	$	-	$	144.57	POBOX 9024	MASSEY JAMES WILLIAM JR
3933	128-080-051	**SE**	1	$	144.57	$	-	$	144.57	510 MARIOTT RD	SANCHEZ FERNANDO
3933	128-080-052	**SE**	1	$	144.57	$	-	$	144.57	520 MARIOTT RD	BATTERSON JAMES GLEN/ANN MARIE
3933	128-080-053	**SE**	1	$	144.57	$	-	$	144.57	530 MARIOTT RD	KOCH MARK S
3933	128-080-054	**SE**	1	$	144.57	$	-	$	144.57	540 MARIOTT RD	RUFFINO STEPHAN
3933	128-080-055	**SE**	1	$	144.57	$	-	$	144.57	550 MARIOTT RD	AAGESEN NORMA ESTHER
3933	128-080-056	**SE**	1	$	144.57	$	-	$	144.57	560 MARIOTT RD	KRIER MONICA MARIE
3933	128-080-057	**SE**	1	$	144.57	$	-	$	144.57	600 MARIOTT RD	SMITH JOHNNY L/ROBERTA JEAN TRSTEES 9/90
3933	128-080-058	**SE**	1	$	144.57	$	-	$	144.57	612 MARIOTT RD	ESCOBEDO MICHAEL
3933	128-080-059	**SE**	1	$	144.57	$	-	$	144.57	624 MARIOTT RD	SILVEIRA LUIS F & MARIA E TRUST 2/14/06
3933	128-080-060	**SE**	1	$	144.57	$	-	$	144.57	636 MARIOTT RD	SAUCEDA LARRY
3933	128-080-061	**SE**	1	$	144.57	$	-	$	144.57	681 DANIEL DR	BATISTE WILLIAM & JENNIE FAMILY TRUST 4/4/20
3933	128-080-062	**SE**	1	$	144.57	$	-	$	144.57	671 DANIEL DR	LUTON BRADLEY
3933	128-080-063	**SE**	1	$	144.57	$	-	$	144.57	661 DANIEL DR	WITMER HAROLD D
3933	128-080-064	**SE**	1	$	144.57	$	-	$	144.57	651 DANIEL DR	VAZQUEZ SALVADOR
3933	128-080-065	**SE**	1	$	144.57	$	-	$	144.57	641 DANIEL DR	GUZMAN OSCAR PEREZ
3933	128-080-066	**SE**	1	$	144.57	$	-	$	144.57	631 DANIEL DR	GALLAS FAMILY TRUST 8/22/97
3933	128-080-067	**SE**	1	$	144.57	$	-	$	144.57	621 DANIEL DR	MARTINEZ TRINIDAD B
3933	128-080-068	**SE**	1	$	144.57	$	-	$	144.57	615 DANIEL DR	OBRIEN R MICHAEL
3933	128-080-069	**SE**	1	$	144.57	$	-	$	144.57	603 DANIEL DR	KENDERES MICHAEL/MARTHA C
3933	128-080-070	**SE**	1	$	144.57	$	-	$	144.57	541 DANIEL DR	CAMARENA ANTONIO I
3933	128-080-071	**SE**	1	$	144.57	$	-	$	144.57	531 DANIEL DR	EVERETT MICHAEL
3933	128-080-072	**SE**	1	$	144.57	$	-	$	144.57	521 DANIEL DR	MILLER MELVIN L & MARY REVOCABLE TRUST
3933	128-080-073	**SE**	1	$	144.57	$	-	$	144.57	511 DANIEL DR	OROURKE FAMILY TRUST 11/25/14
3933	128-080-074	**SE**	1	$	144.57	$	-	$	144.57	501 DANIEL DR	ARMIJO-STAUGAARD CATALINA
3933	128-080-075	**SE**	1	$	144.57	$	-	$	144.57	431 DANIEL DR	HICKS LOREN RONALD
3933	128-080-076	**SE**	1	$	144.57	$	-	$	144.57	421 DANIEL DR	TOGNAZZINI FAMILY TRUST 10/15/03
3933	128-080-077	**SE**	1	$	144.57	$	-	$	144.57	411 DANIEL DR	SHERROD JERRY/CHONG P
3933	128-080-078	**SE**	1	$	144.57	$	-	$	144.57	401 DANIEL DR	HOLDER SUSANN M
3933	128-080-080	**SE**	1	$	144.57	$	-	$	144.57	614 DANIEL DR	TUNNELL GEORGE W & KAREN A K FAMILY TRUST 7/12/16

3933	128-080-081	SE	1	$ 144.57	$ -	$ 144.57	620 DANIEL DR	ESPINOSA M GILBERT/YONG JA
3933	128-080-082	SE	1	$ 144.57	$ -	$ 144.57	612 DOUGLAS WAY	ZURITA NELSON WALDEMAR REYES
3933	128-080-083	SE	1	$ 144.57	$ -	$ 144.57	622 DOUGLAS WAY	RAMIREZ 2010 FAMILY REVOCABLE TRUST
3933	128-080-084	SE	1	$ 144.57	$ -	$ 144.57	632 DOUGLAS WAY	VEGA AURELIA A
3933	128-080-085	SE	1	$ 144.57	$ -	$ 144.57	631 DOUGLAS WAY	DILLON MURRAY LEE
3933	128-080-086	SE	1	$ 144.57	$ -	$ 144.57	621 DOUGLAS WAY	MENDOZA ANTHONY
3933	128-080-087	SE	1	$ 144.57	$ -	$ 144.57	642 DANIEL DR	COLLI CHAD G
3933	128-080-088	SE	1	$ 144.57	$ -	$ 144.57	650 DANIEL DR	REYNOLDS WILLIAM A
3933	128-080-089	SE	1	$ 144.57	$ -	$ 144.57	656 DANIEL DR	ADAME KELLY L
3933	128-080-090	SE	1	$ 144.57	$ -	$ 144.57	660 DANIEL DR	SUMROW FAMILY TRUST
3933	128-080-091	SE	1	$ 144.57	$ -	$ 144.57	668 DANIEL DR	LUKEMAN-DIBBLE FAMILY TRUST 10/23/19
3933	128-080-092	SE	1	$ 144.57	$ -	$ 144.57	674 DANIEL DR	ALVAREZ JOSE ANGEL
3933	128-080-093	SE	1	$ 144.57	$ -	$ 144.57	680 DANIEL DR	CAMACHO BERTHA
3933	128-081-001	SE	1	$ 144.57	$ -	$ 144.57	1991 OLIVE DR	CASTILLO RAYMOND & ROSIE FAMILY TRUST
3933	128-081-002	SE	1	$ 144.57	$ -	$ 144.57	1985 OLIVE DR	MUTSCHLER IRENE R TRUST 9/25/92
3933	128-081-003	SE	1	$ 433.74	$ -	$ 433.74	1981 OLIVE DR	CARTER RHETT L & NICOLE B REVOCABLE TRUST 2/17/20
3933	128-081-004	SE	1	$ 289.15	$ -	$ 289.15	1977 OLIVE DR	CAVAZOS ALVARO
3933	128-081-005	SE	1	$ 144.57	$ -	$ 144.57	1971 OLIVE DR	RADJABI BAHMAN
3933	128-081-006	SE	1	$ 144.57	$ -	$ 144.57	1961 OLIVE DR	PETERSEN DENNIS W/BLANCA A
3933	128-081-007	SE	1	$ 144.57	$ -	$ 144.57	1951 OLIVE DR	LEEDS LORNE BEDWELL SR
3933	128-084-001	SE	1	$ 10,312.84	$ -	$ 10,312.84	215 E INGER DR	MCCLELLAND SANTA MARIA LP
3933	128-085-001	SE	1	$ 586.28	$ -	$ 586.28	2000 S BROADWAY	DEMIRJIAN ENTERPRISES LP
3933	128-085-009	SE	1	$ 586.28	$ -	$ 586.28	223 E BETTERAVIA RD	TARGET CORPORATION
3933	128-085-010	SE	1	$ 586.28	$ -	$ 586.28	227 E BETTERAVIA RD	SANDRA & JEFFREY DAVIS FAMILY LIMITED PARTNERSHIP
3933	128-085-011	SE	1	$ 586.28	$ -	$ 586.28	305 E BETTERAVIA RD	DOREEN PROPERTIES LLC
3933	128-085-012	SE	1	$ 586.28	$ -	$ 586.28	325 E BETTERAVIA RD	325 BETTERAVIA LLC
3933	128-085-013	SE	1	$ 586.28	$ -	$ 586.28	335 E BETTERAVIA RD	BETTERAVIA MILLER LLC
3933	128-085-053	SE	1	$ 7,621.84	$ -	$ 7,621.84	411 E BETTERAVIA RD	TUSCANY MILLER LLC
3933	128-085-054	SE	1	$ 144.57	$ -	$ 144.57	514 DANIEL DR	HORTA JUAN D
3933	128-085-055	SE	1	$ 144.57	$ -	$ 144.57	522 DANIEL DR	MOHAJER LAURA R
3933	128-085-056	SE	1	$ 144.57	$ -	$ 144.57	536 DANIEL DR	FRAIRE PATRICK H
3933	128-085-060	SE	1	$ 289.14	$ -	$ 289.14	542 DANIEL DR	LOPEZ VINCENT III
3933	128-085-061	SE	1	$ 144.57	$ -	$ 144.57	602 DANIEL DR	RODRIGUEZ RAFAEL
3933	128-086-001	SE	1	$ 8,794.49	$ -	$ 8,794.49	230 E BETTERAVIA RD	SANTA MARIA COMMERCE CENTER DE LLC
3933	128-086-002	SE	1	$ 586.28	$ -	$ 586.28	236 E BETTERAVIA RD	SANTA MARIA COMMERCE CENTER DE LLC
3933	128-086-003	SE	1	$ 1,172.57	$ -	$ 1,172.57	340 E BETTERAVIA RD	BETTERAVIA 2002 LLC
3933	128-086-004	SE	1	$ 586.28	$ -	$ 586.28	336 E BETTERAVIA RD	SANTA MARIA COMMERCE CENTER DE LLC
3933	128-086-005	SE	1	$ 3,517.70	$ -	$ 3,517.70	338 E BETTERAVIA RD	SANTA MARIA COMMERCE CENTER DE LLC
3933	128-086-006	SE	1	$ 1,758.85	$ -	$ 1,758.85	340 E BETTERAVIA RD	SANTA MARIA COMMERCE CENTER DE LLC
3933	128-086-007	SE	1	$ 586.28	$ -	$ 586.28	312 E BETTERAVIA RD	BETTERAVIA 2002 LLC
3933	128-087-001	SE	1	$ 144.57	$ -	$ 144.57	2214 CANDELEROS	RIVERA ALEJO JIMENEZ
3933	128-087-002	SE	1	$ 144.57	$ -	$ 144.57	2210 CANDELEROS	BAUER MIHAELA
3933	128-087-003	SE	1	$ 144.57	$ -	$ 144.57	2202 CANDELEROS	PULTZ ROBERT L & TOLER-PULTZ LESA K REVOCABLE LIVING
3933	128-087-004	SE	1	$ 289.14	$ -	$ 289.14	407 CABO SAN JOSE	RIVERA ALEJO JIMENEZ
3933	128-087-005	SE	1	$ 144.57	$ -	$ 144.57	411 CABO SAN JOSE	BROWN DAVID W
3933	128-087-006	SE	1	$ 144.57	$ -	$ 144.57	415 CABO SAN JOSE	MUSCIO FAMILY TRUST 05/04/2000
3933	128-087-007	SE	1	$ 144.57	$ -	$ 144.57	419 CABO SAN JOSE	HEISTER CAROLYN C LIVING TRUST 7/6/12
3933	128-087-008	SE	1	$ 144.57	$ -	$ 144.57	423 CABO SAN JOSE	BENAVIDES WILLIAM A
3933	128-087-009	SE	1	$ 144.57	$ -	$ 144.57	427 CABO SAN JOSE	CHACON EDUARDO
3933	128-087-010	SE	1	$ 144.57	$ -	$ 144.57	431 CABO SAN JOSE	PEREZ SHAWNA C
3933	128-087-011	SE	1	$ 144.57	$ -	$ 144.57	435 CABO SAN JOSE	WILLIAMS FAMILY REVOCABLE LIVING TRUST 6/17/14
3933	128-087-012	SE	1	$ 144.57	$ -	$ 144.57	2200 SAN TELMO	ZHOU TAO
3933	128-087-013	SE	1	$ 144.57	$ -	$ 144.57	2204 SAN TELMO	GUSTAVSON WILLARAE VAN DAM
3933	128-087-014	SE	1	$ 144.57	$ -	$ 144.57	2208 SAN TELMO	MILLER STEVEN K & LINDA REVOCABLE LIVING TRUST 7/22/
3933	128-087-015	SE	1	$ 144.57	$ -	$ 144.57	2212 SAN TELMO	ZUO MING QIONG
3933	128-087-016	SE	1	$ 144.57	$ -	$ 144.57	2216 SAN TELMO	GARDNER DAVID A
3933	128-087-017	SE	1	$ 144.57	$ -	$ 144.57	2215 SAN TELMO	STRESING RHETT
3933	128-087-018	SE	1	$ 144.57	$ -	$ 144.57	425 SAN JUANICO	GOODALL DOUGLAS W
3933	128-087-019	SE	1	$ 144.57	$ -	$ 144.57	421 SAN JUANICO	GRIGGS LOIS M
3933	128-087-020	SE	1	$ 144.57	$ -	$ 144.57	417 SAN JUANICO	BALLAS GEORGE/SUNDAY
3933	128-087-021	SE	1	$ 144.57	$ -	$ 144.57	413 SAN JUANICO	SWENK DANIELLE SCHMIDT
3933	128-087-022	SE	1	$ 144.57	$ -	$ 144.57	409 SAN JUANICO	BAKER DAVID J
3933	128-087-023	SE	1	$ 144.57	$ -	$ 144.57	412 CABO SAN JOSE	HITE EDWIN S
3933	128-087-024	SE	1	$ 144.57	$ -	$ 144.57	416 CABO SAN JOSE	CONOCO PHILLIPS COMPANY
3933	128-087-025	SE	1	$ 144.57	$ -	$ 144.57	420 CABO SAN JOSE	MOLINA JOEL
3933	128-087-026	SE	1	$ 289.14	$ -	$ 289.14	424 CABO SAN JOSE	WEST CHRIS
3933	128-087-027	SE	1	$ 144.57	$ -	$ 144.57	428 CABO SAN JOSE	SOUTH JOYCE E TRUSTEE
3933	128-087-028	SE	1	$ 144.57	$ -	$ 144.57	432 CABO SAN JOSE	COMBS THOMAS EDWARD
3933	128-088-001	SE	1	$ 144.57	$ -	$ 144.57	501 CALLE GRANDE CIR	STRAND MILDRED A TRUSTEE 9/21/90
3933	128-088-002	SE	1	$ 144.57	$ -	$ 144.57	505 CALLE GRANDE CIR	CUTLER FAMILY TRUST
3933	128-088-003	SE	1	$ 144.57	$ -	$ 144.57	509 CALLE GRANDE CIR	HAMILL PEGNIN D
3933	128-088-004	SE	1	$ 144.57	$ -	$ 144.57	513 CALLE GRANDE CIR	ROBLES KENNETH
3933	128-088-005	SE	1	$ 144.57	$ -	$ 144.57	517 CALLE GRANDE CIR	HAIFI-MADRIGAL ANGELA
3933	128-088-006	SE	1	$ 144.57	$ -	$ 144.57	521 CALLE GRANDE CIR	NONELLA VARDEN LIVING TRUST 7/12/17
3933	128-088-007	SE	1	$ 144.57	$ -	$ 144.57	525 CALLE GRANDE CIR	TREUR GERARD H
3933	128-088-008	SE	1	$ 144.57	$ -	$ 144.57	529 CALLE GRANDE CIR	CLOUD RAMON C JR
3933	128-088-009	SE	1	$ 144.57	$ -	$ 144.57	533 CALLE GRANDE CIR	EMPANTE EUGENE A
3933	128-088-010	SE	1	$ 144.57	$ -	$ 144.57	537 CALLE GRANDE CIR	WEADE ROBERT A/MARLENE A
3933	128-088-011	SE	1	$ 144.57	$ -	$ 144.57	530 CALLE GRANDE CIR	MCLAUGHLIN LOUISE A
3933	128-088-012	SE	1	$ 144.57	$ -	$ 144.57	512 CALLE GRANDE CIR	ESPINOZA DANIEL PINON
3933	128-088-013	SE	1	$ 289.14	$ -	$ 289.14	508 CALLE GRANDE CIR	KNUTSON FAMILY TRUST 4/5/06
3933	128-088-014	SE	1	$ 144.57	$ -	$ 144.57	504 CALLE GRANDE CIR	WELAND JASON P
3933	128-088-015	SE	1	$ 144.57	$ -	$ 144.57	500 CALLE GRANDE CIR	YORK BRIAN K
3933	128-088-016	SE	1	$ 144.57	$ -	$ 144.57	501 CABO SAN LUCAS CIR	DYDELL RICHARD H SPECIAL TRUST 12/31/90
3933	128-088-017	SE	1	$ 144.57	$ -	$ 144.57	519 CABO SAN LUCAS CIR	VARGAS BIANNET GARCIA
3933	128-088-018	SE	1	$ 144.57	$ -	$ 144.57	525 CABO SAN LUCAS CIR	BANANIA DANIEL FLORES
3933	128-088-019	SE	1	$ 144.57	$ -	$ 144.57	529 CABO SAN LUCAS CIR	MONTES FAMILY SURVIVORS TRUST
3933	128-088-020	SE	1	$ 144.57	$ -	$ 144.57	533 CABO SAN LUCAS CIR	BRACKETT CHRISTOPHER
3933	128-088-021	SE	1	$ 144.57	$ -	$ 144.57	536 CABO SAN LUCAS CIR	BROWN MARK STEWART & ANTONIA MAE REVOCABLE LIVING TR
3933	128-088-022	SE	1	$ 144.57	$ -	$ 144.57	532 CABO SAN LUCAS CIR	SAN ANTONIO FAMILY TRUST 8/29/00
3933	128-088-023	SE	1	$ 144.57	$ -	$ 144.57	528 CABO SAN LUCAS CIR	PITA ROBERT JAMES SR
3933	128-088-024	SE	1	$ 144.57	$ -	$ 144.57	524 CABO SAN LUCAS CIR	MONTALBANO ALBERT F/SHEILA A
3933	128-088-025	SE	1	$ 144.57	$ -	$ 144.57	520 CABO SAN LUCAS CIR	CABANTING ALBERT J
3933	128-088-026	SE	1	$ 144.57	$ -	$ 144.57	516 LA PAZ CIR	SALGADO JOSE VALENTE
3933	128-088-027	SE	1	$ 144.57	$ -	$ 144.57	512 LA PAZ CIR	MUNOZ FRANCISCO JR
3933	128-088-028	SE	1	$ 144.57	$ -	$ 144.57	508 LA PAZ CIR	HERNANDEZ TOMAS P
3933	128-088-029	SE	1	$ 144.57	$ -	$ 144.57	504 CABO SAN LUCAS CIR	GUZMAN ALEJANDRA
3933	128-088-030	SE	1	$ 289.14	$ -	$ 289.14	500 CABO SAN LUCAS CIR	DYDELL RICHARD H SPECIAL TRUST
3933	128-089-001	SE	1	$ 144.57	$ -	$ 144.57	2335 CABALLERO LN	LUU BEN & RUBY LU LIVING TRUST
3933	128-089-002	SE	1	$ 144.57	$ -	$ 144.57	2331 CABALLERO LN	GARCIA RICARDO
3933	128-089-003	SE	1	$ 144.57	$ -	$ 144.57	2327 CABALLERO LN	RODRIGUEZ CLEMENTE D
3933	128-089-004	SE	1	$ 289.14	$ -	$ 289.14	2323 CABALLERO LN	SUN MICHAEL REVOCABLE FAMILY TRUST
3933	128-089-005	SE	1	$ 144.57	$ -	$ 144.57	2317 CABALLERO LN	STEWART EDWARD J/SANDRA A
3933	128-089-006	SE	1	$ 144.57	$ -	$ 144.57	2311 CABALLERO LN	VARGAS PEDRO JR
3933	128-089-007	SE	1	$ 144.57	$ -	$ 144.57	2305 CABALLERO LN	ROBERTS VALENTINA N SEPARATE PROPERTY TRUST 1/23/07
3933	128-089-008	SE	1	$ 289.14	$ -	$ 289.14	2301 CABALLERO LN	NIMS AUSTIN FRASCOGNA
3933	128-089-009	SE	1	$ 144.57	$ -	$ 144.57	2255 CABALLERO LN	BUENROSTRO PABLO
3933	128-089-010	SE	1	$ 144.57	$ -	$ 144.57	2251 CABALLERO LN	BETTENCOURT PAUL/MARTHA
3933	128-089-011	SE	1	$ 144.57	$ -	$ 144.57	2247 CABALLERO LN	QUINTANILLA JORGE A/ROSA M
3933	128-089-012	SE	1	$ 144.57	$ -	$ 144.57	2243 CABALLERO LN	AVALOS TONY/MARIE THERESA TRUSTEES
3933	128-089-013	SE	1	$ 144.57	$ -	$ 144.57	2239 CABALLERO LN	ZANINOVICH GEORGENE TRUST
3933	128-089-014	SE	1	$ 144.57	$ -	$ 144.57	2235 CABALLERO LN	GONZALEZ RAUL & ANGELA LIVING TRUST
3933	128-089-015	SE	1	$ 144.57	$ -	$ 144.57	2231 CABALLERO LN	GRANDE TRAVIS M
3933	128-089-016	SE	1	$ 144.57	$ -	$ 144.57	2230 CABALLERO LN	TETLEY BRIAN A/RHONDA
3933	128-089-017	SE	1	$ 144.57	$ -	$ 144.57	2234 CABALLERO LN	SANCHEZ FAMILY TRUST 10/11/11
3933	128-089-018	SE	1	$ 144.57	$ -	$ 144.57	2240 CABALLERO LN	RAVELING MELVIN M LIVING TRUST
3933	128-089-019	SE	1	$ 144.57	$ -	$ 144.57	2248 CABALLERO LN	LICHTENFELS RICHARD J JR
3933	128-089-020	SE	1	$ 144.57	$ -	$ 144.57	2254 CABALLERO LN	RUBALCAVA FERDINAND R/MARIA TRUSTEES
3933	128-089-021	SE	1	$ 144.57	$ -	$ 144.57	2302 CABALLERO LN	TERRON HOLDINGS LLC
3933	128-089-022	SE	1	$ 144.57	$ -	$ 144.57	2310 CABALLERO LN	VARGAS MARGARITO ROLDAN
3933	128-089-023	SE	1	$ 144.57	$ -	$ 144.57	2316 CABALLERO LN	DIAZ GERARDO
3933	128-089-024	SE	1	$ 144.57	$ -	$ 144.57	2324 CABALLERO LN	CONOCOPHILLIPS COMPANY
3933	128-089-025	SE	1	$ 144.57	$ -	$ 144.57	403 VIA DE LA CRUZ	POWERS MICHAEL J
3933	128-089-026	SE	1	$ 144.57	$ -	$ 144.57	407 VIA DE LA CRUZ	ARCA PERLITA Q
3933	128-089-027	SE	1	$ 144.57	$ -	$ 144.57	411 VIA DE LA CRUZ	GREENE ALEX PAUL
3933	128-089-028	SE	1	$ 144.57	$ -	$ 144.57	415 VIA DE LA CRUZ	RUIZ FRANK C III
3933	128-089-029	SE	1	$ 144.57	$ -	$ 144.57	419 VIA DE LA CRUZ	ANTUZZI NICHOLAS
3933	128-089-030	SE	1	$ 144.57	$ -	$ 144.57	425 VIA DE LA CRUZ	RAMISCAL HENRY JR
3933	128-089-031	SE	1	$ 144.57	$ -	$ 144.57	429 VIA DE LA CRUZ	CASTILLO AMALIA
3933	128-089-032	SE	1	$ 144.57	$ -	$ 144.57	424 CABO SAN LUCAS CIR	HERNANDEZ MANUEL
3933	128-089-033	SE	1	$ 289.14	$ -	$ 289.14	420 CABO SAN LUCAS CIR	ZEPEDA SERGIO L
3933	128-089-034	SE	1	$ 144.57	$ -	$ 144.57	416 CABO SAN LUCAS CIR	RUIZ ADRIANA
3933	128-089-035	SE	1	$ 144.57	$ -	$ 144.57	412 CABO SAN LUCAS CIR	GREENUP KELLY KATHLEEN 2005 REVOCABLE LIVING TRUST 5
3933	128-089-036	SE	1	$ 144.57	$ -	$ 144.57	404 CABO SAN LUCAS CIR	MALDONADO HECTOR
3933	128-089-037	SE	1	$ 289.14	$ -	$ 289.14	403 CABO SAN LUCAS CIR	OROZCO PATRICIO M
3933	128-089-038	SE	1	$ 144.57	$ -	$ 144.57	407 CABO SAN LUCAS CIR	LIMON ROGELIO
3933	128-089-039	SE	1	$ 144.57	$ -	$ 144.57	411 CABO SAN LUCAS CIR	COHEN PETER/MARTHA
3933	128-089-040	SE	1	$ 144.57	$ -	$ 144.57	415 CABO SAN LUCAS CIR	SUN FAMILY REAL ESTATE INVESTMENTS LLC
3933	128-089-041	SE	1	$ 144.57	$ -	$ 144.57	419 CABO SAN LUCAS CIR	SMITH DENNIS G

3933	128-089-042	SE		1	$	144.57	$	-	$	144.57	423 CABO SAN LUCAS CIR	ADAMS DANIEL C R II/RHODORA R
3933	128-089-043	SE		1	$	144.57	$	-	$	144.57	501 VIA DE LA CRUZ	LEWIS JACKIE J TRUSTEE
3933	128-089-044	SE		1	$	144.57	$	-	$	144.57	505 VIA DE LA CRUZ	FRECHE RALPH P/DONNA
3933	128-089-045	SE		1	$	144.57	$	-	$	144.57	517 VIA DE LA CRUZ	CUELLAR ISMAEL
3933	128-089-046	SE		1	$	144.57	$	-	$	144.57	520 VIA DE LA CRUZ	RIOJAS RUDY R & DALIA M REVOCABLE LIVING TRUST
3933	128-089-047	SE		1	$	144.57	$	-	$	144.57	516 VIA DE LA CRUZ	NAVARRO MICHAEL R
3933	128-089-048	SE		1	$	144.57	$	-	$	144.57	512 VIA DE LA CRUZ	DOUD CHRISTINA M
3933	128-089-049	SE		1	$	144.57	$	-	$	144.57	508 VIA DE LA CRUZ	WOOD CLETUS J/GWENDOLYN J JEREP
3933	128-089-050	SE		1	$	144.57	$	-	$	144.57	504 VIA DE LA CRUZ	THOMPSON NICHOLE
3933	128-089-051	SE		1	$	289.14	$	-	$	289.14	500 VIA DE LA CRUZ	HERNANDEZ LUIS E AGUILAR
3933	128-089-052	SE		1	$	144.57	$	-	$	144.57	428 VIA DE LA CRUZ	ACEVES LORENA
3933	128-089-053	SE		1	$	144.57	$	-	$	144.57	424 VIA DE LA CRUZ	NATIVIDAD ALAN R TRUST 6/6/19
3933	128-089-054	SE		1	$	144.57	$	-	$	144.57	420 VIA DE LA CRUZ	MOJICA JESUS
3933	128-089-055	SE		1	$	144.57	$	-	$	144.57	416 VIA DE LA CRUZ	TAKAMOTO JAMES K
3933	128-089-056	SE		1	$	144.57	$	-	$	144.57	410 VIA DE LA CRUZ	CAMPOS GARY L JR
3933	128-089-057	SE		1	$	144.57	$	-	$	144.57	406 VIA DE LA CRUZ	FERNANDEZ GERARDO M
3933	128-089-058	SE		1	$	144.57	$	-	$	144.57	400 VIA DE LA CRUZ	BORJAS TIMOTHY P SR
3933	128-090-004	SE		1	$	586.28	$	-	$	586.28	1444 SONYA LN	CENTRO CRISTIANO PAN DE VIDA
3933	128-090-007	SE		1	$	586.28	$	-	$	586.28	2600 SANTA MARIA WAY	SMSPE LLC
3933	128-090-008	SE		1	$	586.28	$	-	$	586.28	2620 SANTA MARIA WAY	CALVARY CHAPEL OF SANTA MARIA
3933	128-090-010	SE		1	$	586.28	$	-	$	586.28	2691 SANTA MARIA WAY	BENNETT ROBERT B & MYRNA C 1989 REVOCABLE INTER VIVO
3933	128-090-016	SE		1	$	586.28	$	-	$	586.28		ADAMS DALE C
3933	128-090-018	SE		1	$	586.28	$	-	$	586.28	2739 SANTA MARIA WAY	COMMUNITY BANK OF SANTA MARIA
3933	128-090-022	SE	Sevilla	1	$	144.57	$	-	$	144.57		TEMPLETON SANTA BARBARA LLC
3933	128-090-023	SE	Sevilla	1	$	144.57	$	-	$	144.57	2770 SANTA MARIA WAY	TEMPLETON SANTA BARBARA LLC
3933	128-090-033	SE		1	$	586.28	$	-	$	586.28	2548 S BROADWAY	CENTRO CRISTIANO PAN DE VIDA
3933	128-090-054	SE		1	$	586.28	$	-	$	586.28	2544 S BROADWAY	P J E ENTERPRISES LLC
3933	128-090-055	SE		1	$	1,172.57	$	-	$	1,172.57	2430 S BROADWAY A	BROADWAY PAVILION STATION LLC
3933	128-090-056	SE		1	$	586.28	$	-	$	586.28	2400 S BROADWAY	BROADWAY PAVILION STATION LLC
3933	128-090-057	SE		1	$	3,517.70	$	-	$	3,517.70	2646 SANTA MARIA WAY	FUGATE GST NON-EXEMPT QTIP TRUST
3933	128-090-058	SE		1	$	2,345.13	$	-	$	2,345.13	2625 S MILLER ST	FUGATE GST NON-EXEMPT QTIP TRUST
3933	128-090-059	SE		1	$	2,345.13	$	-	$	2,345.13	2615 S MILLER ST	FUGATE GST NON-EXEMPT QTIP TRUST 10/7/86
3933	128-090-060	SE		1	$	5,862.83	$	-	$	5,862.83	2605 S MILLER ST	FUGATE FAMILY LIMITED PARTNERSHIP
3933	128-090-061	SE		1	$	586.28	$	-	$	586.28	POBOX 789	PRATHER PAUL
3933	128-090-070	SE		1	$	25,879.18	$	-	$	25,879.18	2712 SANTA MARIA WAY	SANTA MARIA PACIFIC ASSOCIATES
3933	128-090-071	SE		1	$	72.29	$	-	$	72.29		PACIFIC WEST COMMUNITIES INC
3933	128-104-001	SE		1	$	144.57	$	-	$	144.57	446 SANTA ANITA ST	HANSEN DAVID I
3933	128-104-002	SE		1	$	144.57	$	-	$	144.57	442 SANTA ANITA ST	VERCELES FLORITO
3933	128-104-003	SE		1	$	144.57	$	-	$	144.57	438 SANTA ANITA ST	BROWN RICKY A
3933	128-104-004	SE		1	$	144.57	$	-	$	144.57	434 SANTA ANITA ST	LAROE TYMMIE LYNN REVOCABLE LIVING TRUST 5/12/17
3933	128-104-005	SE		1	$	289.14	$	-	$	289.14	430 SANTA ANITA ST	SALGADO JOSEPH L
3933	128-104-006	SE		1	$	289.14	$	-	$	289.14	426 SANTA ANITA ST	NOL-GUERRERO MONICA
3933	128-104-007	SE		1	$	144.57	$	-	$	144.57	422 SANTA ANITA ST	LONGEST FAMILY TRUST 12/6/18
3933	128-104-008	SE		1	$	144.57	$	-	$	144.57	418 SANTA ANITA ST	DIAS MABEL L REVOCABLE TRUST 10/29/98
3933	128-104-010	SE		1	$	144.57	$	-	$	144.57	411 EL NIDO ST	ESPARZA FELIX R
3933	128-104-011	SE		1	$	144.57	$	-	$	144.57	415 EL NIDO ST	BEEBE MONICA L INDIVIDUAL LIVING TRUST 1/15/20
3933	128-104-012	SE		1	$	144.57	$	-	$	144.57	419 EL NIDO ST	GRAESER CAROL M
3933	128-104-013	SE		1	$	144.57	$	-	$	144.57	423 EL NIDO ST	BJORK RICHARD A
3933	128-104-014	SE		1	$	144.57	$	-	$	144.57	427 EL NIDO ST	STRINGHAM BJORN C
3933	128-104-015	SE		1	$	144.57	$	-	$	144.57	431 EL NIDO ST	BILODEAU GORDON & VAN LIVING TRUST
3933	128-104-016	SE		1	$	289.14	$	-	$	289.14	434 EL NIDO ST	ACOSTA ANGEL
3933	128-104-017	SE		1	$	144.57	$	-	$	144.57	430 EL NIDO ST	PAYNE FAMILY TRUST 11/2/16
3933	128-104-018	SE		1	$	144.57	$	-	$	144.57	420 EL NIDO ST	CHAVIRA GERARDO N
3933	128-104-019	SE		1	$	144.57	$	-	$	144.57	410 EL NIDO ST	WENGLOWSKI BRITTA M
3933	128-104-020	SE		1	$	144.57	$	-	$	144.57	429 SANTA ANITA ST	SALAZAR RICHARD E
3933	128-104-021	SE		1	$	144.57	$	-	$	144.57	435 SANTA ANITA ST	CORTEZ DAVID
3933	128-104-022	SE		1	$	144.57	$	-	$	144.57	445 SANTA ANITA ST	RUBALCAVA LEONOR PAZ
3933	128-104-023	SE		1	$	144.57	$	-	$	144.57	451 PLAYA BLANCA ST	SALAZAR ENRIQUE/ALICIA
3933	128-104-024	SE		1	$	144.57	$	-	$	144.57	449 PLAYA BLANCA ST	VOELKER TYLER
3933	128-104-025	SE		1	$	144.57	$	-	$	144.57	445 PLAYA BLANCA ST	SYLVESTER DENISE
3933	128-104-026	SE		1	$	144.57	$	-	$	144.57	441 PLAYA BLANCA ST	PLACENCIA-ARRIAGA JOSE
3933	128-104-027	SE		1	$	144.57	$	-	$	144.57	439 PLAYA BLANCA ST	WOLF BRENDA M REVOCABLE TRUST 8/25/05
3933	128-104-028	SE		1	$	144.57	$	-	$	144.57	435 PLAYA BLANCA ST	ALVAREZ EDWIN
3933	128-104-029	SE		1	$	144.57	$	-	$	144.57	440 PLAYA BLANCA ST	LEE FAMILY TRUST 11/28/07
3933	128-104-030	SE		1	$	144.57	$	-	$	144.57	442 PLAYA BLANCA ST	VLAHOS JILL H LIVING TRUST 9/14/18
3933	128-104-031	SE		1	$	144.57	$	-	$	144.57	446 PLAYA BLANCA ST	LEWIS JASON W
3933	128-104-032	SE		1	$	144.57	$	-	$	144.57	448 PLAYA BLANCA ST	MACIAS 2019 FAMILY TRUST
3933	128-104-033	SE		1	$	144.57	$	-	$	144.57	450 PLAYA BLANCA ST	OUELLET FAMILY TRUST 12/27/12
3933	128-104-034	SE		1	$	144.57	$	-	$	144.57	452 PLAYA BLANCA ST	FRAUSTO MARIA D
3933	128-104-035	SE		1	$	144.57	$	-	$	144.57	2465 SAN MIGUEL ST	EDIE RICHARD D LIVING TRUST 2/16/12
3933	128-104-036	SE		1	$	144.57	$	-	$	144.57	2471 SAN MIGUEL ST	MANESS FAMILY TRUST 9/19/2011
3933	128-104-037	SE		1	$	144.57	$	-	$	144.57	2503 SAN MIGUEL ST	GUTIERREZ SERGIO
3933	128-104-038	SE		1	$	144.57	$	-	$	144.57	2507 SAN MIGUEL ST	NISHINO FAMILY LIMITED PARTNERSHIP
3933	128-104-039	SE		1	$	144.57	$	-	$	144.57	453 SAN NICOLAS ST	SIMS FAMILY TRUST 6/24/08
3933	128-104-040	SE		1	$	144.57	$	-	$	144.57	449 SAN NICOLAS ST	JANSSEN FAMILY TRUST 2/3/20
3933	128-104-041	SE		1	$	144.57	$	-	$	144.57	445 SAN NICOLAS ST	CHRISTENSEN HEATHER
3933	128-104-042	SE		1	$	144.57	$	-	$	144.57	441 SAN NICOLAS ST	ELDRIDGE JACQUELINE C REVOCABLE TRUST
3933	128-104-043	SE		1	$	144.57	$	-	$	144.57	439 SAN NICOLAS ST	DEAK FAMILY TRUST 7/12/13
3933	128-104-044	SE		1	$	144.57	$	-	$	144.57	2503 SANTA ROSA ST	STANTON ROBERT A
3933	128-104-045	SE		1	$	144.57	$	-	$	144.57	2501 SANTA ROSA ST	REZA MANUEL MOLINA
3933	128-104-046	SE		1	$	144.57	$	-	$	144.57	2463 SANTA ROSA ST	RAYNOR DIANNE
3933	128-104-047	SE		1	$	144.57	$	-	$	144.57	2461 SANTA ROSA ST	CASTRO MARCO A
3933	128-104-048	SE		1	$	144.57	$	-	$	144.57	2459 SANTA ROSA ST	PEREIRA/SCHMIDT FAM TR 2-11-86
3933	128-104-049	SE		1	$	144.57	$	-	$	144.57	2457 SANTA ROSA ST	COLLIER LEVI
3933	128-104-050	SE		1	$	144.57	$	-	$	144.57	2455 SANTA ROSA ST	VAZQUEZ GRACIELA GOMEZ
3933	128-104-051	SE		1	$	144.57	$	-	$	144.57	2453 SANTA ROSA ST	TROXEL SHARON L CAMPA REVOCABLE TRUST 1/17/20
3933	128-104-052	SE		1	$	144.57	$	-	$	144.57	2451 SANTA ROSA ST	MCPHERSON FAMILY TRUST 08/22/2007
3933	128-104-053	SE		1	$	144.57	$	-	$	144.57	2449 SANTA ROSA ST	PAYNE FAMILY TRUST 11/2/16
3933	128-104-054	SE		1	$	144.57	$	-	$	144.57	2447 SANTA ROSA ST	BAKER-BOYD CHARLES
3933	128-104-055	SE		1	$	144.57	$	-	$	144.57	2445 SANTA ROSA ST	HERNANDEZ VERONICA
3933	128-104-056	SE		1	$	144.57	$	-	$	144.57	2443 SANTA ROSA ST	DOUGLAS GRAHAM M FAMILY TRUST 2/27/2014
3933	128-104-057	SE		1	$	144.57	$	-	$	144.57	436 PLAYA BLANCA ST	BILIARDI YVONNE REVOCABLE TRUST 2/27/03
3933	128-104-058	SE		1	$	144.57	$	-	$	144.57	432 PLAYA BLANCA ST	SOUTHWICK RYAN T
3933	128-104-059	SE		1	$	144.57	$	-	$	144.57	430 PLAYA BLANCA ST	GUESS KENNETH RAY & KARLYNE M REVOCABLE LIVING TRUST
3933	128-104-060	SE		1	$	144.57	$	-	$	144.57	2504 SANTA ROSA ST	CASILLAS SAMUEL MURGUIA
3933	128-104-061	SE		1	$	144.57	$	-	$	144.57	2502 SANTA ROSA ST	REGALADO ALBERT R
3933	128-104-062	SE		1	$	144.57	$	-	$	144.57	2464 SANTA ROSA ST	MEADORS FAMILY LIVING TRUST 8/11/92
3933	128-104-063	SE		1	$	144.57	$	-	$	144.57	2460 SANTA ROSA ST	STEADMAN ROBERT E
3933	128-104-064	SE		1	$	144.57	$	-	$	144.57	2446 SANTA ROSA ST	MACRAE KENNETH L TRUST 6/16/16
3933	128-104-065	SE		1	$	144.57	$	-	$	144.57	2442 SANTA ROSA ST	CORNISH FAMILY TRUST 08/31/2001
3933	128-104-066	SE		1	$	144.57	$	-	$	144.57	431 PLAYA BLANCA ST	BRAMER GARY & DEBORAH LIVING TRUST
3933	128-104-067	SE		1	$	144.57	$	-	$	144.57	429 PLAYA BLANCA ST	STRICKHOUSER FAMILY TRUST 7/18/91
3933	128-105-001	SE		1	$	144.57	$	-	$	144.57	2543 SANTA ROSA ST	BARTON ANDREW
3933	128-105-002	SE		1	$	144.57	$	-	$	144.57	2539 SANTA ROSA ST	COMMANDER BOBBY D
3933	128-105-003	SE		1	$	144.57	$	-	$	144.57	2535 SANTA ROSA ST	TRIPLETT RICHARD D & MICHELE S FAMILY TRUST
3933	128-105-004	SE		1	$	144.57	$	-	$	144.57	2531 SANTA ROSA ST	SALAZAR MANLIO H/DIANE TTEES
3933	128-105-005	SE		1	$	144.57	$	-	$	144.57	2527 SANTA ROSA ST	MASHHOON MEHRDAD/SEPIDAH TRUSTEES
3933	128-105-006	SE		1	$	144.57	$	-	$	144.57	2525 SANTA ROSA ST	WRIGHT GRAHAM J
3933	128-105-007	SE		1	$	144.57	$	-	$	144.57	2523 SANTA ROSA ST	HANES SAMUEL P
3933	128-105-008	SE		1	$	144.57	$	-	$	144.57	2519 SANTA ROSA ST	PERRY JAMES J SR/DOLORES D
3933	128-105-009	SE		1	$	144.57	$	-	$	144.57	2515 SANTA ROSA ST	ENDICOTT OTIS R & PHYLLIS J REVOCABLE TRUST
3933	128-105-010	SE		1	$	144.57	$	-	$	144.57	2511 SANTA ROSA ST	STOLCH HELMUT W & INGEBORG J TRUSTEES
3933	128-105-011	SE		1	$	144.57	$	-	$	144.57	2509 SANTA ROSA ST	CUELLO RICHARD JR
3933	128-105-012	SE		1	$	144.57	$	-	$	144.57	2505 SANTA ROSA ST	ABEND JENNIFER REVOCABLE LIVING TRUST 5/7/20
3933	128-105-013	SE		1	$	144.57	$	-	$	144.57	2506 SANTA ROSA ST	ARAGON EILEEN FAMILY TRUST 04/07/20
3933	128-105-014	SE		1	$	144.57	$	-	$	144.57	2510 SANTA ROSA ST	MARTIN JAMES
3933	128-105-015	SE		1	$	144.57	$	-	$	144.57	2512 SANTA ROSA ST	COLLINS MICHAEL J
3933	128-105-016	SE		1	$	144.57	$	-	$	144.57	2514 SANTA ROSA ST	DE LEON ADAM G
3933	128-105-017	SE		1	$	144.57	$	-	$	144.57	2518 SANTA ROSA ST	ALVES MASON JOSEPH
3933	128-105-018	SE		1	$	144.57	$	-	$	144.57	2522 SANTA ROSA ST	MONROE JUDITH A
3933	128-105-019	SE		1	$	144.57	$	-	$	144.57	417 PLAYA BLANCA ST	PINEDO JOE
3933	128-105-020	SE		1	$	144.57	$	-	$	144.57	419 PLAYA BLANCA ST	PUGNER TERESA MICHELLE
3933	128-105-021	SE		1	$	144.57	$	-	$	144.57	421 PLAYA BLANCA ST	ANTILLON MIGUEL ALBERTO GARCIA
3933	128-105-022	SE		1	$	144.57	$	-	$	144.57	423 PLAYA BLANCA ST	ROXBURGH RICHARD L
3933	128-105-023	SE		1	$	144.57	$	-	$	144.57	425 PLAYA BLANCA ST	BAGLEY PAMELA D
3933	128-105-024	SE		1	$	144.57	$	-	$	144.57	427 PLAYA BLANCA ST	ANDERSEN WILLIAM G & NANCY M FAMILY TRUST
3933	128-105-025	SE		1	$	144.57	$	-	$	144.57	428 PLAYA BLANCA ST	CURRAN ARDYTHE E TRUST FBO CURRAN RICHARD WADE
3933	128-105-026	SE		1	$	144.57	$	-	$	144.57	426 PLAYA BLANCA ST	CASSELS DANIEL WAYNE
3933	128-105-027	SE		1	$	144.57	$	-	$	144.57	424 PLAYA BLANCA ST	SOTO EUGENE P III
3933	128-105-028	SE		1	$	144.57	$	-	$	144.57	422 PLAYA BLANCA ST	JONES RORIE A REVOCABLE TRUST 2020
3933	128-105-029	SE		1	$	144.57	$	-	$	144.57	420 PLAYA BLANCA ST	OHARA DAWN M
3933	128-105-030	SE		1	$	144.57	$	-	$	144.57	418 PLAYA BLANCA ST	REYNOLDS WILLIAM & CLARA FAMILY TRUST 6/17/05
3933	128-105-031	SE		1	$	144.57	$	-	$	144.57	416 PLAYA BLANCA ST	TURK ALLEN T JR & STANISLAWA H REVOCABLE LIVING TRUS
3933	128-105-032	SE		1	$	144.57	$	-	$	144.57	414 PLAYA BLANCA ST	SORIANO JULIO CESAR
3933	128-105-033	SE		1	$	144.57	$	-	$	144.57	412 PLAYA BLANCA ST	BRANNAN FOREST
3933	128-105-034	SE		1	$	144.57	$	-	$	144.57	452 SAN LINO CT	BERROW DEANNA
3933	128-105-035	SE		1	$	144.57	$	-	$	144.57	448 SAN LINO CT	MOORE NATASHA M
3933	128-105-036	SE		1	$	144.57	$	-	$	144.57	444 SAN LINO CT	MORENO LISA K
3933	128-105-037	SE		1	$	144.57	$	-	$	144.57	440 SAN LINO CT	VLAHOS JILL H LIVING TRUST 9/14/18

3933	128-105-038	SE	1	$	144.57	$	-	$	144.57	437 SAN LINO CT	FUSCO NICK REVOCABLE LIVING TRUST 4/21/20
3933	128-105-039	SE	1	$	144.57	$	-	$	144.57	441 SAN LINO CT	HARELSON JEANETTE M INDIVIDUAL LIVING TRUST
3933	128-105-040	SE	1	$	144.57	$	-	$	144.57	445 SAN LINO CT	SORIA MARIA M 2013 REVOCABLE LIVING TRUST 8/5/13
3933	128-105-041	SE	1	$	144.57	$	-	$	144.57	449 SAN LINO CT	BIERDZINSKI FAMILY TRUST
3933	128-105-042	SE	1	$	144.57	$	-	$	144.57	453 SAN LINO CT	PAMARAN RONNIE GOROSPE
3933	128-105-043	SE	1	$	144.57	$	-	$	144.57	456 SAN NICOLAS ST	BURK SALLY ANN/ERIC S
3933	128-105-044	SE	1	$	144.57	$	-	$	144.57	452 SAN NICOLAS ST	GREEN DAVID K
3933	128-105-045	SE	1	$	144.57	$	-	$	144.57	448 SAN NICOLAS ST	QUINTERO GISELLE
3933	128-105-046	SE	1	$	144.57	$	-	$	144.57	444 SAN NICOLAS ST	BAKER BESSIE MAE
3933	128-105-047	SE	1	$	144.57	$	-	$	144.57	440 SAN NICOLAS ST	RODRIGUEZ ELIAS
3933	128-105-048	SE	1	$	144.57	$	-	$	144.57	438 SAN NICOLAS ST	CASTILLO WANDA
3933	128-105-049	SE	1	$	144.57	$	-	$	144.57	2506 SAN MIGUEL ST	JONES APRIL MARIE
3933	128-105-050	SE	1	$	144.57	$	-	$	144.57	2510 SAN MIGUEL ST	CASTANEDA FAMILY TRUST 11/20/18
3933	128-105-051	SE	1	$	144.57	$	-	$	144.57	2514 SAN MIGUEL ST	CUNNINGHAM STEVEN F & VICTORIA D TRUST 11/30/06
3933	128-105-052	SE	1	$	144.57	$	-	$	144.57	2518 SAN MIGUEL ST	ALCANTAR FAVIO J
3933	128-105-053	SE	1	$	144.57	$	-	$	144.57	507 SAN LINO CT	STRAUSS NICHOLAS
3933	128-105-054	SE	1	$	144.57	$	-	$	144.57	504 SAN LINO CT	ABRAM RUTH A
3933	128-105-055	SE	1	$	144.57	$	-	$	144.57	508 SAN LINO CT	HOYOS FABIO G & GRACIELA S TRUSTEES
3933	128-105-056	SE	1	$	144.57	$	-	$	144.57	512 SAN LINO CT	TAIRA GORDON T
3933	128-105-057	SE	1	$	144.57	$	-	$	144.57	516 SAN LINO CT	TAVANA FAMILY TRUST 1/31/07
3933	128-105-058	SE	1	$	144.57	$	-	$	144.57	520 SAN LINO CT	LUNA JAIME
3933	128-105-059	SE	1	$	144.57	$	-	$	144.57	524 SAN LINO CT	HARDY VICTORIA L
3933	128-105-060	SE	1	$	144.57	$	-	$	144.57	526 SAN LINO CT	ROY REVOCABLE TRUST 6/27/05
3933	128-105-061	SE	1	$	144.57	$	-	$	144.57	528 SAN LINO CT	RICHMOND 2011 FAMILY REVOCABLE LIVING TRUST 11/16/11
3933	128-105-062	SE	1	$	144.57	$	-	$	144.57	530 SAN LINO CT	CALVIN PATRICIA C INDIVIDUAL LIVING TRUST 12/18/17
3933	128-105-063	SE	1	$	144.57	$	-	$	144.57	534 SAN LINO CT	GOIN MAXINE A
3933	128-105-064	SE	1	$	144.57	$	-	$	144.57	536 SAN LINO CT	LILLARD RUTH 2008 REVOCABLE LIVING TRUST 4/1/08
3933	128-105-065	SE	1	$	144.57	$	-	$	144.57	540 SAN LINO CT	SCHULDT FAMILY TRUST 11/19/04
3933	128-105-066	SE	1	$	144.57	$	-	$	144.57	544 SAN LINO CT	WILSON BARBARA FAMILY TRUST 12/20/01
3933	128-105-067	SE	1	$	144.57	$	-	$	144.57	548 SAN LINO CT	ANDRADE-COLOMA MARGARETANNE H
3933	128-105-068	SE	1	$	144.57	$	-	$	144.57	547 SAN LINO CT	HERNANDEZ CARLOS INDIVIDUAL LIVING TRUST 3/11/08
3933	128-105-069	SE	1	$	144.57	$	-	$	144.57	543 SAN LINO CT	MENDOZA NORMA L LIVING TRUST
3933	128-105-070	SE	1	$	144.57	$	-	$	144.57	539 SAN LINO CT	GREENE MEGHAN
3933	128-105-071	SE	1	$	144.57	$	-	$	144.57	523 SAN LINO CT	SCOTT LINDA FERRIS
3933	128-105-072	SE	1	$	144.57	$	-	$	144.57	519 SAN LINO CT	VILLAVICENCIO JANET
3933	128-105-073	SE	1	$	144.57	$	-	$	144.57	515 SAN LINO CT	BROWN CRAIG DANIEL
3933	128-105-074	SE	1	$	144.57	$	-	$	144.57	511 SAN LINO CT	SILVA ALBERT
3933	128-107-001	SE	1	$	144.57	$	-	$	144.57	1443 RAVEN CT	VALENZUELA PHYLLIS G LIVING TRUST 1/29/02
3933	128-107-002	SE	1	$	289.15	$	-	$	289.15	1439 RAVEN CT	VAZQUEZ ROSANA
3933	128-107-003	SE	1	$	144.57	$	-	$	144.57	1435 RAVEN CT	LEON DANIEL GARCIA
3933	128-107-004	SE	1	$	144.57	$	-	$	144.57	1431 RAVEN CT	SIMON RAYNATTE I
3933	128-107-005	SE	1	$	144.57	$	-	$	144.57	1427 RAVEN CT	BUNGAY DELLA FRANCISCO REVOCABLE 1999 TRUST
3933	128-107-006	SE	1	$	144.57	$	-	$	144.57	1423 RAVEN CT	WILLIAMS KALI L
3933	128-107-007	SE	1	$	144.57	$	-	$	144.57	1419 RAVEN CT	VAZQUEZ ORTEGA MAURO
3933	128-107-008	SE	1	$	144.57	$	-	$	144.57	1415 RAVEN CT	BUCIO CARLOS
3933	128-107-009	SE	1	$	144.57	$	-	$	144.57	1411 RAVEN CT	MEYER ROBIN A & JANICE F FAMILY TRUST 4/1/1999
3933	128-107-010	SE	1	$	144.57	$	-	$	144.57	1407 RAVEN CT	GUDINO CYNTHIA M
3933	128-107-011	SE	1	$	144.57	$	-	$	144.57	1403 RAVEN CT	VALENZUELA PAUL T
3933	128-107-012	SE	1	$	144.57	$	-	$	144.57	1402 RAVEN CT	FOREMAN CURTIS L/PAULA L
3933	128-107-013	SE	1	$	144.57	$	-	$	144.57	1406 RAVEN CT	DEPARTMENT OF VETERANS AFFAIRS
3933	128-107-014	SE	1	$	144.57	$	-	$	144.57	1410 RAVEN CT	SUCHECKI DANIEL J
3933	128-107-015	SE	1	$	144.57	$	-	$	144.57	1414 RAVEN CT	LAW THOMAS N/MARY JO
3933	128-107-016	SE	1	$	144.57	$	-	$	144.57	1418 RAVEN CT	CASILLAS ELIAS
3933	128-107-017	SE	1	$	144.57	$	-	$	144.57	1422 RAVEN CT	CORNETT CYNTHIA G
3933	128-107-018	SE	1	$	144.57	$	-	$	144.57	1426 RAVEN CT	NAVARRETE MARK A
3933	128-107-019	SE	1	$	144.57	$	-	$	144.57	1430 RAVEN CT	PENNY TAMARA T
3933	128-107-020	SE	1	$	144.57	$	-	$	144.57	1434 RAVEN CT	SOTELO CARLOTA
3933	128-107-021	SE	1	$	289.14	$	-	$	289.14	1438 RAVEN CT	ARREDONDO JOSE G LOERA
3933	128-107-022	SE	1	$	144.57	$	-	$	144.57	1442 RAVEN CT	GUZMAN TEODOMIRO
3933	128-112-001	SE	1	$	144.57	$	-	$	144.57	441 EL NIDO CT	KRAUSE FAMILY TRUST 12/12/14
3933	128-112-002	SE	1	$	289.14	$	-	$	289.14	445 EL NIDO CT	PINEDA RUBEN E & VIRGINIA M REVOCABLE LIVING TRUST 1
3933	128-112-003	SE	1	$	144.57	$	-	$	144.57	449 EL NIDO CT	MALLAN ALGER
3933	128-112-004	SE	1	$	144.57	$	-	$	144.57	453 EL NIDO CT	ZEPEDA FRANCISCO G
3933	128-112-005	SE	1	$	144.57	$	-	$	144.57	457 EL NIDO CT	PEREZ ERIC
3933	128-112-006	SE	1	$	144.57	$	-	$	144.57	503 EL NIDO CT	IBARRA HUMBERTO
3933	128-112-007	SE	1	$	144.57	$	-	$	144.57	507 EL NIDO CT	DSOUZA RUDOLPH
3933	128-112-008	SE	1	$	144.57	$	-	$	144.57	511 EL NIDO CT	FERNANDEZ ANTHONY
3933	128-112-009	SE	1	$	144.57	$	-	$	144.57	515 EL NIDO CT	MCGREEVY TRUST 8/3/06
3933	128-112-010	SE	1	$	144.57	$	-	$	144.57	519 EL NIDO CT	GORDILLO JOSHUA D
3933	128-112-011	SE	1	$	144.57	$	-	$	144.57	523 EL NIDO CT	VITTY FLOSSIE
3933	128-112-012	SE	1	$	144.57	$	-	$	144.57	524 EL NIDO CT	SYAMALA SYAMKUMAR
3933	128-112-013	SE	1	$	289.15	$	-	$	289.15	520 EL NIDO CT	CERVANTES ENRIQUE
3933	128-112-014	SE	1	$	144.57	$	-	$	144.57	516 EL NIDO CT	ELLIOTT JEFFREY BRUCE/ANN ELIZABETH
3933	128-112-015	SE	1	$	144.57	$	-	$	144.57	514 EL NIDO CT	DEBRUNO ANDREW M
3933	128-112-016	SE	1	$	144.57	$	-	$	144.57	510 EL NIDO CT	SLIDER MICHAEL
3933	128-112-017	SE	1	$	144.57	$	-	$	144.57	506 EL NIDO CT	DSOUZA JANET
3933	128-112-018	SE	1	$	144.57	$	-	$	144.57	502 EL NIDO CT	WEEKLEY KIMBERLY A
3933	128-112-019	SE	1	$	144.57	$	-	$	144.57	458 EL NIDO CT	PEREZ DAVID E
3933	128-112-020	SE	1	$	144.57	$	-	$	144.57	454 EL NIDO CT	MAINARD FORREST & ELAINE LIVING TRUST
3933	128-112-021	SE	1	$	144.57	$	-	$	144.57	450 EL NIDO CT	STODDARD HATTIE J
3933	128-112-022	SE	1	$	144.57	$	-	$	144.57	2420 SAN MIGUEL ST	KHOSRAVI MEHDI
3933	128-112-023	SE	1	$	144.57	$	-	$	144.57	2424 SAN MIGUEL ST	LANGEHENNIG LIVING TRUST 6/7/07
3933	128-112-024	SE	1	$	144.57	$	-	$	144.57	2428 SAN MIGUEL ST	ARGUIJO JOSE OLVERA JR
3933	128-112-025	SE	1	$	144.57	$	-	$	144.57	2432 SAN MIGUEL ST	FELDAN FAMILY TRUST
3933	128-112-026	SE	1	$	144.57	$	-	$	144.57	2436 SAN MIGUEL ST	PASKO YVONNE M REVOCABLE FAMILY TRUST 4/15/11
3933	128-112-027	SE	1	$	144.57	$	-	$	144.57	2448 SAN MIGUEL ST	VELIZ WENDY L
3933	128-112-028	SE	1	$	144.57	$	-	$	144.57	503 PLAYA BLANCA CT	COLANGELO MARK S
3933	128-112-029	SE	1	$	144.57	$	-	$	144.57	507 PLAYA BLANCA CT	NORLING RONNIE ROMAINE
3933	128-112-030	SE	1	$	144.57	$	-	$	144.57	511 PLAYA BLANCA CT	KIWIOR THOMAS MICHAEL
3933	128-112-031	SE	1	$	144.57	$	-	$	144.57	512 PLAYA BLANCA CT	PAYNE FAMILY TRUST 11/2/16
3933	128-112-032	SE	1	$	144.57	$	-	$	144.57	508 PLAYA BLANCA CT	ISIP BOB L
3933	128-112-033	SE	1	$	433.72	$	-	$	433.72	504 PLAYA BLANCA CT	JEFFERS JACQUELINE J
3933	128-112-034	SE	1	$	144.57	$	-	$	144.57	2464 SAN MIGUEL ST	DUARTE JUAN DE DIOS INDIVIDUAL LIVING TRUST 07/13/20
3933	128-112-035	SE	1	$	144.57	$	-	$	144.57	2468 SAN MIGUEL ST	BARCELONA CARIDAD P REVOCABLE TRUST 12/9/03
3933	128-112-036	SE	1	$	144.57	$	-	$	144.57	529 SANTA CRUZ CT	MINAMI FAMILY TRUST 12/4/97
3933	128-112-037	SE	1	$	144.57	$	-	$	144.57	533 SANTA CRUZ CT	ROMANO FABIAN/TRINIDAD TRUSTEES
3933	128-112-038	SE	1	$	144.57	$	-	$	144.57	537 SANTA CRUZ CT	MAXIM/VENEMA TRUST 10/2/06
3933	128-112-039	SE	1	$	144.57	$	-	$	144.57	541 SANTA CRUZ CT	BELFATTO LOUIS A
3933	128-112-040	SE	1	$	144.57	$	-	$	144.57	545 SANTA CRUZ CT	MEROLA GABRIEL J
3933	128-112-041	SE	1	$	144.57	$	-	$	144.57	549 SANTA CRUZ CT	MIZNER C W TRUST 12/19/17
3933	128-112-042	SE	1	$	144.57	$	-	$	144.57	553 SANTA CRUZ CT	OUELLET DR DAVID F DDS INC 401(K) PLAN
3933	128-112-043	SE	1	$	144.57	$	-	$	144.57	557 SANTA CRUZ CT	HINDEN JOHN E
3933	128-112-044	SE	1	$	144.57	$	-	$	144.57	562 SANTA CRUZ CT	BASIDIQ MAHA
3933	128-112-045	SE	1	$	144.57	$	-	$	144.57	558 SANTA CRUZ CT	MOGAVERO TAMMY JEAN
3933	128-112-046	SE	1	$	144.57	$	-	$	144.57	554 SANTA CRUZ CT	REGULSKI LIZABETH A
3933	128-112-047	SE	1	$	144.57	$	-	$	144.57	550 SANTA CRUZ CT	ROBLES GLEN R
3933	128-112-048	SE	1	$	144.57	$	-	$	144.57	546 SANTA CRUZ CT	OLMOS MAYRA
3933	128-112-049	SE	1	$	144.57	$	-	$	144.57	542 SANTA CRUZ CT	BRESCHINI TIMOTHY J
3933	128-112-050	SE	1	$	144.57	$	-	$	144.57	538 SANTA CRUZ CT	LIPSCOMB MARGARETE J REVOCABLE LIVING TRUST 7/30/19
3933	128-112-051	SE	1	$	144.57	$	-	$	144.57	534 SANTA CRUZ CT	RIOS DAVID A
3933	128-112-052	SE	1	$	144.57	$	-	$	144.57	530 SANTA CRUZ CT	HERRERA GEORGE Y
3933	128-112-053	SE	1	$	144.57	$	-	$	144.57	526 SANTA CRUZ CT	ROJAS CAROLINE PONCE TRUST 10/16/18
3933	128-112-054	SE	1	$	144.57	$	-	$	144.57	522 SANTA CRUZ CT	REED THOMAS/KIMBERLY FAMILY TRUST 12/12/13
3933	128-112-055	SE	1	$	144.57	$	-	$	144.57	518 SANTA CRUZ CT	MCLAUGHLIN JAMES S/SUSAN M TRUSTEES
3933	128-112-056	SE	1	$	144.57	$	-	$	144.57	514 SANTA CRUZ CT	ROBLES RAMON/MARIA
3933	128-112-057	SE	1	$	144.57	$	-	$	144.57	510 SANTA CRUZ CT	PIAO XIANSHU
3933	128-112-058	SE	1	$	144.57	$	-	$	144.57	506 SANTA CRUZ CT	THOMPSON THOMAS FREDERICK REVOCABLE TRUST 2/3/11
3933	128-112-059	SE	1	$	144.57	$	-	$	144.57	2502 SAN MIGUEL ST	JONES SUSAN C WEST
3933	128-114-001	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C1	MOHR DELMA MARIA LIVING TRUST 08/06/10
3933	128-114-002	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C2	ROGERS REVOCABLE 2018 TRUST 9/24/18/
3933	128-114-003	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C3	KIMBLE TIMOTHY P
3933	128-114-004	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C4	PATEL FAMILY REVOCABLE TRUST 1/28/20
3933	128-114-005	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C5	WALKER LLOYD M
3933	128-114-006	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C6	ROSCAMP JOAN JAMES 2011 REVOCABLE TRUST
3933	128-114-007	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C7	KOCH KENNETH R & RUTH S TRUST 4/8/09
3933	128-114-008	SE	1	$	144.57	$	-	$	144.57	321 INGER DR C8	OMBERG LILLIAN W
3933	128-114-009	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D17	PAPPAS CHRISTOPHER & BARRON LORENA FAMILY TRUST 11/6
3933	128-114-010	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D18	JORDAN DEBORAH S TRUST
3933	128-114-011	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D19	MERITT CHERYL L SPECIAL NEEDS TRUST
3933	128-114-012	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D20	CASTILLO RALPH/ELIZABETH
3933	128-114-013	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D21	VOORHIES DAVID J FAMILY TRUST 03/19/2010
3933	128-114-014	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D22	LAMPKE PATRICIA ANN
3933	128-114-015	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D23	BULL JAMES & KAREN REVOCABLE TRUST
3933	128-114-016	SE	1	$	144.57	$	-	$	144.57	321 INGER DR D24	PAYNE FAMILY TRUST 11/2/16
3933	128-114-017	SE	1	$	144.57	$	-	$	144.57	321 INGER DR E33	ALVAREZ ROBERT & MYRNA FAMILY TRUST 08/26/2015
3933	128-114-018	SE	1	$	144.57	$	-	$	144.57	321 INGER DR E34	SHERIDAN RICHARD & LORI LIVING TRUST 8/21/00
3933	128-114-019	SE	1	$	144.57	$	-	$	144.57	321 INGER DR E35	ROSCAMP EARL JR 2001 REVOCABLE INTER VIVOS TRUST 11/
3933	128-114-020	SE	1	$	144.57	$	-	$	144.57	321 INGER DR E36	ROSCAMP JOAN JAMES 2011 REVOCABLE TRUST
3933	128-114-021	SE	1	$	144.57	$	-	$	144.57	321 INGER DR F43	TITO CATHERINE KIM

3933	128-114-022	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F44	LANNEN W DAVID II
3933	128-114-023	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F45	FENTON ALLISON
3933	128-114-024	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F46	RAMIREZ MONICA MALDONADO
3933	128-114-025	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G53	GARRISON FAMILY TRUST 2/4/08
3933	128-114-026	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G54	LANNEN WAYNE DAVID II
3933	128-114-027	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G55	TAWLKS KYLE D
3933	128-114-028	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G56	VEGA OSCAR G
3933	128-114-029	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G57	PAYNE FAMILY TRUST 11/2/16
3933	128-114-030	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G58	MONTOYA FRANK JR
3933	128-114-031	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G59	ALLEN RICHARD
3933	128-114-032	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G60	HUITRON FELIPE/BERTHA LIVING TRUST 1/13/03
3933	128-114-033	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR 69	NATEN MARY A
3933	128-114-034	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H70	STRAIT YI
3933	128-114-035	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H71	KARIR BHAG/RAJ K 2003 REVOCABLE TRUST 7/28/03
3933	128-114-036	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H72	CABEREA JULIA ALMARAZ
3933	128-114-037	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J77	HAGGLAND DAVID ALBERT
3933	128-114-038	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J78	SAITO NORMAN KIYOSHI
3933	128-114-039	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J79	ROSCAMP JOAN JAMES REVOCABLE TRUST 1/7/11
3933	128-114-040	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J80	MCKEAN MICHAEL J
3933	128-114-041	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J81	KOCH KENNETH R & RUTH S 04/08/09 TRUST 4/8/09
3933	128-114-042	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J82	PENK HOLLY LYNN
3933	128-114-043	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J83	BROOKS ELSIE
3933	128-114-044	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J84	WILKS JACKIE C TRUST 1/4/19
3933	128-114-045	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K93	KARIR BHAG & RAJ K 2003 REVOCABLE TRUST
3933	128-114-046	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K94	E & M LIMITED PARTNERSHIP
3933	128-114-047	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K95	ROBINSON EDWIN NELSON 1991 TRUST 7/15/91
3933	128-114-048	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K96	ROSCAMP EARL JR 2001 REVOCABLE INTERVIVOS TRUST 6/28
3933	128-114-049	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L103	MORRIS TIMOTHY M
3933	128-114-050	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L104	KERLEY JONATHAN & SARAH FAMILY TRUST 11/9/15
3933	128-114-051	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L105	HOSP FAMILY REVOCABLE LIVING TRUST 11/22/93
3933	128-114-052	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L106	MINORE MARY
3933	128-114-053	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L107	HAGGLAND DAVID ALBERT
3933	128-114-054	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L108	LAFORCE PALOMA
3933	128-114-055	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L109	MACDONALD CHRISTOPHER
3933	128-114-056	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L110	ODENCRANS THOMAS J/CHARLINE A TRUSTEES
3933	128-114-057	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M119	BROWN NANCY L
3933	128-114-058	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M120	HICKEN CALIFORNIA PROPERTIES LLC
3933	128-114-059	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M121	GIDEON MACHELLE C
3933	128-114-060	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M122	SHERIDAN RICHARD & LORI LIVING TRUST
3933	128-114-061	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N127	ROSCAMP EARL JR 2001 REVOCABLE INTER VIVOS TRUST 6/2
3933	128-114-062	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N128	STRAIT YI
3933	128-114-063	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N129	ROSCAMP JOAN JAMES 2011 REVOCABLE TRUST 1/7/11
3933	128-114-064	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N130	DILLIN JANE
3933	128-114-065	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N131	HICKEN CALIFORNIA PROPERTIES LLC
3933	128-114-066	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N132	GALVAN NESTOR
3933	128-114-069	**SE**	1	$	586.28	$	-	$	586.28	1751 S MCCLELLAND ST	FIRST CHURCH
3933	128-115-001	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C9	SANCHEZ STEVE P TRUST
3933	128-115-002	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C10	BEWLEY JESSICA ANN
3933	128-115-003	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C11	JOAN JAMES REAL ESTATE 401(K) PLAN
3933	128-115-004	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C12	LIMBERG FAMILY SURVIVORS TRUST 3/14/02
3933	128-115-005	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C13	WETTER JEFFREY SCOTT FAMILY TRUST 7/18/08
3933	128-115-006	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C14	CAPANNA STELLA
3933	128-115-007	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C15	PICARD GINA
3933	128-115-008	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR C16	HAGGLAND DAVID ALBERT
3933	128-115-009	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D25	RUVALCABA JORGE
3933	128-115-010	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D26	ROSCAMP EARL JR 2001 REVOCABLE INTER VIVOS TRUST
3933	128-115-011	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D27	OREFICE ANTHONY & JOYCE REVOCABLE TRUST
3933	128-115-012	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D28	WILKS JACKIE C TRUST 1/4/19
3933	128-115-013	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D29	STEVENSON KRISTEN
3933	128-115-014	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D30	ROSCAMP EARL JR 2001 REVOCABLE INTERVIVOS TRUST 6/28
3933	128-115-015	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D31	THOMASON BRUCE A
3933	128-115-016	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR D32	HAGGLAND E W FAMILY TRUST 11/19/12
3933	128-115-017	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR E37	CALDERON MAURICIO
3933	128-115-018	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR E38	E W HAGGLAND FAMILY TRUST
3933	128-115-019	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR E39	RAMIREZ ERICKA L
3933	128-115-020	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR E40	CLEVELAND NADINE CALDWELL
3933	128-115-021	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR E41	HAGGLAND E W FAMILY TRUST 11/19/12
3933	128-115-022	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR E42	FLYNN MARGARET ANN/WILLIAM JAMES REVOCABLE LIVING TR
3933	128-115-023	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F47	CORREA GONZALO
3933	128-115-024	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F48	MARTINEZ FAMILY TRUST
3933	128-115-025	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F49	DONELL FAMILY REVOCABLE TRUST 4/11/12
3933	128-115-026	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F50	YBARRA PAUL MARTINEZ
3933	128-115-027	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F51	RECOVERY GROUP INVESTMENTS LLC (CA)
3933	128-115-028	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR F52	ALFARO JOSE LUIS
3933	128-115-029	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G61	HAGGLAND E W FAMILY TRUST 11/19/12
3933	128-115-030	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G62	KERLEY JONATHAN & SARAH FAMILY TRUST 11/19/15
3933	128-115-031	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G63	ADAMS BRIAN FRANK REVOCABLE LIVING TRUST 3/23/17
3933	128-115-032	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G64	BREWER REYNA J
3933	128-115-033	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G65	KERLEY JONATHAN & SARAH FAMILY TRUST 11/19/15
3933	128-115-034	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G66	KOCH KENNETH R & RUTH S TRUST
3933	128-115-035	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G67	REAL ROSALIE
3933	128-115-036	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR G68	MANN KEN A/SHANDY F
3933	128-115-037	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H73	MINORE MARY
3933	128-115-038	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H74	VON THAL GERMAN REVOCABLE TRUST
3933	128-115-039	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H75	HAGGLAND REVOCABLE TRUST 3/4/19
3933	128-115-040	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR H76	WATKINS FAMILY TRUST 11/9/17
3933	128-115-041	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J85	ROSCAMP EARL JR 2001 REVOCABLE INTER VIVOS TRUST 6/2
3933	128-115-042	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J86	DONAHUE LINDA R 2016 REVOCABLE TRUST
3933	128-115-043	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J87	HERNANDEZ MANUEL REVOCABLE TRUST 11/12/08
3933	128-115-044	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J88	LOPEZ ELVA LIVING TRUST 11/18/04
3933	128-115-045	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J89	TUTEN SHUI H
3933	128-115-046	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J90	TARBET PATRICE
3933	128-115-047	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J91	LANNEN KRISTINA K
3933	128-115-048	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR J92	HICKEN CALIFORNIA PROPERTIES LLC
3933	128-115-049	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K97	RUIZ MARIA DEL CARMEN
3933	128-115-050	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K98	COSTA MAY M TRUSTEE
3933	128-115-051	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K99	STEVENS SASHA L
3933	128-115-052	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K100	BUCKLAND FAMILY TRUST
3933	128-115-053	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K101	ESPINOSA IMELDA FLORES
3933	128-115-054	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR K102	IONASCU RYLEE M
3933	128-115-055	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L111	ROUFFAER FAMILY LIVING TRUST 5/12/01
3933	128-115-056	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L112	MACLEOD EARL R
3933	128-115-057	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L113	VON THAL GERMAN REVOCABLE TRUST 8/1/00
3933	128-115-058	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L114	ASENCIO ADRIAN M
3933	128-115-059	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L115	RAGLAND ARCOLA
3933	128-115-060	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L116	BACSIK RANDALL M
3933	128-115-061	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L117	ROSCAMP EARL JR 2001 REVOCABLE INTERVIVOS TRUST
3933	128-115-062	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR L118	MYERS JOHN R
3933	128-115-063	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M123	EJJ LLC
3933	128-115-064	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M124	LANDEROS GABRIELA H
3933	128-115-065	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M125	HAGGLAND JAMES L II
3933	128-115-066	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR M126	COWAN FAMILY TRUST 4/18/18
3933	128-115-067	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N133	WATKINS FAMILY TRUST 11/9/17
3933	128-115-068	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N134	MALDONADO-ALFARO JANET
3933	128-115-069	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N135	LIMBERG FAMILY TRUST 3/14/02
3933	128-115-070	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N136	ZEUSCHNER JAMES D
3933	128-115-071	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N137	ARAGON EILEEN FAMILY TRUST 04/07/20
3933	128-115-072	**SE**	1	$	144.57	$	-	$	144.57	321 INGER DR N138	DE COMARMOND CLIVE JR
3933	128-116-001	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 101	NELSON KENNETH & MARIA REVOCABLE TRUST
3933	128-116-002	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 102	YOUNG FAMILY 2004 REVOCABLE LIVING TRUST
3933	128-116-003	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 103	YOUNG FAMILY 2004 REVOCABLE LIVING TRUST
3933	128-116-004	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 104	ARAIN MOHAMMAD A/MAHNAZ A TRUSTEES
3933	128-116-005	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 105	SILVERA PORTACIO MARIA R
3933	128-116-006	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 106	SHEPARD MANAGEMENT LLC
3933	128-116-007	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 201	KDSKD LLC
3933	128-116-008	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 202	NELSON KENNETH & MARIA REVOCABLE TRUST
3933	128-116-009	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 203	POPAT 2002 FAMILY REVOCABLE LIVING TRUST
3933	128-116-010	**SE**	1	$	586.28	$	-	$	586.28	1505 SHEPARD DR 204	GLOVE LLC (CA)
3933	128-119-001	**SE**	1	$	144.57	$	-	$	144.57	228 YORK LN	KERCKHOFF KRISTIN ELIZABETH
3933	128-119-002	**SE**	1	$	144.57	$	-	$	144.57	222 YORK LN	OLOSAN KEVIN PINEDA
3933	128-119-003	**SE**	1	$	144.57	$	-	$	144.57	216 YORK LN	SWANSON ARLENE C
3933	128-119-004	**SE**	1	$	144.57	$	-	$	144.57	210 YORK LN	BOLUSAN CLARENCE R
3933	128-119-005	**SE**	1	$	144.57	$	-	$	144.57	204 YORK LN	E & M LIMITED PARTNERSHIP
3933	128-119-006	**SE**	1	$	144.57	$	-	$	144.57	2547 SAVOY DR	SOUTHWORTH TRUST 1/18/07
3933	128-119-007	**SE**	1	$	144.57	$	-	$	144.57	2543 SAVOY DR	STRAIT FAMILY TRUST 7/6/94
3933	128-119-008	**SE**	1	$	144.57	$	-	$	144.57	2539 SAVOY DR	PILSON FAMILY TRUST
3933	128-119-009	**SE**	1	$	144.57	$	-	$	144.57	2535 SAVOY DR	WOODARD FELICITAS
3933	128-119-010	**SE**	1	$	144.57	$	-	$	144.57	2531 SAVOY DR	SAUCEDA JOSEPH
3933	128-119-011	**SE**	1	$	144.57	$	-	$	144.57	2527 SAVOY DR	COOPER TRACY

3933	128-119-012	SE		1	$ 144.57	$ -	$ 144.57	2523	SAVOY DR	ROJO MELINDA
3933	128-119-013	SE		1	$ 144.57	$ -	$ 144.57	2519	SAVOY DR	ALVAREZ ARTURO & YVONNE LIVING TRUST 11/27/19
3933	128-119-014	SE		1	$ 144.57	$ -	$ 144.57	2515	SAVOY DR	MORAWITZ FAMILY TRUST 10/12/04
3933	128-119-015	SE		1	$ 144.57	$ -	$ 144.57	2511	SAVOY DR	ELIAS OMAR PEREZ
3933	128-119-016	SE		1	$ 144.57	$ -	$ 144.57	2507	SAVOY DR	TESTA FAMILY TRUST 2/8/19
3933	128-119-017	SE		1	$ 144.57	$ -	$ 144.57	2503	SAVOY DR	TSUYUKI RAY JR/ALICE R TRUSTEES
3933	128-119-018	SE		1	$ 144.57	$ -	$ 144.57	214	DARTMOOR LN	BENNER DENNIS
3933	128-119-019	SE		1	$ 144.57	$ -	$ 144.57	2512	SAVOY DR	MILLER COLEMAN CLINT & OLENA S REVOCABLE LIVING TRUS
3933	128-119-020	SE		1	$ 144.57	$ -	$ 144.57	2518	SAVOY DR	CORTES ANA L BACILIO
3933	128-119-021	SE		1	$ 144.57	$ -	$ 144.57	2520	SAVOY DR	RICHARDSON ANNE
3933	128-119-022	SE		1	$ 144.57	$ -	$ 144.57	2524	SAVOY DR	LOYA TERESA
3933	128-119-023	SE		1	$ 144.57	$ -	$ 144.57	2528	SAVOY DR	ENGELMANN FAMILY TRUST 2/15/18
3933	128-119-024	SE		1	$ 144.57	$ -	$ 144.57	2532	SAVOY DR	BURKS REVOCABLE FAMILY TRUST 1/7/92
3933	128-119-025	SE		1	$ 144.57	$ -	$ 144.57	2536	SAVOY DR	BARRAGAN BERNARDO JR
3933	128-119-026	SE		1	$ 144.57	$ -	$ 144.57	2540	SAVOY DR	DIAZ CRISTINA
3933	128-119-027	SE		1	$ 144.57	$ -	$ 144.57	225	YORK LN	MAIERS MARILYN J
3933	128-119-028	SE		1	$ 144.57	$ -	$ 144.57	2541	KNIGHTBRIDGE DR	RICE MATTHEW & TERRI FAMILY TRUST 10/28/2014
3933	128-119-029	SE		1	$ 144.57	$ -	$ 144.57	2537	KNIGHTBRIDGE DR	MILLER LINDA S
3933	128-119-030	SE		1	$ 144.57	$ -	$ 144.57	2533	KNIGHTBRIDGE DR	BUCKLEY AARON
3933	128-119-031	SE		1	$ 144.57	$ -	$ 144.57	2527	KNIGHTBRIDGE DR	RICKY DONALD B
3933	128-119-032	SE		1	$ 144.57	$ -	$ 144.57	2523	KNIGHTBRIDGE DR	RENFRO ROBERT KEVIN
3933	128-119-033	SE		1	$ 144.57	$ -	$ 144.57	2517	KNIGHTBRIDGE DR	SAURMAN TAMMY
3933	128-119-034	SE		1	$ 144.57	$ -	$ 144.57	2511	KNIGHTBRIDGE DR	HUTCHINSON KENNETH A
3933	128-119-035	SE		1	$ 144.57	$ -	$ 144.57	2505	KNIGHTBRIDGE DR	BALLEW DANIEL D
3933	128-119-036	SE		1	$ 144.57	$ -	$ 144.57	304	DARTMOOR LN	OSELAND MICHAEL J/PATRICIA A
3933	128-119-037	SE		1	$ 144.57	$ -	$ 144.57	2510	KNIGHTBRIDGE DR	REDDICK JAMES G
3933	128-119-038	SE		1	$ 144.57	$ -	$ 144.57	2516	KNIGHTBRIDGE DR	CASEY BRIAN G/CHRISTINE M
3933	128-119-039	SE		1	$ 144.57	$ -	$ 144.57	2522	KNIGHTBRIDGE DR	GREEN THOMAS F
3933	128-119-040	SE		1	$ 144.57	$ -	$ 144.57	2526	KNIGHTBRIDGE DR	LEDESMA SUSAN CRESTO 2013 SEPARATE PROPERTY TRUST 06
3933	128-119-041	SE		1	$ 144.57	$ -	$ 144.57	2530	KNIGHTBRIDGE DR	HANSEN ROBERT L & BETTY L 2000 REVOCABLE FAMILY TRUS
3933	128-119-042	SE		1	$ 144.57	$ -	$ 144.57	2534	KNIGHTBRIDGE DR	SATYA-MURTI SATY & VIJI TRUST 1/22/14
3933	128-119-043	SE		1	$ 144.57	$ -	$ 144.57	2538	KNIGHTBRIDGE DR	TOLEDO-AGUIRRE VINCENT J
3933	128-119-044	SE		1	$ 144.57	$ -	$ 144.57	2542	KNIGHTBRIDGE DR	STONE PHILLIP E/VIRGINIA A
3933	128-119-045	SE		1	$ 144.57	$ -	$ 144.57	2541	BRUNSWICK DR	MORTON-TACAL KELLI L
3933	128-119-046	SE		1	$ 144.57	$ -	$ 144.57	2537	BRUNSWICK DR	WILSON DONALD R
3933	128-119-047	SE		1	$ 144.57	$ -	$ 144.57	2531	BRUNSWICK DR	LLW TRUST 5/6/20
3933	128-119-048	SE		1	$ 144.57	$ -	$ 144.57	2527	BRUNSWICK DR	KURASHIMA BENNETH T/THELMA D
3933	128-119-049	SE		1	$ 144.57	$ -	$ 144.57	2523	BRUNSWICK DR	COLANTONIO FRANCO & VIVIANE FAMILY TRUST 7/17/13
3933	128-119-050	SE		1	$ 144.57	$ -	$ 144.57	2519	BRUNSWICK DR	CHAUHAN JESPREET
3933	128-119-051	SE		1	$ 144.57	$ -	$ 144.57	2515	BRUNSWICK DR	GARSON GRANT R
3933	128-119-052	SE		1	$ 144.57	$ -	$ 144.57	2511	BRUNSWICK DR	DIAZ FERNANDO G/MARGARET L
3933	128-119-053	SE		1	$ 144.57	$ -	$ 144.57	2505	BRUNSWICK DR	LOATS CHRISTOPHER & MONICA FAMILY TRUST
3933	128-119-054	SE		1	$ 144.57	$ -	$ 144.57	2504	BRUNSWICK CT	CARNINO JUSTIN
3933	128-119-055	SE		1	$ 144.57	$ -	$ 144.57	2508	BRUNSWICK DR	MARTINEZ ADRIANA
3933	128-119-056	SE		1	$ 144.57	$ -	$ 144.57	2512	BRUNSWICK DR	GATELA ANDRONICO M JR
3933	128-119-057	SE		1	$ 144.57	$ -	$ 144.57	2516	BRUNSWICK DR	GOMEZ MOISES SANCHEZ
3933	128-119-058	SE		1	$ 144.57	$ -	$ 144.57	2520	BRUNSWICK DR	FLORES DAVID
3933	128-119-059	SE		1	$ 144.57	$ -	$ 144.57	2524	BRUNSWICK DR	LAKE DAVID
3933	128-119-060	SE		1	$ 144.57	$ -	$ 144.57	2528	BRUNSWICK DR	HAMPTON ADAM
3933	128-119-061	SE		1	$ 144.57	$ -	$ 144.57	2532	BRUNSWICK DR	REGALA FAMILY TRUST 9/16/93
3933	128-119-062	SE		1	$ 144.57	$ -	$ 144.57	2536	BRUNSWICK DR	EAST HELEN L
3933	128-119-063	SE		1	$ 144.57	$ -	$ 144.57	2540	BRUNSWICK DR	JACOBS JEFFREY K
3933	128-119-064	SE		1	$ 144.57	$ -	$ 144.57	2544	BRUNSWICK DR	LOPEZ LINDA
3933	128-119-065	SE		1	$ 144.57	$ -	$ 144.57	2548	BRUNSWICK DR	CARDENAS MICHAEL M
3933	128-119-066	SE		1	$ 144.57	$ -	$ 144.57	324	YORK LN	MADRIGAL GEORGE D
3933	128-119-067	SE		1	$ 144.57	$ -	$ 144.57	318	YORK LN	MASHHOON-MOSADDAD FAMILY TRUST 4/7/03
3933	128-119-068	SE		1	$ 144.57	$ -	$ 144.57	312	YORK LN	CABRERA CATHY
3933	128-119-069	SE		1	$ 144.57	$ -	$ 144.57	306	YORK LN	CONCANNON EUGENE G
3933	128-121-001	SE		1	$ 144.57	$ -	$ 144.57	2143	PASEO CIELO	MARTINEZ RICARDO T/MARGARET Z
3933	128-121-002	SE		1	$ 144.57	$ -	$ 144.57	2147	PASEO CIELO	PRATHER PAUL
3933	128-121-003	SE		1	$ 144.57	$ -	$ 144.57	2151	PASEO CIELO	RHEINISCH INTERCONTINENTAL TRUST 12/5/19
3933	128-121-004	SE		1	$ 144.57	$ -	$ 144.57	2155	PASEO CIELO	DEL VALLE ARTURO GODOY
3933	128-121-005	SE		1	$ 144.57	$ -	$ 144.57	2159	PASEO CIELO	RIKALO MAY J 2015 REVOCABLE TRUST 7/22/15
3933	128-121-006	SE		1	$ 144.57	$ -	$ 144.57	2163	PASEO CIELO	DENISON CAROL
3933	128-121-007	SE		1	$ 144.57	$ -	$ 144.57	406	CALLE BONITA	NEVAREZ OCTAVIANO & MELERO MARIA MANUELA REVOCABLE F
3933	128-121-008	SE		1	$ 144.57	$ -	$ 144.57	408	E CALLE BONITA	NAVARRO OLIVIA R
3933	128-121-009	SE		1	$ 144.57	$ -	$ 144.57	412	CALLE BONITA	CELESTE TRUST
3933	128-121-010	SE		1	$ 144.57	$ -	$ 144.57	416	E CALLE BONITA	CHAPMAN CHRISTINA
3933	128-121-011	SE		1	$ 144.57	$ -	$ 144.57	420	E CALLE BONITA	KOENEN DANIEL M
3933	128-121-012	SE		1	$ 144.57	$ -	$ 144.57	424	E CALLE BONITA	HOPPER LYNNE E 2015 TRUST 1/19/15
3933	128-121-013	SE		1	$ 144.57	$ -	$ 144.57	428	E CALLE BONITA	LIMON LARRY M/CYNTHIA L
3933	128-121-014	SE		1	$ 144.57	$ -	$ 144.57	432	CALLE BONITA	MASON RICHARD T
3933	128-121-015	SE		1	$ 144.57	$ -	$ 144.57	436	E CALLE BONITA	HOWARD KATHRYN A FAMILY TRUST
3933	128-121-016	SE		1	$ 144.57	$ -	$ 144.57	440	E CALLE BONITA	BIADO LIVING TRUST 3/21/19
3933	128-121-017	SE		1	$ 144.57	$ -	$ 144.57	444	CALLE BONITA	CORDERO LEROY JAMES REVOCABLE FAMILY TRUST
3933	128-121-018	SE		1	$ 144.57	$ -	$ 144.57	448	CALLE BONITA	WRIGHT MERLE C LIVING TRUST 11/1/87
3933	128-121-019	SE		1	$ 144.57	$ -	$ 144.57	2160	VISTA ELEGANTE	ALLMAN RONALD M
3933	128-121-020	SE		1	$ 144.57	$ -	$ 144.57	2156	VISTA ELEGANTE	ENGEL-HUTTON FAMILY REVOCABLE TRUST 9/5/2011
3933	128-121-021	SE		1	$ 144.57	$ -	$ 144.57	2152	VISTA ELEGANTE	STOLTEY BRETT
3933	128-121-022	SE		1	$ 144.57	$ -	$ 144.57	2148	VISTA ELEGANTE	LALA PATRICIA L 2000 REVOCABLE TRUST 12/8/00
3933	128-121-023	SE		1	$ 144.57	$ -	$ 144.57	2144	VISTA ELEGANTE	STABEN JEANNE L TRUST 3/9/07
3933	128-121-024	SE		1	$ 144.57	$ -	$ 144.57	2143	VISTA ELEGANTE	KASPER MARK R & LINDA L TRUST 6/14/04
3933	128-121-025	SE		1	$ 144.57	$ -	$ 144.57	2147	VISTA ELEGANTE	JAUREGUI JULIO CESAR CASTRO
3933	128-121-026	SE		1	$ 144.57	$ -	$ 144.57	2151	VISTA ELEGANTE	QUACH TERRY/TRANG LIVING TRUST 1/26/05
3933	128-121-027	SE		1	$ 144.57	$ -	$ 144.57	439	E CALLE BONITA	TERAN-MATTHEWS PATRICIA JANETTE
3933	128-121-028	SE		1	$ 144.57	$ -	$ 144.57	2152	CALLE SERENA	CURIEL ALONSO B
3933	128-121-029	SE		1	$ 144.57	$ -	$ 144.57	2148	CALLE SERENA	MONTEJANO JUSTIN P
3933	128-121-030	SE		1	$ 144.57	$ -	$ 144.57	2144	CALLE SERENA	FORSMANN JUSTIN
3933	128-121-031	SE		1	$ 144.57	$ -	$ 144.57	2140	CALLE SERENA	MAHER DAVID
3933	128-121-032	SE		1	$ 144.57	$ -	$ 144.57	2141	CALLE SERENA	KORWES MARGARET
3933	128-121-033	SE		1	$ 144.57	$ -	$ 144.57	2145	CALLE SERENA	GORDON WILL L II
3933	128-121-034	SE		1	$ 144.57	$ -	$ 144.57	2149	CALLE SERENA	SNITCHLER DENNIS
3933	128-121-035	SE		1	$ 144.57	$ -	$ 144.57	423	E CALLE BONITA	KREYMER ROBERT NEAL
3933	128-121-036	SE		1	$ 144.57	$ -	$ 144.57	2154	PASEO CIELO	MUSCIO ALAN T
3933	128-121-037	SE		1	$ 144.57	$ -	$ 144.57	2150	PASEO CIELO	TOGNAZZINI ARTHUR R MARITAL TRUST 10/18/01 UNDER ART
3933	128-121-038	SE		1	$ 144.57	$ -	$ 144.57	2146	PASEO CIELO	BOICE VALERIE MOYA
3933	128-121-039	SE		1	$ 144.57	$ -	$ 144.57	2142	PASEO CIELO	PENA AIDE
3933	128-128-010	SE	**Bradely Square**	1	$ 30,071.25	$ 81,730.90	$ 111,802.14	2460	RUBEL WAY	KW BRADLEY SQUARE LLC
3933	128-129-009	SE		1	$ 586.29	$ -	$ 586.29	2316	S BROADWAY	MICHAEL & DONNA SHOCKLEY TRUST-KFC
3933	128-129-010	SE		1	$ 586.28	$ -	$ 586.28	2306	S BROADWAY	1119 FOURTH STREET LLC
3933	128-129-011	SE		1	$ 586.28	$ -	$ 586.28	2258	S BROADWAY	JENNINGS ROBERT P
3933	128-129-012	SE		1	$ 586.28	$ -	$ 586.28	2318	S BROADWAY	HOOD CHARLES B III/MICHELLE M
3933	128-129-013	SE		1	$ 586.28	$ -	$ 586.28	2340	S BROADWAY	RBG MARITAL EXEMPT TRUST 10/13/2011
3933	128-129-014	SE		1	$ 586.28	$ -	$ 586.28	2320	S BROADWAY	SAFEWAY INC
3933	128-129-016	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-129-017	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-129-018	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-129-019	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-129-020	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-134-001	SE		1	$ 144.57	$ -	$ 144.57	2629	SANTA BARBARA DR	BROOKS DELORIS LIVING TRUST 8/5/99
3933	128-134-002	SE		1	$ 144.57	$ -	$ 144.57	2623	SANTA BARBARA DR	HAY DORA E
3933	128-134-003	SE		1	$ 144.57	$ -	$ 144.57	2617	SANTA BARBARA DR	HAWKINS A & L FAMILY TRUST
3933	128-134-004	SE		1	$ 144.57	$ -	$ 144.57	2611	SANTA BARBARA DR	SIERRA-BRAVO EPIFANIO
3933	128-134-005	SE		1	$ 144.57	$ -	$ 144.57	2605	SANTA BARBARA DR	FOSTER FEDERICO FAMILY TRUST
3933	128-134-006	SE		1	$ 289.15	$ -	$ 289.15	407	MONTEREY RD	PINEDA EDISON R
3933	128-134-007	SE		1	$ 144.57	$ -	$ 144.57	411	MONTEREY RD	MUSCIO FAMILY TRUST 4/12/03
3933	128-134-008	SE		1	$ 144.57	$ -	$ 144.57	417	MONTEREY RD	CUGINI NICHOLAS
3933	128-134-009	SE		1	$ 144.57	$ -	$ 144.57	423	MONTEREY RD	UCP WORK INC
3933	128-134-010	SE		1	$ 144.57	$ -	$ 144.57	429	MONTEREY RD	BOWKER FAMILY TRUST 8/30/05
3933	128-134-011	SE		1	$ 144.57	$ -	$ 144.57	2603	SOLEDAD CT	FARMER BRYAN HARVEY
3933	128-134-012	SE		1	$ 144.57	$ -	$ 144.57	2602	SOLEDAD CT	VLAMINGS ALEXANDER WILLEM & ELIZABETH DORATHEA JOINT
3933	128-134-013	SE		1	$ 144.57	$ -	$ 144.57	2606	SOLEDAD CT	VILLEGAS FAMILY TRUST 7/3/12
3933	128-134-014	SE		1	$ 144.57	$ -	$ 144.57	441	MONTEREY RD	GRIFFIN THOMAS L JR
3933	128-134-015	SE		1	$ 144.57	$ -	$ 144.57	447	MONTEREY RD	STRICKHOUSER FAMILY TRUST 7/18/91
3933	128-134-016	SE		1	$ 144.57	$ -	$ 144.57	505	SAN ANTONIO DR	DOMINGUES DONALD J/MARIA E
3933	128-134-017	SE		1	$ 144.57	$ -	$ 144.57	506	SAN ANTONIO RD	CAMPBELL BETH A 2000 TRUST
3933	128-134-018	SE		1	$ 144.57	$ -	$ 144.57	507	MONTEREY RD	TRAN BANG
3933	128-134-019	SE		1	$ 144.57	$ -	$ 144.57	506	MONTEREY RD	COOTE TRUST
3933	128-134-020	SE		1	$ 144.57	$ -	$ 144.57	448	MONTEREY RD	WHEELER SHARON
3933	128-134-021	SE		1	$ 144.57	$ -	$ 144.57	442	MONTEREY RD	NGUYEN/CUNG FAMILY TRUST 1/19/04
3933	128-134-022	SE		1	$ 144.57	$ -	$ 144.57	436	MONTEREY RD	YOUNG FAMILY TRUST
3933	128-134-023	SE		1	$ 144.57	$ -	$ 144.57	430	MONTEREY RD	VASQUEZ JULLIE N INDIVIDUAL LIVING TRUST 3/29/01
3933	128-134-024	SE		1	$ 144.57	$ -	$ 144.57	424	MONTEREY RD	HOPPER MICHAEL N
3933	128-134-025	SE		1	$ 144.57	$ -	$ 144.57	418	MONTEREY RD	SILVA DAVID FAMILY TRUST 5/4/17
3933	128-134-026	SE		1	$ 144.57	$ -	$ 144.57	412	MONTEREY RD	MACIAS RAUL/SILVIA
3933	128-134-027	SE		1	$ 144.57	$ -	$ 144.57	409	VENTURA RD	HUNTINGTON KIM BRYAN
3933	128-134-028	SE		1	$ 144.57	$ -	$ 144.57	415	VENTURA RD	GOLDBERG MAUREEN
3933	128-134-029	SE		1	$ 144.57	$ -	$ 144.57	421	VENTURA RD	SHEPARD DANIEL PAUL 1998 REVOCABLE TRUST
3933	128-134-030	SE		1	$ 144.57	$ -	$ 144.57	427	VENTURA RD	HERNANDEZ-GOMEZ RUPERTO

3933	128-134-031	**SE**		1	$ 144.57	$ -	$ 144.57	433 VENTURA RD	RECINOS SONYA
3933	128-134-032	**SE**		1	$ 144.57	$ -	$ 144.57	439 VENTURA RD	LISHER MARK E
3933	128-134-033	**SE**		1	$ 144.57	$ -	$ 144.57	445 VENTURA RD	LARA JULIETA
3933	128-134-034	**SE**		1	$ 144.57	$ -	$ 144.57	505 VENTURA RD	CICCHETTI FAMILY TRUST 5/5/92
3933	128-134-035	**SE**		1	$ 144.57	$ -	$ 144.57	504 VENTURA RD	SNYDER FAMILY TRUST 5/14/15
3933	128-134-036	**SE**		1	$ 144.57	$ -	$ 144.57	446 VENTURA RD	MCLEAN DONALD L
3933	128-134-037	**SE**		1	$ 144.57	$ -	$ 144.57	440 VENTURA RD	ZARATE VINCENT EUBANK
3933	128-134-038	**SE**		1	$ 144.57	$ -	$ 144.57	434 VENTURA RD	ALCANTAR ALEXANDER C
3933	128-134-039	**SE**		1	$ 144.57	$ -	$ 144.57	428 VENTURA RD	MARTINEZ MAUREEN L
3933	128-134-040	**SE**		1	$ 144.57	$ -	$ 144.57	422 VENTURA RD	NILLO FAMILY TRUST 6/15/18
3933	128-134-041	**SE**		1	$ 144.57	$ -	$ 144.57	416 VENTURA RD	STRICKHOUSER FAMILY TRUST 7/18/1991
3933	128-134-042	**SE**		1	$ 144.57	$ -	$ 144.57	410 VENTURA RD	RUIZ JOSEPH L JR
3933	128-135-001	**SE**		1	$ 144.57	$ -	$ 144.57	497 A E NEWLOVE DR A	SMITH EDWARD A
3933	128-135-002	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR B	RIOUX GERALD L
3933	128-135-003	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR C	BUCIO-BUCIO GILBERTO
3933	128-135-004	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR D	MACIAS CARMEN
3933	128-135-005	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR E	KUANG TIMOTHY
3933	128-135-006	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR F	LEGGS JASMINE
3933	128-135-007	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR G	HADICK RENEE L
3933	128-135-008	**SE**		1	$ 144.57	$ -	$ 144.57	497 E NEWLOVE DR H	SIMKO MARTHA S
3933	128-135-009	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR A	BUSH ERIC J
3933	128-135-010	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR B	MBB PROPERTIES LLC
3933	128-135-011	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR C	LEMUS LUIS LEON
3933	128-135-012	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR D	VALDOVINOS JOSE SAUL
3933	128-135-013	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR E	ROSCAMP JOAN JAMES 2011 REVOCABLE TRUST
3933	128-135-014	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR F	BUSH ERIC J
3933	128-135-015	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR G	BARBOSA ELI
3933	128-135-016	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR H	BUSH ERIC
3933	128-135-017	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR I	KRAMER LIU-YEN
3933	128-135-018	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR J	MELENDEZ VICTOR A
3933	128-135-019	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR K	CAMACHO OSCAR
3933	128-135-020	**SE**		1	$ 144.57	$ -	$ 144.57	499 E NEWLOVE DR L	LOPES KENNETH
3933	128-136-004	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,824.97	$ 2,411.25	2150 S BRADLEY RD C	SM 101 NINE LLC
3933	128-136-012	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 9,214.96	$ 9,801.24	600 E BETTERAVIA RD	STOWASSER ROBERT & DARLIENE REVOCABLE TRUST
3933	128-136-013	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 15,974.10	$ 16,560.38	700 E BETTERAVIA RD	CHICAGO IV LLC
3933	128-136-023	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,441.95	$ 2,028.24	2160 S BRADLEY RD 2-A	SM 101 TWO LLC
3933	128-136-024	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 5,474.90	$ 6,061.19	2170 S BRADLEY RD	SM 101 ONE LLC
3933	128-136-033	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 29,785.27	$ 30,371.55	2120 S BRADLEY RD 1	HD DEVELOPMENT OF MARYLAND INC
3933	128-136-038	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 8,291.21	$ 8,877.49	2150 S COLLEGE DR	CMRI LLC
3933	128-136-040	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,514.75	$ 4,101.03	2150 S COLLEGE DR	CMRI LLC
3933	128-136-041	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 10,048.59	$ 10,634.87	2175 S BRADLEY RD	SATURN BUILDING LLC
3933	128-136-043	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 2,027.74	$ 2,614.02	1090 E BETTERAVIA RD	GENERAL DEVELOPMENT CO LP
3933	128-136-046	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,447.16	$ 4,033.45	910 E BETTERAVIA RD	GENERAL DEVELOPMENT CO LP
3933	128-136-048	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,109.20	$ 3,695.48	2104 S BRADLEY RD	SM 101 EIGHT LLC
3933	128-136-050	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 2,027.74	$ 2,614.02	2118 S BRADLEY RD	SM 101 TEN LLC
3933	128-136-051	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,244.38	$ 3,830.67	2134 S BRADLEY RD	SM 101 TWO LLC
3933	128-136-052	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,154.26	$ 3,740.54	2200 S BRADLEY RD	SM 101 TWO LLC
3933	128-136-053	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,464.48	$ 2,050.76	2224 S BRADLEY RD	SM 101 TEN LLC
3933	128-136-055	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,960.15	$ 2,546.44	930 E BETTERAVIA RD	SM FREEWAY LLC
3933	128-136-056	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 5,249.60	$ 5,835.88		SM FREEWAY LLC
3933	128-137-003	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 4,934.17	$ 5,520.45	2254 S BRADLEY RD E	SM 101 NINE LLC
3933	128-137-018	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 32,466.39	$ 33,052.67	2220 S BRADLEY RD 4	WAL-MART REAL ESTATE BUSINESS TRUST
3933	128-137-034	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,424.63	$ 4,010.91	2270 S BRADLEY RD 6	SM 101 EIGHT LLC
3933	128-137-035	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 6,601.43	$ 7,187.71	2306 S BRADLEY RD 7	SM 101 THREE LLC
3933	128-137-046	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 16,244.46	$ 16,830.75	605 E MCCOY LN	GRACE BAPTIST CHURCH OF SANTA MARIA
3933	128-137-051	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 7,975.78	$ 8,562.06	2326 S BRADLEY RD 8	SM 101 SEVEN LLC
3933	128-137-052	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,689.78	$ 2,276.07	2270 S BRADLEY RD	SM 101 EIGHT LLC
3933	128-137-058	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 6,038.16	$ 6,624.45	2338 S BRADLEY RD 10	SM 101 SIX LLC
3933	128-137-059	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 3,154.26	$ 3,740.54		SM 101 SIX LLC
3933	128-137-065	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 10,837.15	$ 11,423.43	650 SOUTHSIDE PKWY	CROSSROADS STORAGE LLC
3933	128-137-070	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 5,700.21	$ 6,286.49	2240 S BRADLEY RD 5	WAL-MART REAL ESTATE BUSINESS TRUST INC
3933	128-137-071	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 428.08	$ 1,014.36	2238 S BRADLEY RD	SM 101 FOUR LLC
3933	128-137-073	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,960.15	$ 2,546.44	2364 S BRADLEY RD F	SM 101 TEN LLC
3933	128-137-074	**SE**	**Crossroads Commercial**	1	$ 586.28	$ 1,892.55	$ 2,478.84	2286 S BRADLEY RD	SM 101 TEN LLC
3933	128-139-003	**SE**		1	$ 586.28	$ -	$ 586.28	851 E ENOS DR	SANTA MARIA SELF STORAGE LLC
3933	128-139-009	**SE**		1	$ 586.28	$ -	$ 586.28	1330 S BRADLEY RD	IN-N-OUT BURGER
3933	128-139-011	**SE**		1	$ 586.28	$ -	$ 586.28	1411 S BRADLEY RD	REALTY INCOME PROPERTIES 23 LLC
3933	128-139-012	**SE**		1	$ 586.28	$ -	$ 586.28	1407 S BRADLEY RD	MCDONALD CORPORATION
3933	128-139-013	**SE**		1	$ 586.28	$ -	$ 586.28	1415 S BRADLEY RD	SMITH ANNE RUIZ TRUSTEE 12-27-83
3933	128-139-014	**SE**		1	$ 586.28	$ -	$ 586.28	1427 S BRADLEY RD	BRADLEY PARTNERSHIP
3933	128-139-015	**SE**		1	$ 586.28	$ -	$ 586.28	1431 S BRADLEY RD	FP2-14 LLC
3933	128-139-016	**SE**		1	$ 586.28	$ -	$ 586.28	1423 S BRADLEY RD	BRADLEY PARTNERSHIP
3933	128-140-001	**SE**		1	$ 144.57	$ -	$ 144.57	2717 SANTA BARBARA DR	MAXWELL MELISSA M
3933	128-140-002	**SE**		1	$ 144.57	$ -	$ 144.57	2715 SANTA BARBARA DR	BROWN FAMILY TRUST 11/6/03
3933	128-140-003	**SE**		1	$ 289.15	$ -	$ 289.15	2711 SANTA BARBARA ST	ANDRADE MAYRA
3933	128-140-004	**SE**		1	$ 144.57	$ -	$ 144.57	2709 SANTA BARBARA DR	PANTOJA CHRISTINA VELAZQUEZ
3933	128-140-005	**SE**		1	$ 144.57	$ -	$ 144.57	2705 SANTA BARBARA DR	JACKSON FAMILY TRUST 10/14/92
3933	128-140-006	**SE**		1	$ 144.57	$ -	$ 144.57	2701 SANTA BARBARA DR	MENUSA STACY L
3933	128-140-007	**SE**		1	$ 144.57	$ -	$ 144.57	2647 SANTA BARBARA DR	GUERRERO JOSE
3933	128-140-008	**SE**		1	$ 144.57	$ -	$ 144.57	2641 SANTA BARBARA DR	BARBER PAUL & ELIZABETH LIVING TRUST
3933	128-140-009	**SE**		1	$ 144.57	$ -	$ 144.57	2635 SANTA BARBARA DR	CABACUNGAN ZOSIMO A/CRISTINA V
3933	128-140-010	**SE**		1	$ 144.57	$ -	$ 144.57	409 SAN LUIS DR	HUGHES BRIAN
3933	128-140-011	**SE**		1	$ 144.57	$ -	$ 144.57	415 SAN LUIS DR	HAMMOND GREGORY C
3933	128-140-012	**SE**		1	$ 144.57	$ -	$ 144.57	419 SAN LUIS DR	MACHUT JOHN F
3933	128-140-013	**SE**		1	$ 144.57	$ -	$ 144.57	425 SAN LUIS DR	CLABOUGH FRANK
3933	128-140-014	**SE**		1	$ 144.57	$ -	$ 144.57	431 SAN LUIS DR	TANNER FAMILY TRUST 4/28/20
3933	128-140-015	**SE**		1	$ 144.57	$ -	$ 144.57	437 SAN LUIS DR	HERRERA SANTIAGO
3933	128-140-016	**SE**		1	$ 144.57	$ -	$ 144.57	443 SAN LUIS DR	WRAY ERIC TRUST 1/22/20
3933	128-140-017	**SE**		1	$ 144.57	$ -	$ 144.57	501 SAN LUIS DR	CEARLEY TRACEY T
3933	128-140-018	**SE**		1	$ 144.57	$ -	$ 144.57	502 SAN LUIS DR	MAXIM/VENEMA TRUST 10/2/06
3933	128-140-019	**SE**		1	$ 144.57	$ -	$ 144.57	444 SAN LUIS DR	ZERCHER WILSON J & ELISA B TRUST 9/19/08
3933	128-140-020	**SE**		1	$ 144.57	$ -	$ 144.57	438 SAN LUIS DR	ARCE GERMAN E NEYRA
3933	128-140-021	**SE**		1	$ 144.57	$ -	$ 144.57	432 SAN LUIS DR	HOWARD TRUST DATED 08/28/1987
3933	128-140-022	**SE**		1	$ 144.57	$ -	$ 144.57	426 SAN LUIS DR	VANG JUDAH J
3933	128-140-023	**SE**		1	$ 144.57	$ -	$ 144.57	420 SAN LUIS DR	RIGG TRUST 12/21/04
3933	128-140-024	**SE**		1	$ 144.57	$ -	$ 144.57	2706 SANTA BARBARA DR	MELTON IRENE A
3933	128-140-025	**SE**		1	$ 144.57	$ -	$ 144.57	2710 SANTA BARBARA DR	BISSIN JAMES M & PATRICIA A REVOCABLE TRUST
3933	128-140-026	**SE**		1	$ 144.57	$ -	$ 144.57	2714 SANTA BARBARA DR	CARO MIGUEL
3933	128-140-027	**SE**		1	$ 144.57	$ -	$ 144.57	2718 SANTA BARBARA DR	WILLIAMS JERRY A
3933	128-140-028	**SE**		1	$ 144.57	$ -	$ 144.57	2722 SANTA BARBARA DR	BENEDETTI FAMILY TRUST 4/28/00
3933	128-140-029	**SE**		1	$ 144.57	$ -	$ 144.57	2726 SANTA BARBARA DR	DURAN ROBERT E
3933	128-140-030	**SE**		1	$ 144.57	$ -	$ 144.57	2730 SANTA BARBARA ST	CHICO FAMILY TRUST 6/11/08
3933	128-140-031	**SE**		1	$ 144.57	$ -	$ 144.57	2734 SANTA BARBARA ST	STRICKLIN JEFFREY DONALD
3933	128-144-001	**SE**		1	$ 144.57	$ -	$ 144.57	509 SAN ANTONIO DR	MCFARLIN MATTHEW
3933	128-144-002	**SE**		1	$ 144.57	$ -	$ 144.57	515 SAN ANTONIO DR	TAYLOR JOHN H/LENORA F
3933	128-144-003	**SE**		1	$ 144.57	$ -	$ 144.57	519 SAN ANTONIO DR	TRUST DTD 6-22-05
3933	128-144-004	**SE**		1	$ 144.57	$ -	$ 144.57	523 SAN ANTONIO DR	MAYER MARLIN JEROME
3933	128-144-005	**SE**		1	$ 144.57	$ -	$ 144.57	527 SAN ANTONIO DR	ROLDAN BURT JAVIER & MARIA PERPETUAL LIVING TRUST 9/
3933	128-144-006	**SE**		1	$ 144.57	$ -	$ 144.57	531 SAN ANTONIO DR	SYLVESTER DALIA
3933	128-144-007	**SE**		1	$ 144.57	$ -	$ 144.57	535 SAN ANTONIO DR	BUELOW VICKIE
3933	128-144-008	**SE**		1	$ 144.57	$ -	$ 144.57	539 SAN ANTONIO DR	ORGANO PETER JASON
3933	128-144-009	**SE**		1	$ 144.57	$ -	$ 144.57	543 SAN ANTONIO DR	HSIAO LISA
3933	128-144-010	**SE**		1	$ 144.57	$ -	$ 144.57	547 SAN ANTONIO DR	ROSENTHAL SCOTT LARRY
3933	128-144-011	**SE**		1	$ 144.57	$ -	$ 144.57	546 SAN ANTONIO DR	CHAVIER 2010 TRUST 12/17/2010
3933	128-144-012	**SE**		1	$ 144.57	$ -	$ 144.57	540 SAN ANTONIO DR	HOANG TAM TRONG
3933	128-144-013	**SE**		1	$ 144.57	$ -	$ 144.57	536 SAN ANTONIO DR	CUNA EDUARDO
3933	128-144-014	**SE**		1	$ 144.57	$ -	$ 144.57	516 SAN ANTONIO DR	MARTINEZ PABLO A & THELMA M FAMILY TRUST
3933	128-144-015	**SE**		1	$ 144.57	$ -	$ 144.57	510 SAN ANTONIO DR	HERNANDEZ JOSEPH S
3933	128-144-016	**SE**		1	$ 144.57	$ -	$ 144.57	511 MONTEREY RD	VILLEGAS JESSE
3933	128-144-017	**SE**		1	$ 144.57	$ -	$ 144.57	517 MONTEREY RD	RUIZ ARTHUR H
3933	128-144-018	**SE**		1	$ 144.57	$ -	$ 144.57	544 MONTEREY RD	CHAVEZ TIMOTHY
3933	128-144-019	**SE**		1	$ 144.57	$ -	$ 144.57	540 MONTEREY RD	ENGLISH BRYAN JAMES
3933	128-144-020	**SE**		1	$ 144.57	$ -	$ 144.57	536 MONTEREY RD	MOON EUN HEE
3933	128-144-021	**SE**		1	$ 144.57	$ -	$ 144.57	532 MONTEREY RD	TENIENTE ROGELIO
3933	128-144-022	**SE**		1	$ 144.57	$ -	$ 144.57	526 MONTEREY RD	JEVNE LAURA CATHRYNE
3933	128-144-023	**SE**		1	$ 144.57	$ -	$ 144.57	522 MONTEREY RD	GUMMERMAN EXEMPTION TRUST 03/22/00
3933	128-144-024	**SE**		1	$ 144.57	$ -	$ 144.57	516 MONTEREY RD	MANDAP NILO LOBO
3933	128-144-025	**SE**		1	$ 144.57	$ -	$ 144.57	512 MONTEREY RD	DROUIN STEVEN R
3933	128-144-026	**SE**		1	$ 144.57	$ -	$ 144.57	507 VENTURA RD	YANG CHU TRUST
3933	128-144-027	**SE**		1	$ 144.57	$ -	$ 144.57	511 VENTURA RD	RAZO DOLORES A
3933	128-144-028	**SE**		1	$ 144.57	$ -	$ 144.57	515 VENTURA RD	HERNANDEZ ELIJIO
3933	128-144-029	**SE**		1	$ 144.57	$ -	$ 144.57	519 VENTURA RD	CHAVIER EMANUEL RICHARD LIVING TRUST 12/4/08
3933	128-144-030	**SE**		1	$ 144.57	$ -	$ 144.57	523 VENTURA RD	HERNANDEZ EDGAR R
3933	128-144-031	**SE**		1	$ 144.57	$ -	$ 144.57	527 VENTURA RD	RIETZKE BRIAN T
3933	128-144-032	**SE**		1	$ 144.57	$ -	$ 144.57	531 VENTURA RD	HONG JUNG JOO
3933	128-144-033	**SE**		1	$ 144.57	$ -	$ 144.57	2704 LA PURISIMA AVE	IMOE LARRY
3933	128-144-034	**SE**		1	$ 144.57	$ -	$ 144.57	2710 LA PURISIMA AVE	RUIZ LUIS R
3933	128-144-035	**SE**		1	$ 144.57	$ -	$ 144.57	2716 LA PURISIMA AVE	FREEMAN STEVEN E
3933	128-144-036	**SE**		1	$ 144.57	$ -	$ 144.57	2722 LA PURISIMA AVE	DAVIS ROGER B

3933	128-144-037	SE		1	$	144.57	$	-	$	144.57	2728 LA PURISIMA AVE	ZARATE SANDRA	
3933	128-144-038	SE		1	$	144.57	$	-	$	144.57	2734 LA PURISIMA AVE	WALKER NANCY J REVOCABLE TRUST 4/16/07	
3933	128-144-039	SE		1	$	144.57	$	-	$	144.57	2738 LA PURISIMA AVE	REYES LORRAINE E	
3933	128-144-040	SE		1	$	144.57	$	-	$	144.57	2742 LA PURISIMA AVE	QIAO BINGSHENG	
3933	128-144-041	SE		1	$	144.57	$	-	$	144.57	2748 LA PURISIMA AVE	STOLLBERG JAMES & SAMANTHA 2012 REVOCABLE TRUST 9/20	
3933	128-144-042	SE		1	$	144.57	$	-	$	144.57	2715 LA PURISIMA AVE	STERBONIC JOHN D	
3933	128-144-043	SE		1	$	144.57	$	-	$	144.57	2709 LA PURISIMA AVE	SILVA DAVID FAMILY TRUST 5/4/17	
3933	128-144-044	SE		1	$	144.57	$	-	$	144.57	524 VENTURA RD	DUNNE SANDRA M 2008 REVOCABLE TRUST	
3933	128-144-045	SE		1	$	144.57	$	-	$	144.57	520 VENTURA RD	MYERS JOHN R	
3933	128-144-046	SE		1	$	144.57	$	-	$	144.57	516 VENTURA RD	CABILES FAMILY TRUST 7/22/19	
3933	128-144-047	SE		1	$	144.57	$	-	$	144.57	512 VENTURA RD	SHERWOOD FAMILY TRUST	
3933	128-144-048	SE		1	$	144.57	$	-	$	144.57	508 VENTURA RD	LUU JOHN	
3933	128-144-049	SE		1	$	144.57	$	-	$	144.57	505 SAN LUIS DR	KWON DIANA Y	
3933	128-144-050	SE		1	$	144.57	$	-	$	144.57	509 SAN LUIS DR	FERREIRA PAOLA	
3933	128-144-051	SE		1	$	144.57	$	-	$	144.57	511 SAN LUIS DR	ORTIZ CALEB C	
3933	128-144-052	SE		1	$	144.57	$	-	$	144.57	517 SAN LUIS DR	POND HARRY F	
3933	128-144-053	SE		1	$	144.57	$	-	$	144.57	523 SAN LUIS DR	SANTIAGO RAYMOND A JR	
3933	128-144-054	SE		1	$	144.57	$	-	$	144.57	525 SAN LUIS DR	STEVENS 2014 FAMILY TRUST 1/20/14	
3933	128-144-055	SE		1	$	289.15	$	-	$	289.15	533 SAN LUIS DR	FERNANDEZ JONATHAN P	
3933	128-144-056	SE		1	$	144.57	$	-	$	144.57	534 SAN LUIS DR	PRIMAVERA MESA PROPERTIES LLC	
3933	128-144-057	SE		1	$	144.57	$	-	$	144.57	530 SAN LUIS DR	TITTES MICHAEL K	
3933	128-144-058	SE		1	$	144.57	$	-	$	144.57	526 SAN LUIS DR	SIBUG CARMELITA C	
3933	128-144-059	SE		1	$	144.57	$	-	$	144.57	522 SAN LUIS DR	CORREA ORLANDO	
3933	128-144-060	SE		1	$	144.57	$	-	$	144.57	518 SAN LUIS DR	DE LIBERTIS ROBRT S JR REVOCABLE TRUST	
3933	128-144-061	SE		1	$	144.57	$	-	$	144.57	514 SAN LUIS DR	LEVENTIS PAUL P	
3933	128-144-062	SE		1	$	144.57	$	-	$	144.57	510 SAN LUIS DR	IZQUIERDO JUAN M	
3933	128-144-063	SE		1	$	144.57	$	-	$	144.57	506 SAN LUIS DR	RINCON AGUSTIN JR	
3933	128-144-064	SE		1	$	144.57	$	-	$	144.57	2736 SANTA BARBARA DR	HERNANDEZ ALEJANDRO S	
3933	128-144-065	SE		1	$	144.57	$	-	$	144.57	2740 SANTA BARBARA DR	PONTO JFK 2012 TRUST 3/28/12	
3933	128-144-066	SE		1	$	144.57	$	-	$	144.57	2742 SANTA BARBARA DR	HUITRON LIVING TRUST 10/19/99	
3933	128-144-067	SE		1	$	144.57	$	-	$	144.57	2746 SANTA BARBARA DR	PERDUE PEGGY C	
3933	128-144-068	SE		1	$	144.57	$	-	$	144.57	509 CAPISTRANO LN	KWON DIANA Y	
3933	128-144-069	SE		1	$	144.57	$	-	$	144.57	515 CAPISTRANO LN	TAVANA FAMILY TRUST 1/31/07	
3933	128-144-070	SE		1	$	144.57	$	-	$	144.57	521 CAPISTRANO LN	MUNOZ CLAUDIA DIAZ	
3933	128-144-071	SE		1	$	144.57	$	-	$	144.57	527 CAPISTRANO LN	AGUIRRE CARLOS M	
3933	128-144-072	SE		1	$	144.57	$	-	$	144.57	533 CAPISTRANO LN	KOUCHOUKIAN JOHN JOE	
3933	128-149-001	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	641 E DEL NORTE	GLASGOW CLARENCE E	
3933	128-149-002	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	631 E DEL NORTE	GUIAB RAZEL	
3933	128-149-003	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	621 E DEL NORTE	TAKIER CHRIS	
3933	128-149-004	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	611 E DEL NORTE	DELLARMO JOHN	
3933	128-149-005	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	601 E DEL NORTE	RIVAS ROBERT W JR	
3933	128-149-006	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2241 EL MIRLO	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17	
3933	128-149-007	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2247 EL MIRLO	HASTERT CHRISTOPHER	
3933	128-149-008	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2253 EL MIRLO	SHEEHY SALLY COOPER C TRUST-COOPER TRUST C	
3933	128-149-009	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2259 EL MIRLO	LANGEHENNIG LIVING TRUST 6/7/07	
3933	128-149-010	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	623 LA NORIA	CHEN KWAN HUEI	
3933	128-149-011	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	629 LA NORIA	FREY BRETT M	
3933	128-149-012	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	635 LA NORIA	BROWN THOMAS ARTHUR SR SEPARATE PROPERTY TRUST 3/28/	
3933	128-149-013	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	641 LA NORIA	BORJAS MICKIE	
3933	128-149-014	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	647 LA NORIA	SMITH RANDALL DEAN	
3933	128-149-015	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	648 DEL NORTE	RODGERS ERIC CHARLES	
3933	128-149-016	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	642 DEL NORTE	HARMON DOUG C	
3933	128-149-017	SE	**Crossroads Residential**	1	$	289.14	$	1,068.54	$	1,357.68	634 DEL NORTE	VALDOVINOS JAIME	
3933	128-149-018	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	624 DEL NORTE	BALLEW FAMILY REVOCABLE TRUST 7/11/19	
3933	128-150-001	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2265 EL MIRLO	MCDONALD JEFFREY L	
3933	128-150-002	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2271 EL MIRLO	PRIETO LUZ M	
3933	128-150-003	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2277 EL MIRLO	GONZALES MARK S	
3933	128-150-004	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2285 EL MIRLO	MORGRET DIANA S	
3933	128-150-005	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2305 EL MIRLO	KOENEN FAMILY TRUST	
3933	128-150-006	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2315 EL MIRLO	OJEDA RAFAEL JR	
3933	128-150-007	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2325 EL MIRLO	CHEN PAUL CHING	
3933	128-150-008	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2335 EL MIRLO	ZIERMAN 2015 FAMILY TRUST 10/8/15	
3933	128-150-009	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2345 EL MIRLO	BENNETT JAMES A	
3933	128-150-010	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2355 EL MIRLO	TELLEZ RICHARD	
3933	128-150-011	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	608 LA GRACIA	VEA ELMER M	
3933	128-150-012	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	618 LA GRACIA	MAHONEY DANIEL TRUST 7/9/19	
3933	128-150-013	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	628 LA GRACIA	VARELA LAWRENCE JR	
3933	128-150-014	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	638 LA GRACIA	MALUMPHY BARCLAY J	
3933	128-150-015	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	648 LA GRACIA	LIMON FELIPE	
3933	128-150-016	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	702 LA GRACIA	KINGSLEY ELIZABETH ANN LIVING TRUST 8/14/14	
3933	128-150-017	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	712 LA GRACIA	TAMBO PETE O	$2.00
3933	128-150-018	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	722 LA GRACIA	HENDERSON 2000 FAMILY TRUST 1/24/00	
3933	128-150-019	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	732 LA GRACIA	SCOTT JOSEPH & YVONNE REVOCABLE FAMILY TRUST 3/5/19	
3933	128-150-020	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	742 LA GRACIA	VU KIM THUY THI	
3933	128-150-021	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	741 LA GRACIA	LUCERO OLGA INDIVIDUAL LIVING TRUST 6/25/18	
3933	128-150-022	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	731 LA GRACIA	VELASQUEZ KIMBERLY J	
3933	128-150-023	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	721 LA GRACIA	NOLAN SEAN J	
3933	128-150-024	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2346 DEL SUR	GRAY IRREVOCABLE 2003 TRUST 12/31/03	
3933	128-150-025	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2338 DEL SUR	VEA JONALYN A	
3933	128-150-026	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2328 DEL SUR	PITA CHRISTINA E	
3933	128-150-027	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	638 EL ACEBO	GOBLE MARIA	
3933	128-150-028	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	644 EL ACEBO	CABRERA ROGELIO HERRERA	
3933	128-150-029	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	648 EL ACEBO	DESEMBRANA JENNIFER B	
3933	128-150-030	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	650 EL ACEBO	EISNER DARREN T	
3933	128-150-031	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	626 EL ACEBO	DECAIRES BRIAN	
3933	128-150-032	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2327 DEL SUR	TUNNELL FAMILY REVOCABLE TRUST 1/11/07	
3933	128-150-033	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	649 LA GRACIA	CARDENAS ISRAEL	
3933	128-150-034	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	639 LA GRACIA	STEVENS KENT R	
3933	128-150-039	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	621 EL ACEBO	ORTIZ JUAN F	
3933	128-150-040	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	625 EL ACEBO	VALLE XAVIER	
3933	128-150-041	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	631 EL ACEBO	TIEU GIA N	
3933	128-150-042	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	637 EL ACEBO	KANG JANET BOSUN	
3933	128-150-043	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	643 EL ACEBO	GARCIA TRUST	
3933	128-150-044	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	649 EL ACEBO	TOMILLOSO JESS & VIVIAN TRUST 4/9/15	
3933	128-150-045	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	646 LA NORIA	ELISERIO RICARDO N JR	
3933	128-150-046	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	644 LA NORIA	LAWYER PHILLIP H	
3933	128-150-047	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	636 LA NORIA	GOMEZ ESPERANZA	
3933	128-150-048	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	628 LA NORIA	THACH LAN T	
3933	128-150-049	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	622 LA NORIA	CHAVEZ MARIA M	
3933	128-150-056	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2314 EL MIRLO	URIBE VANESSA	
3933	128-150-059	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2344 EL MIRLO	GOOD FAMILY TRUST 6/28/06	
3933	128-150-066	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2334 EL MIRLO	STEVELEY ENA REVOCABLE LIVING TRUST 9/23/04	
3933	128-150-067	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2324 EL MIRLO	BARKSDALE BOBBY	
3933	128-154-001	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 105	NELSON KENNETH & MARIA REVOCABLE TRUST 4/14/00	
3933	128-154-002	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 104	J W SLAUGHTER LLC	
3933	128-154-003	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 103	NELSON KENNETH & MARIA REVOCABLE TRUST 4/14/00	
3933	128-154-004	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 102	NELSON KENNETH & MARIA REVOCABLE TRUST 4/14/00	
3933	128-154-005	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 101	JCMS LP	
3933	128-154-006	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 205	WRIGHT PETER A	
3933	128-154-007	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 204	MAY REVOCABLE FAMILY TRUST	
3933	128-154-008	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 203	GALANTE FREDDIE J & KRISTA REVOCABLE TRUST	
3933	128-154-009	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 202	NELSON KENNETH & MARIA REVOCABLE TRUST 4/14/00	
3933	128-154-010	SE	**Crossroads Commercial**	1	$	586.28	$	112.65	$	698.93	2151 S COLLEGE DR 201	HEALY FAMILY TRUST 1/30/1998	
3933	128-155-001	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2444 BOWLES LN	NEVIUS JAMES W JR	
3933	128-155-002	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2438 BOWLES LN	TRAN CINDY	
3933	128-155-003	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2432 BOWLES LN	ARMSTRONG POLLY A	
3933	128-155-004	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2426 BOWLES LN	FUNTILA MICHAEL C	
3933	128-155-005	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2420 BOWLES LN	CANTU ERIC	
3933	128-155-006	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2414 BOWLES LN	JUN CHUL S	
3933	128-155-007	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2410 BOWLES LN	HOWALT K DANE	
3933	128-155-008	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2404 BOWLES LN	SANCHEZ MANUEL A REVOCABLE LIVING TRUST	
3933	128-155-009	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	735 SINGLETON DR	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17	
3933	128-155-010	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	727 SINGLETON DR	LEBLANC FAMILY TRUST 2/5/15	
3933	128-155-011	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	715 SINGLETON DR	OISHI ERIC PAUL	
3933	128-155-012	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	703 SINGLETON DR	ZOMORODI ZAHRA REVOCABLE TRUST	
3933	128-155-013	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	637 SINGLETON DR	FLORES MANUEL A	
3933	128-155-014	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	625 SINGLETON DR	FENG JIANXUN	
3933	128-155-015	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	611 SINGLETON DR	RAMIREZ 2010 FAMILY REVOCABLE TRUST 11/19/10	
3933	128-155-016	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2401 S ELLIOT ST	AUDE CORRINA M	
3933	128-155-017	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2407 S ELLIOT ST	JOHNSTON MICHAEL & JULIANA FAMILY TRUST	
3933	128-155-018	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2411 S ELLIOT ST	GONZALEZ ANTONIO JR	
3933	128-155-019	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2417 S ELLIOT ST	JOHNSON REVOCABLE TRUST 5/11/94	
3933	128-155-020	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2423 S ELLIOT ST	GOMES MARK A	
3933	128-155-021	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2429 S ELLIOT ST	LOS REVOCABLE FAMILY TRUST 9/30/92	
3933	128-155-022	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2435 S ELLIOT ST	SAKAE JASEN	
3933	128-155-023	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2441 S ELLIOT ST	GARCIA-GOMEZ MARIA R	
3933	128-155-024	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2447 S ELLIOT ST	STRAIT YI	
3933	128-155-025	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	625 LEWIS RD	BOTZ WAYNE R	
3933	128-155-026	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	633 LEWIS RD	VANOSDOL LIVING TRUST 6/5/06	

3933	128-155-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	705 LEWIS RD	KIM IN SIK
3933	128-155-028	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	717 LEWIS RD	GAMBOA MARINA
3933	128-155-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2437 BOWLES LN	RIZZO MICHAEL J
3933	128-155-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	720 JACOB LN	JOHNSON TODD E
3933	128-155-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	708 JACOB LN	VEA EDMUND M
3933	128-155-032	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	632 JACOB LN	LIBSACK FAMILY TRUST
3933	128-155-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	620 JACOB LN	WALLINGFORD BRENT
3933	128-155-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2434 S ELLIOT ST	BERGMAN KLARA FAMILY TRUST
3933	128-155-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	623 JACOB LN	WEBER CHARLES T
3933	128-155-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	631 JACOB LN	MASHHOON-MOSADDAD FAMILY TRUST
3933	128-155-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	707 JACOB LN	KNIGHT MATTHEW A
3933	128-155-038	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	719 JACOB LN	ALVAREZ GABRIEL
3933	128-155-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2415 BOWLES LN	LOPEZ EDITH YOHEEN
3933	128-155-040	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	716 SINGLETON DR	DOTSON FAMILY TRUST 5/31/97
3933	128-155-041	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	704 SINGLETON DR	SPEAKER TRUST 10/17/1995
3933	128-155-042	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	636 SINGLETON DR	SMITH KIMBERLY T
3933	128-155-043	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	624 SINGLETON DR	DAWES DIANNE M FAMILY TRUST 2/18/11
3933	128-156-001	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	704 ARTHUR LN	TRAN VINH H
3933	128-156-002	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	712 ARTHUR LN	BLANCHARD PAMELA J
3933	128-156-003	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	726 ARTHUR LN	SANDERS GERALDINE C TRUST 6/23/92
3933	128-156-004	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2530 BOWLES LN	CENTENO JOSEPH D
3933	128-156-005	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2524 BOWLES LN	LEE FAMILY TRUST
3933	128-156-006	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2518 BOWLES LN	LUU SONY I
3933	128-156-007	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2512 BOWLES LN	KEMP DENNIS LIVING TRUST 3/10/20
3933	128-156-008	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2506 BOWLES LN	LI QIUCHEN
3933	128-156-009	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2503 S ELLIOT ST	SOTO SOPHIEGRACE
3933	128-156-010	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2509 S ELLIOT ST	BRYANT FAMILY TRUST 1/5/04
3933	128-156-011	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2515 S ELLIOT ST	DAVIS WILT
3933	128-156-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2521 S ELLIOT ST	FRICKE SAMUEL & SANDRA FAMILY TRUST 2/16/17
3933	128-156-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2527 S ELLIOT ST	ZAFIRIS CHRISTINA
3933	128-156-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2533 S ELLIOT ST	BIENKOWSKI RICARDO A
3933	128-156-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2539 S ELLIOT ST	JONES FAMILY TRUST 3/19/07
3933	128-156-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2545 S ELLIOT ST	LAKESHORE REAL ESTATE INVESTMENTS LLC
3933	128-156-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	604 ARTHUR LN	PYON HYON CHU
3933	128-156-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	612 ARTHUR LN	LEE SIOBHAN
3933	128-156-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	620 ARTHUR LN	MALLOY KAY M
3933	128-156-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	628 ARTHUR LN	BILODEAU GORDAN/VAN LIVING TRUST 7/29/02
3933	128-156-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	636 ARTHUR LN	TWDC INVESTMENTS LLC
3933	128-156-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2517 HINDS PL	MCCOY RON REVOCABLE TRUST
3933	128-156-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2534 S ELLIOT ST	JENSEN DALLAS & CHRISTINE REVOCABLE TRUST 10/19/16
3933	128-156-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2528 S ELLIOT ST	UNTAL CARLOS
3933	128-156-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2524 S ELLIOT ST	HUGUENART PATRICK J
3933	128-156-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2506 HINDS PL	LIE PAUL
3933	128-156-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2510 HINDS PL	CORTEZ FEDERICO JR
3933	128-156-028	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2514 HINDS PL	BURDICK FAMILY TRUST 1/19/05
3933	128-156-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2519 BOWLES LN	BURGE 2007 FAMILY TRUST
3933	128-156-032	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2511 BOWLES LN	TWDC INVESTMENTS LLC
3933	128-156-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	718 LEWIS RD	MEDINA OCTAVIO
3933	128-156-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	706 LEWIS RD	CONSTABLE MICHELE ELISE
3933	128-156-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	634 LEWIS RD	CHAVEZ FAMILY TRUST 12/31/98
3933	128-156-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	626 LEWIS RD	MUSCIO MICHAEL
3933	128-156-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	618 LEWIS RD	CHAVEZ ERIK D
3933	128-156-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	711 ARTHUR LN	GATDULA ROYCE J
3933	128-156-040	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2518 HINDS PL	PETERSEN REBECCA C
3933	128-157-001	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2403 DEL SUR	TRIVELPIECE KEITH
3933	128-157-002	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2409 DEL SUR	BOYD REBECCA BAUMANN
3933	128-157-003	SE	Bradely Square	1	$	289.15	$	700.03	$	989.18	2415 DEL SUR	HUBBARD DUSTIN LEE
3933	128-157-004	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2421 DEL SUR	CARO FAMILY TRUST 11/18/04
3933	128-157-005	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2427 DEL SUR	HENRY AVERILL BLAINE
3933	128-157-006	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2433 DEL SUR	POMPA JEREMIAH RUDY
3933	128-157-007	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2439 DEL SUR	PRICE ROBERT MATTHEW
3933	128-157-008	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2445 DEL SUR	CHAVEZ FRANCISCO
3933	128-157-009	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2503 DEL SUR	COHEN ERIC
3933	128-157-010	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2507 DEL SUR	KANG JASMINE OKJO
3933	128-157-011	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2511 DEL SUR	NG CHRISTOPHER K
3933	128-157-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2517 DEL SUR	GOMEZ TEODORO
3933	128-157-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2521 DEL SUR	AMBARD TIMOTHY T
3933	128-157-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2528 ELLEN LN	PLACENCIA CARLOS
3933	128-157-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2524 ELLEN LN	BROWNE SHELLY A
3933	128-157-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2508 ELLEN LN	TESFAYE TEFERA A
3933	128-157-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2504 ELLEN LN	STILLIENS MARVIN & CAROLYN TRUST 4/12/96
3933	128-157-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2502 ELLEN LN	MARTIN RUSSELL Q
3933	128-157-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2438 ELLEN LN	MENDOZA ANITA J
3933	128-157-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2430 ELLEN LN	BEATTY AURELIO LARRY III
3933	128-157-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2422 ELLEN LN	GHENO FAMILY TRUST 8/10/06
3933	128-157-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2414 ELLEN LN	BROWN JOSHUA I
3933	128-157-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2406 ELLEN LN	MORIN FRANCISCO JR
3933	128-157-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	947 FRANCIS LN	PORCHO THOMAS J & PATTY A REVOCABLE TRUST 6/24/20
3933	128-157-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	941 FRANCIS LN	SELVARATHINAM JOHN
3933	128-157-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	935 FRANCIS LN	SANTOS FRANCISCO
3933	128-157-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	929 FRANCIS LN	GARCIA JULIO J
3933	128-157-028	SE	Bradely Square	1	$	433.72	$	1,050.04	$	1,483.77	923 FRANCIS LN	MORGRET JENNIFER
3933	128-157-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	917 FRANCIS LN	CARO MIGUEL
3933	128-157-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	911 FRANCIS LN	RENTERIA MICHAEL J
3933	128-157-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2408 DEL SUR	AGUILERA MARIBEL
3933	128-157-032	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	907 FRANCIS LN	IGW TRUST 8/26/04
3933	128-157-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2426 DEL SUR	BLOEMKER JOHN EDWARD
3933	128-157-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2434 DEL SUR	BROUWER MILAGROS
3933	128-157-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	915 LEWIS RD	AVILA JORGE A
3933	128-157-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	921 LEWIS RD	ISHAM DAVID JAMES
3933	128-157-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	929 LEWIS RD	VANLITH FAMILY TRUST 7/17/98
3933	128-157-038	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2429 ELLEN LN	SANCHEZ JUAN CARLOS
3933	128-157-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2421 ELLEN LN	DECHICO JOEY
3933	128-157-040	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2411 ELLEN LN	NACAR GLEN B
3933	128-157-041	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	928 FRANCIS LN	BERUMEN NORMA A
3933	128-157-042	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	922 FRANCIS LN	JAYASEELAN BEAULAH
3933	128-157-043	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2502 DEL SUR	BOGNUDA RAY & LISA REVOCABLE TRUST
3933	128-157-044	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2506 DEL SUR	HERNANDEZ FAMILY TRUST 6/13/01
3933	128-157-045	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2510 DEL SUR	FLORES GILBERT
3933	128-157-046	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2516 DEL SUR	PEREZ ANTONIA R
3933	128-157-047	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2520 DEL SUR	RUBIO DANIEL
3933	128-157-048	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2526 DEL SUR	HUACUJA JOSE TRINIDAD
3933	128-157-050	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2525 ELLEN LN	ORCA CIANO REAL
3933	128-157-051	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2519 ELLEN LN	HEREDIA ROXANNE M
3933	128-157-052	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2515 ELLEN LN	FRIES JAMES FABIAN
3933	128-157-053	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2509 ELLEN LN	LUCAS FAMILY TRUST 6/30/11
3933	128-157-054	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2505 ELLEN LN	SELVARATHINAM JOHN
3933	128-157-055	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2501 ELLEN LN	SUMPTER WELTON JR
3933	128-158-001	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2527 DEL SUR	BHARMODI LIVING TRUST
3933	128-158-002	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2531 DEL SUR	KOENS MARYANN E
3933	128-158-003	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2535 DEL SUR	HERNANDEZ ELSA G
3933	128-158-004	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2541 DEL SUR	EZELL BOB J
3933	128-158-005	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2545 DEL SUR	SCHERMAN ALOHA TRUST
3933	128-158-006	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2551 DEL SUR	MOHAJER AHMAD K
3933	128-158-007	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2557 DEL SUR	BAILEY SAMUEL J
3933	128-158-008	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2603 DEL SUR	MORGAN FAMILY TRUST
3933	128-158-009	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2607 DEL SUR	KELLY PAUL G
3933	128-158-010	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2611 DEL SUR	TRINH TAM T TRUST 4/18/15
3933	128-158-011	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2615 DEL SUR	BARKER BRETT
3933	128-158-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2619 DEL SUR	RUWANTHI HERSHI
3933	128-158-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2623 DEL SUR	WINSLOW RICHARD JOHN
3933	128-158-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2627 DEL SUR	GRAESER RICHARD P
3933	128-158-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2628 DEL SUR	DORIA LARRY E
3933	128-158-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2624 DEL SUR	CARDONA FAMILY TRUST 3/1/18
3933	128-158-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2620 DEL SUR	SHELBY-BROWN HELEN E
3933	128-158-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2614 DEL SUR	MARTINEZ DINORAH
3933	128-158-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	928 BELLO RD	KIM SCOTT S
3933	128-158-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	934 BELLO RD	PRONGE JAMES F
3933	128-158-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	940 BELLO RD	CABE BRADY
3933	128-158-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2558 ELLEN LN	ZAMUDIO LETICIA R
3933	128-158-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2554 ELLEN LN	ORLICK LAURENCE J
3933	128-158-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2552 ELLEN LN	MACKINLEY JAMES ANDREW
3933	128-158-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2548 ELLEN LN	SAYERS CATHERINE
3933	128-158-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2542 ELLEN LN	FERRIS MICHAEL L
3933	128-158-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2538 ELLEN LN	GALLARDO VICTOR
3933	128-158-028	SE	Bradely Square	1	$	289.16	$	700.03	$	989.19	2532 ELLEN LN	LOPEZ GUSTAVO A
3933	128-158-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2530 DEL SUR	BETZ FAMILY TRUST
3933	128-158-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2534 DEL SUR	ASSI AMMAR
3933	128-158-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2540 DEL SUR	SPEARS WILLIAM R

3933	128-158-032	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2544 DEL SUR	GARGAS BRIAN J
3933	128-158-033	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2550 DEL SUR	CHAVEZ MARIANA
3933	128-158-034	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	911 BELLO RD	NGUYEN LOAN THI NGOC
3933	128-158-035	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	923 BELLO RD	FERNANDEZ JOSE M
3933	128-158-036	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	931 BELLO RD	SORIANO ANA TERESA REVOCABLE SEPARATE PROPERTY TRUST
3933	128-158-037	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2549 ELLEN LN	SELVARATHINAM JOHN M
3933	128-158-038	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2543 ELLEN LN	LOVITZ GERY
3933	128-158-039	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2539 ELLEN LN	OLMOS JUSTIN
3933	128-158-040	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2533 ELLEN LN	BRAVO ANTONIO & MARIA REVOCABLE TRUST 7/30/12
3933	128-158-041	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	2529 ELLEN LN	WELDON DICK/MARILYN TRUST 6/30/14
3933	128-159-001	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	558 E RIDDERING ST	CULLEN SHELLEY
3933	128-159-002	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	552 E RIDDERING ST	CASTILLIO MARCELINO ANTONIO
3933	128-159-003	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	546 E RIDDERING ST	DEARMOND JAMES A
3933	128-159-004	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	540 E RIDDERING ST	MILAN CAROLINA Y
3933	128-159-005	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	534 E RIDDERING ST	KOESTER JEFF R
3933	128-159-006	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	528 E RIDDERING ST	CANISALEZ NANCY B
3933	128-159-007	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	522 E RIDDERING ST	RAMIAH PADMA DEVI
3933	128-159-008	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	516 E RIDDERING ST	LAKSHMANAN MARY M
3933	128-159-009	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	510 E RIDDERING ST	MARINO ANDRESSA MARATAS
3933	128-159-010	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2261 S ALDER LN	ALVARO JOSE G
3933	128-159-011	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2257 S ALDER LN	BEAS BARBARA T
3933	128-159-012	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2253 S ALDER LN	RAMSER LISA
3933	128-159-013	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2249 S ALDER LN	LACEY ROBERT F
3933	128-159-014	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2245 S ALDER LN	ALAMILLO JOE H
3933	128-159-015	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2241 S ALDER LN	ROGERS ROBERT
3933	128-159-016	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2242 S ALDER LN	FERNANDEZ ROBERT P
3933	128-159-017	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2248 S ALDER LN	BALDIVIEZ LISA M
3933	128-159-018	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2252 S ALDER LN	TOMILLOSO GLENN C
3933	128-159-019	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	515 E RIDDERING ST	MASHHOON-MOSADDAD FAMILY TRUST
3933	128-159-020	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	523 E RIDDERING ST	ARMSTRONG ROBERT W
3933	128-159-021	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	529 E RIDDERING ST	PETERSON BRUCE F REVOCABLE LIVING TRUST 04/21/2003
3933	128-159-022	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	535 E RIDDERING ST	RAMIREZ FRANCISCO
3933	128-159-023	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2251 S NUTMEG LN	VELASCO ADRIAN
3933	128-159-024	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2247 S NUTMEG LN	VELASCO SALVADOR
3933	128-159-025	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2243 S NUTMEG LN	RODRIGUEZ JUDITH ADRIANA
3933	128-159-026	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2240 S NUTMEG LN	RICHARDS RAYMOND L
3933	128-159-027	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2244 S NUTMEG LN	ARENSDORF JENNIFER
3933	128-159-028	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2246 S NUTMEG LN	E & M LIMITED PARTNERSHIP
3933	128-159-029	SE	**Crossroads Residential**	1	$	144.57	$	534.27	$	678.85	2250 S NUTMEG LN	FURUKAWA STEVEN INDIVIDUAL LIVING TRUST 12/30/15
3933	128-160-001	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1E	YANEZ DANIEL ANTONIO
3933	128-160-002	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1F	CASON FRANK C
3933	128-160-003	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1A	STRICKHOUSER FAMILY TRUST
3933	128-160-004	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1B	RODRIGUEZ LUS ELENA
3933	128-160-005	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1G	PAXTON PAMELA A
3933	128-160-006	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1H	HUYNH RODNEY PHUCTAN
3933	128-160-007	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1C	ANAYA KEVIN J
3933	128-160-008	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 1D	RYALLS EMILY D
3933	128-160-009	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2A	DUBRANSKY DAVID
3933	128-160-010	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2B	HAN MICHAEL
3933	128-160-011	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2C	GRANT FAMILY TRUST 12/22/97
3933	128-160-012	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2D	AHN HYUNG CHUL
3933	128-160-013	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2E	SPIESS ALEXANDRA MARIE
3933	128-160-014	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2F	WASHBURN SCOTT B
3933	128-160-015	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2G	CHEEK RICHARD D LIVING TRUST
3933	128-160-016	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2H	THURSTON RUTH
3933	128-160-017	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2I	DIAZ IRAQUIO
3933	128-160-018	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2J	BOLUSAN BOB R
3933	128-160-019	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2K	HUTCHINSON FAMILY TRUST
3933	128-160-020	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 2L	ODEE CAROL A
3933	128-160-021	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11I	KOTHE LARRY
3933	128-160-022	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11K	LUNDBERG KIMBERLY
3933	128-160-023	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11E	FLORES FAMILY TRUST 4/30/94
3933	128-160-024	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11F	E & M LIMITED PARTNERSHIP
3933	128-160-025	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11G	TRABUC CLAUDINE LIVING TRUST
3933	128-160-026	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11H	GELABERT-VOGEL ZORAIDA
3933	128-160-027	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11A	WONG PAULINE MEI
3933	128-160-028	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11B	JOHN F ADAM MANAGEMENT LLC
3933	128-160-029	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11C	STOWASSER ROBERT R JR
3933	128-160-030	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 11D	DE RAMOS MARIA LUISA MARTINEZ
3933	128-160-031	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10K	BIXLER PAUL RANDALL TRUST 10/29/14
3933	128-160-032	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10I	SMITH WILLIAM DENNIS
3933	128-160-033	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10G	STAFFEL TIMOTHY J
3933	128-160-034	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10H	ROSENBLUM KENNETH A
3933	128-160-035	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10E	RIVERA WILFRED E
3933	128-160-036	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10F	ROBERTS MARGARET J
3933	128-160-037	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10C	BEAS ARMANDO ISRAEL ZEPEDA
3933	128-160-038	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10D	HIGHT CHRISTOPHER M
3933	128-160-039	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10A	BASSETT DOROTHY G REVOCABLE TRUST 6/13/17
3933	128-160-040	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 10B	URUBIO WAYNE
3933	128-160-041	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8C	ALEXANDER SCOTT R
3933	128-160-042	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8D	CERVANTES ADRIAN G
3933	128-160-043	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8G	KANE SAMANTHA JOY
3933	128-160-044	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8H	BOYCE DORSON
3933	128-160-045	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8A	LAWSON FAMILY TRUST 9/25/98
3933	128-160-046	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8B	KIM YOUNG N
3933	128-160-047	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8E	SMITH CADY ANN
3933	128-160-048	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 8F	BIGLEY GEOFFREY W
3933	128-160-049	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9A	BIELY ERIC & VERA FAMILY TRUST 6/22/16
3933	128-160-050	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9B	GLASS JOHN ALFRED
3933	128-160-051	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9C	RAMIREZ CARLOS VELAZQUEZ
3933	128-160-052	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9D	COOL PROPERTIES LLC
3933	128-160-053	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9E	PRIMUS GROUP INC
3933	128-160-054	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9F	KLINICKE GARY & APRIL FAMILY TRUST 10/1/15
3933	128-160-055	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9G	GONZALES PATRIA
3933	128-160-056	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9H	COTE FAMILY TRUST 2/16/96
3933	128-160-057	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9I	JOHN F ADAM MANAGEMENT LLC
3933	128-160-058	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9J	TAMURA LAURICE L
3933	128-160-059	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9K	COELHO DAVID M
3933	128-160-060	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 9L	GALAN IGOR
3933	128-160-061	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3A	JIMENEZ DAVID RAUL
3933	128-160-062	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3B	FOX WILLIAM KENT
3933	128-160-063	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3C	ELLIS FAMILY TRUST 11/8/97
3933	128-160-064	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3D	MEDINA ROBERTA L TRUST 5/7/08
3933	128-160-065	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3E	PACHECO NANCY MATILDE PACHECO
3933	128-160-066	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3F	CRUMP JAMES B
3933	128-160-067	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3G	KNIGHT MATTHEW ALLEN
3933	128-160-068	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3H	BETTENCOURT JOHN
3933	128-160-069	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3I	VIJELAS LLC
3933	128-160-070	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3J	DRIGGS DEBRA
3933	128-160-071	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3K	MORGAN DAVID/ELIZABETH FAMILY TRUST 4/17/13
3933	128-160-072	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 3L	STEINBACH DAVID E
3933	128-161-001	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4A	BOERGER ANNA
3933	128-161-002	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4B	BASTIAN TAMMY
3933	128-161-003	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4C	MUSCIO MICHAEL T
3933	128-161-004	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4D	ESPINOSA-URIOSTEGUI JESSICA
3933	128-161-005	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4E	GALAN IGOR
3933	128-161-006	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4F	SALVESEN SCOTT C
3933	128-161-007	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4G	GUTIERREZ JAVIER
3933	128-161-008	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4H	FUJIWARA SACHIE REVOCABLE TRUST
3933	128-161-009	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4I	GALAN IGOR
3933	128-161-010	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 4K	SERNS FAMILY TRUST 5/12/99
3933	128-161-011	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5C	SINGKHOL NANCY YONG
3933	128-161-012	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5D	SANDER REVOCABLE TRUST 01/24/97
3933	128-161-013	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5A	CANTU FRANCES R
3933	128-161-014	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5B	KETZ MATHEW E
3933	128-161-015	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5G	RENFROW RICKY LEE
3933	128-161-016	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5H	CONTRERAS OSBALDO
3933	128-161-017	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5E	CASTELLANOS OMAR
3933	128-161-018	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5F	CARTER RHETT L & NICOLE B REVOCABLE TRUST
3933	128-161-019	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5K	MCNEIL RYAN
3933	128-161-020	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5L	LARUE MARISA
3933	128-161-021	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5I	DANIEL ANNETTE S
3933	128-161-022	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 5J	PANA DIANNE A
3933	128-161-023	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 6C	LAWSON FAMILY TRUST 9/25/98
3933	128-161-024	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 6D	HAGGLAND E W FAMILY TRUST 11/29/12
3933	128-161-025	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 6A	TITO VINCENT FAMILY TRUST 6/13/19
3933	128-161-026	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 6B	GLASS JOHN ALFRED
3933	128-161-027	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 6G	OLIVARES RAMIRO A
3933	128-161-028	SE		1	$	144.57	$	-	$	144.57	310 E MCCOY LN 6H	KIRK MARY ELLEN FAMILY TRUST

3933	128-161-029	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 6E	CONE CHARLES MICHAEL
3933	128-161-030	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 6F	GERBERT ELIZABETH
3933	128-161-031	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7A	STOWASSER ROBERT/LUISA 2014 TRUST
3933	128-161-032	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7B	CHEEK RICHARD D LIVING TRUST 10/21/1986
3933	128-161-033	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7C	MARTIN ERIC & BARTELL FRANCESCA ANN LIVING TRUST 11/
3933	128-161-034	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7D	DALLY JACK D
3933	128-161-035	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7E	TILLMAN FRANCINE L
3933	128-161-036	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7F	KELM WESLEY H
3933	128-161-037	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7G	HERNANDEZ MARIA ESPERANZA LIVING TRUST
3933	128-161-038	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7H	HANEMAN SHARON DIANE
3933	128-161-039	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7I	E & M LIMITED PARTNERSHIP
3933	128-161-040	SE		1	$ 144.57	$ -	$ 144.57	310 E MCCOY LN 7K	ODENCRANS FAMILY TRUST
3933	128-162-001	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2339 COTTAGE LN	LONGSHORE NATHAN
3933	128-162-002	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2327 COTTAGE LN	PONTO FAMILY TRUST 9/11/87
3933	128-162-003	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2333 COTTAGE LN	BUENROSTRO GUILLERMO
3933	128-162-004	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2315 LILY LN	CRUMP JAMES B
3933	128-162-005	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2321 LILY LN	FLOOD STEVEN L & LAURA LEE FAMILY TRUST 07/30/1999
3933	128-162-006	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2303 LILY LN	WHITE WILLIAM HARRISON IV
3933	128-162-007	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2309 LILY LN	SMITH SHAWN PATRICK
3933	128-162-008	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2241 LILY LN	DURAN-SANDOVAL RODRIGO
3933	128-162-009	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2245 LILY LN	KING BRADLEY & TARA FAMILY TRUST 2/2/18
3933	128-162-010	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2233 LILY LN	KINDSCHY LOWELL BRYCE
3933	128-162-011	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2237 LILY LN	WALL JOANNE M
3933	128-162-012	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2223 LILY LN	MUNOZ ANGEL A TREJO
3933	128-162-013	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2227 LILY LN	WEISSMAN FAMILY TRUST 11/14/89
3933	128-162-014	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2215 LILY LN	GROSSMAN SCOTT D
3933	128-162-015	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2219 LILY LN	GALLAGHER MARK T
3933	128-162-016	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2209 LILY LN	CHAN CONNIE
3933	128-162-017	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2211 LILY LN	ROGERS SHERI L
3933	128-162-018	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2201 LILY LN	CHAVEZ ISIDRO B
3933	128-162-019	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2205 LILY LN	CONTRERAS RENTALS LLC
3933	128-162-020	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	803 TULIP LN	GIESE VICKY L
3933	128-162-021	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	807 TULIP LN	KNIGHT FAMILY TRUST 1/2/97
3933	128-162-022	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	811 TULIP LN	MIRANDA LUIS E
3933	128-162-023	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	817 TULIP LN	EILER BRYAN
3933	128-162-024	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	821 TULIP LN	2KTPZ LLC
3933	128-162-025	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	825 TULIP LN	MONTES JAVIER
3933	128-162-026	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	829 TULIP LN	CAMACHO RAYMOND F & LAURA A 2018 REVOCABLE TRUST
3933	128-162-027	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	833 TULIP LN	CLK FAMILY TRUST
3933	128-162-028	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	839 TULIP LN	WISE CHRISTOPHER E
3933	128-162-029	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	843 TULIP LN	RODRIGUEZ ALFREDO
3933	128-162-030	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2206 COTTAGE LN	WEISSMAN FAMILY TRUST 11/14/89
3933	128-162-031	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2210 COTTAGE LN	DOS SANTOS VALDENI & ZEHRA TRUST 1/15/18
3933	128-162-032	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	841 IRIS LN	SAGE FAMILY LIVING TRUST 4/6/12
3933	128-162-033	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	845 IRIS LN	TWDC INVESTMENTS LLC
3933	128-162-034	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	840 IRIS LN	ESCOBEDO KIMBERLY & CARLOS REVOCABLE LIVING TRUST 9/
3933	128-162-035	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	844 IRIS LN	LLI CHASON C
3933	128-162-036	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2246 COTTAGE LN	BEAMAN JAMES RAYMOND
3933	128-162-037	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2250 COTTAGE LN	CASTANEDA ROBERTO
3933	128-162-038	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2302 COTTAGE LN	DUENAS MICHAEL
3933	128-162-039	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2306 COTTAGE LN	BROCK KEN
3933	128-162-040	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2312 COTTAGE LN	PANKRATZ AARON
3933	128-162-041	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2318 COTTAGE LN	EHMER STACEY TANEE
3933	128-162-042	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2324 COTTAGE LN	MONTOYA MARY ANN
3933	128-162-043	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2330 COTTAGE LN	TUNNELL FAMILY TRUST 05/14/1992
3933	128-162-044	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	843 ORCHID LN	KASTENEK KALVIN
3933	128-162-045	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	847 ORCHID LN	PLUNKETT WILLIAM
3933	128-162-046	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	840 ORCHID LN	DOUGHTY IAN
3933	128-162-047	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	844 ORCHID LN	WEISSMAN FAMILY TRUST 11/19/89
3933	128-162-048	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	848 ORCHID LN	WALKER CHARLES E
3933	128-162-049	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2304 LILY LN	KNIGHT FAMILY TRUST 01/02/1997
3933	128-162-050	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2244 LILY LN	PONTO JFK 2012 TRUST 3/28/12
3933	128-162-051	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2243 COTTAGE LN	WEISSMAN & WEISSMAN 401 (K)
3933	128-162-052	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2232 LILY LN	RICHARDSON BECCA & PAUL FAMILY TRUST
3933	128-162-053	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2238 LILY LN	REG KENNETH JASON INDIVIDUAL LIVING TRUST 7/16/18
3933	128-162-054	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2235 COTTAGE LN	KNIGHT FAMILY TRUST 01/02/1997
3933	128-162-055	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2220 LILY LN	OLIDEN FAMILY TRUST 10/29/14
3933	128-162-056	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2224 LILY LN	TEJADA VICENTE
3933	128-162-057	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2225 COTTAGE LN	LI PEI HONG REVOCABLE TRUST 9/21/19
3933	128-162-058	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2214 LILY LN	REYES RENE
3933	128-162-059	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2218 LILY LN	CHANLEY DINA MARIE
3933	128-162-060	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2211 COTTAGE LN	FLORES CYNTHIA
3933	128-162-061	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	2217 COTTAGE LN	MCGILL DANIEL J
3933	128-162-062	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	820 TULIP LN	ROWLEY CLIFFORD MARTIN
3933	128-162-063	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	824 TULIP LN	CRAVER XE T REVOCABLE TRUST 4/16/08
3933	128-162-064	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85	828 TULIP LN	SWAIN DORIS D
3933	128-162-065	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85		AUTUMN GLEN GARDEN SOCIETY
3933	128-162-066	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85		AUTUMN GLEN GARDEN SOCIETY
3933	128-162-067	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85		AUTUMN GLEN GARDEN SOCIETY
3933	128-162-068	SE	**Crossroads Residential**	1	$ 144.57	$ 534.27	$ 678.85		AUTUMN GLEN GARDEN SOCIETY
3933	128-163-001	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2501 LOGAN DR	LUCCA RICKY A
3933	128-163-002	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2509 LOGAN DR	LUCCA RICKY A
3933	128-163-003	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2517 LOGAN DR	CARRILLO CAROLINA
3933	128-163-004	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2523 LOGAN DR	YANG CHU LIVING TRUST
3933	128-163-005	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2531 LOGAN DR	VAZQUEZ FROYLAN
3933	128-163-006	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2539 LOGAN DR	VALADEZ CATALINA B
3933	128-163-007	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2547 LOGAN DR	PRESTON CHARLES
3933	128-163-008	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2601 LOGAN DR	VUSICH ROBERT
3933	128-163-009	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2605 LOGAN DR	NGUYEN LE HANG THI
3933	128-163-010	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2609 LOGAN DR	GOMES MARTHA
3933	128-163-011	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2615 LOGAN DR	RAYMUNDO FEDERICO V REVOCABLE LIVING TRUST 8/28/19
3933	128-163-012	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	810 PATRICK WAY	BACHMAN TRAVIS M
3933	128-163-013	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2608 LOGAN DR	TIMMONS ROBERT D
3933	128-163-014	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	811 HAWKINS WAY	LOPEZ BENJAMIN JR
3933	128-163-015	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	817 HAWKINS WAY	VALERIANO FAMILY TRUST 5/29/13
3933	128-163-016	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	823 HAWKINS WAY	SCOZZARI SUSAN T LIVING TRUST 3/23/15
3933	128-163-017	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	829 HAWKINS WAY	BRIDGES BRYAN O
3933	128-163-018	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2609 CALDERON DR	MARTINEZ ARMANDO M
3933	128-163-019	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	834 PATRICK WAY	CISNEROS MARIA YENI
3933	128-163-020	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	828 PATRICK WAY	TRAN ANN
3933	128-163-021	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	822 PATRICK WAY	TRAN MINH HON & HY LUONG LIVING TRUST 8/14/08
3933	128-163-022	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	816 PATRICK WAY	SEO YOUNG SIK
3933	128-163-023	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	814 LEWIS RD	URIAS MARTIN
3933	128-163-024	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2508 LOGAN DR	FERREIRA MARIA G
3933	128-163-025	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2516 LOGAN DR	YU XINYI & LIXIAN REVOCABLE TRUST 3/12/2001
3933	128-163-026	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2522 LOGAN DR	NAGY TRUST 12/13/19
3933	128-163-027	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2530 LOGAN DR	HAN MICHAEL YUN
3933	128-163-028	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2534 LOGAN DR	HARRISON JANET L REVOCABLE LIVING TRUST
3933	128-163-029	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	815 PATRICK WAY	MARAVILLA JUAN CARLOS PENA
3933	128-163-030	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	821 PATRICK WAY	HAK HOUTH MU
3933	128-163-031	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	829 PATRICK WAY	PERSONS CHESTER & CAROLE LIVING TRUST 12/16/16
3933	128-163-032	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2539 CALDERON DR	BEAS DAVID T
3933	128-163-033	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2533 CALDERON DR	GILL NIRDOSH
3933	128-163-034	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2527 CALDERON DR	MURSHED YEHYA A
3933	128-163-035	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2519 CALDERON DR	CRUZ MARISOL REVOCABLE FAMILY TRUST 7/22/11
3933	128-163-036	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2511 CALDERON DR	CARBAJAL ADOLFO
3933	128-163-037	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2505 CALDERON DR	SARAO REVILLANO MONTES
3933	128-163-038	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2504 CALDERON DR	FLORES JOSE RICARDO
3933	128-163-039	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2510 CALDERON DR	GILL HARSHMIR K
3933	128-163-040	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2518 CALDERON DR	SNTW TRUST
3933	128-163-041	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2526 CALDERON DR	MARTINEZ RICHARD V III
3933	128-163-042	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2532 CALDERON DR	BINGAMAN MARK A
3933	128-163-043	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2538 CALDERON DR	HU WILSON S SO
3933	128-163-044	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2544 CALDERON DR	ACOSTA JUAN CARLOS JR
3933	128-163-045	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2548 CALDERON DR	OCHOA LUIS
3933	128-163-046	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2602 CALDERON DR	FLORY PATRICK RICHARD
3933	128-163-047	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2606 CALDERON DR	VACHHANI 2005 FAMILY REVOCABLE LIVING TRUST
3933	128-163-048	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2610 CALDERON DR	GAMBOIAN MICHAEL A 2016 REVOCABLE TRUST 09/26/2016
3933	128-164-001	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2619 LOGAN DR	HERRERA VANESSA L
3933	128-164-002	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2623 LOGAN DR	ZARATE MARK C
3933	128-164-003	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2627 LOGAN DR	THOMPSON DOROTHY JUANITA EST/OF
3933	128-164-004	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	2631 LOGAN DR	COX KEITH
3933	128-164-005	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	804 GOODCHILD LN	CISNEROS JESUS
3933	128-164-006	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	808 GOODCHILD LN	HERNANDEZ EDWARD M
3933	128-164-007	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	814 GOODCHILD LN	VAN WINGERDEN FAMILY TRUST 1/26/84
3933	128-164-008	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	820 GOODCHILD LN	BOGNUDA RAY & LISA REVOCABLE TRUST 3/21/1996
3933	128-164-009	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	826 GOODCHILD LN	KELLEY CINDY DIANE
3933	128-164-010	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	832 GOODCHILD LN	SOLORIO FAMILY TRUST
3933	128-164-011	SE	**Bradely Square**	1	$ 144.57	$ 350.01	$ 494.59	838 GOODCHILD LN	GOMES SCOTT K

3933	128-164-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	842 GOODCHILD LN	AGUILERA ABEL
3933	128-164-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	848 GOODCHILD LN	YANEZ CONNIE
3933	128-164-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2630 CALDERON DR	KUCHARSKI AARON K
3933	128-164-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2626 CALDERON DR	MANUELE FAMILY TRUST 4/10/12
3933	128-164-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2622 CALDERON DR	FONDERN ANNETTA C
3933	128-164-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2618 CALDERON DR	BRINEY BRITTANY/MICAH
3933	128-164-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2614 CALDERON DR	ROBLEDO SERGIO
3933	128-164-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	812 E HAWKINS WAY	COMPAGNO ANTHONY J LIVING TRUST 12/10/2009
3933	128-164-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2624 LOGAN DR	FLORENTINO ORD
3933	128-164-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2628 LOGAN DR	SPIRE ALFRED & BARBARA LIVING TRUST 9/14/92
3933	128-164-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	819 GOODCHILD LN	RODRIGUEZ-HERNANDEZ FAMILY TRUST 4/7/06
3933	128-164-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	825 GOODCHILD LN	LOPEZ JOE S
3933	128-164-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	831 GOODCHILD LN	SHIEPE GERRY
3933	128-164-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	837 GOODCHILD LN	BINTER WALTER A
3933	128-164-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2623 CALDERON DR	STEWART NANCY FAMILY TRUST 3/14/18
3933	128-164-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2621 CALDERON DR	ROME JACK A
3933	128-164-028	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	830 E HAWKINS WAY	CARINIO FAMILY TRUST 5/15/94
3933	128-164-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	824 E HAWKINS WAY	HAN DONG SOK
3933	128-164-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	818 E HAWKINS WAY	RIVERA WILFREDO
3933	128-165-001	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2653 STEPHEN PL	MUNOZ FABIOLA
3933	128-165-002	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2657 STEPHEN PL	SHIN EUISOO
3933	128-165-003	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2661 STEPHEN PL	MCDONALD JILL
3933	128-165-004	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2701 STEPHEN PL	BANUELOS DENNIS
3933	128-165-005	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2707 STEPHEN PL	POPE MICHAEL J
3933	128-165-006	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2711 STEPHEN PL	REYES ELSA
3933	128-165-007	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2717 STEPHEN PL	MOURER MICHAEL J
3933	128-165-008	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	807 SLOAN TER	DATU TIFFANI J
3933	128-165-009	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	815 SLOAN TER	RAMIREZ FILIBERTO
3933	128-165-010	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	821 SLOAN TER	VAN PELT BRYAN
3933	128-165-011	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	827 SLOAN TER	JENNINGS LIVING TRUST 12/20/19
3933	128-165-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	833 SLOAN TER	HUGHES LINDA TRACY
3933	128-165-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	839 SLOAN TER	HOESL ANTON/AUDREY D 2003 TRUST 6/23/03
3933	128-165-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	843 SLOAN TER	KALLMAN MATTHEW HOWARD
3933	128-165-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	849 SLOAN TER	ABDELAZIZ AHMED H
3933	128-165-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	905 SLOAN TER	RAMIAH PADMA DEVI
3933	128-165-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	915 SLOAN TER	ABE FAMILY TRUST 4/2/11
3933	128-165-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	927 SLOAN TER	DIANI JAMES
3933	128-165-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2703 NIVERTH PL	LAWSON EDGAR E & THERESA J FAMILY TRUST
3933	128-165-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2701 NIVERTH PL	REYNOLDS JOHNNY LEE
3933	128-165-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	908 E STACY ANNE TER	PALACIOS YOLANDA O INDIVIDUAL LIVING TRUST
3933	128-165-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	850 E STACY ANNE TER	VELASCO GABRIEL
3933	128-165-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	844 E STACY ANNE TER	SWEENEY MATTHEW D
3933	128-165-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	838 E STACY ANNE TER	SONSINI DAVID J
3933	128-165-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	832 E STACY ANNE TER	KIEDING ERIC
3933	128-165-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	826 E STACY ANNE TER	MOORE ANNA J
3933	128-165-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	820 E STACY ANNE TER	GOMEZ MIGUEL/RAQUEL REVOCABLE TRUST 9/16/11
3933	128-165-028	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	814 E STACY ANNE TER	ODEM SANDRA L
3933	128-165-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2708 STEPHEN PL	COOPER JOHN W JR
3933	128-165-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2662 NIVERTH PL	STRAIT DAVID SCOTT
3933	128-165-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2658 NIVERTH PL	TUNNELL CURTIS J
3933	128-165-032	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2654 NIVERTH PL	AMAREL CHRISTOPHER
3933	128-165-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2650 NIVERTH PL	MACY REBECCA MAY
3933	128-165-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2646 NIVERTH PL	DWYER-GRIJALVA AMANDA
3933	128-165-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2642 NIVERTH PL	KNIGHT FAMILY TRUST 1/2/97
3933	128-165-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2638 NIVERTH PL	GARCIA FELIPE G
3933	128-165-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2635 REE ST	CHAVEZ JESUS
3933	128-165-038	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2639 REE ST	KHAYAM ROBERT K
3933	128-165-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2643 REE ST	MOSQUEDA MARIA S
3933	128-165-040	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2647 REE ST	BAT RANDALL P
3933	128-165-041	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2651 REE ST	HARMAN FAMILY TRUST 3/29/18
3933	128-165-042	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2655 REE ST	SARIO JOHN LORICO
3933	128-165-043	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2659 REE ST	IBARRA BENITA
3933	128-165-044	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2663 REE ST	SUBRAMANI RANI C
3933	128-165-045	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2664 STEPHEN PL	MACKERETH JAMES ROY & LYNN DEE REVOCABLE LIVING TRUS
3933	128-165-046	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2660 STEPHEN PL	ANBERG JOHNATHAN
3933	128-165-047	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2656 STEPHEN PL	BOGNUDA RAY & LISA REVOCABLE TRUST
3933	128-165-048	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2652 STEPHEN PL	FERRARI FAMILY TRUST
3933	128-165-049	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2654 REE ST	RODAS LILLIE
3933	128-165-050	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	839 E STACEY ANNE TER	SIMON-KEGG FAMILY TRUST 12/22/2000
3933	128-165-051	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	847 E STACY ANNE TER	DIAZ ANEL
3933	128-165-052	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	919 E STACY ANNE TER	BEAL RANDY R & DONNA KAY REVOCABLE TRUST
3933	128-165-053	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2651 NIVERTH PL	DHILLON HARINDER
3933	128-165-054	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2634 REE ST	SWANSON JOHN L
3933	128-165-055	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2640 REE ST	CASTELLANOS TRUST 9/27/07
3933	128-166-001	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2601 RUBEL WAY	KERN MARICHU P
3933	128-166-002	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2605 RUBEL WAY	REYES SOL J
3933	128-166-003	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2609 RUBEL WAY	CEJA GUSTAVO
3933	128-166-004	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2611 RUBEL WAY	MASHHOON FAMILY TRUST
3933	128-166-005	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2615 RUBEL WAY	MASHHOON FAMILY TRUST
3933	128-166-006	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2619 RUBEL WAY	BROWN FAMILY TRUST
3933	128-166-007	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2623 RUBEL WAY	MORAWSKI RAY P
3933	128-166-008	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2627 RUBEL WAY	ALANIZ BENJAMIN M & MARIBEL REVOCABLE LIVING TRUST 1
3933	128-166-009	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2631 RUBEL WAY	SEUNG ALEX
3933	128-166-010	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2635 RUBEL WAY	ROBERTSON CANDACE C
3933	128-166-011	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2639 RUBEL WAY	GOMEZ ORLANDO GARIBAY
3933	128-166-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2643 RUBEL WAY	VASQUEZ FRANK JR
3933	128-166-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2647 RUBEL WAY	GOMEZ JOE
3933	128-166-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2651 RUBEL WAY	PATEL GIRISH J
3933	128-166-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2655 RUBEL WAY	VELAZQUEZ MARTIN J
3933	128-166-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2659 RUBEL WAY	MCBRIDE JULIE ANN FAMILY TRUST
3933	128-166-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2663 RUBEL WAY	GARCIA AMILCAR V
3933	128-166-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2602 RUBEL WAY	NIELD ANDREA TRUST
3933	128-166-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2604 RUBEL WAY	GONZALES ELMER C
3933	128-166-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1003 HARTLEY PL	E&M LIMITED PARTNERSHIP
3933	128-166-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1009 HARTLEY PL	GOMEZ RAMON
3933	128-166-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1015 HARTLEY PL	SWOOPES GLEN C
3933	128-166-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1021 HARTLEY PL	HOFFMAN CHRISTIAN/NICOLE REVOCABLE LIVING TRUST 3/15
3933	128-166-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1027 HARTLEY PL	GALINDO ROBERT
3933	128-166-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1033 HARTLEY PL	VELASCO CESAR S
3933	128-166-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1039 HARTLEY PL	REYES ANTONIO R JR
3933	128-166-027	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1038 BELLO RD	BAEZ GUSTAVO GARCIA
3933	128-166-028	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1032 BELLO RD	RYAN MICHAEL
3933	128-166-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1026 BELLO RD	TUCAY FRANK V
3933	128-166-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1020 BELLO RD	HUITRON SILVIA
3933	128-166-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1014 BELLO RD	PETERSEN FAMILY EXEMPTION TRUST
3933	128-166-032	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1002 HARTLEY PL	KARNELL AARON PHILLIP/KATHRYN MARY MILES REVOCABLE T
3933	128-166-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2620 RUBEL WAY	CHAKKALAKAL JOHNY/MINI FAMILY TRUST 10/30/19
3933	128-166-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2624 RUBEL WAY	HESLOP FAMILY TRUST 11/16/89
3933	128-166-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1005 SUSAN PL	POWER BRIAN S TRUST
3933	128-166-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1011 SUSAN PL	RYLANT CHUCK
3933	128-166-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1017 SUSAN PL	KUHN CYNTHIA M
3933	128-166-038	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1023 SUSAN PL	VILLAVICENCIO DAVID
3933	128-166-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1029 SUSAN PL	RAMOS MICHAEL
3933	128-166-040	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1035 SUSAN PL	ZAKOUR RAMI
3933	128-166-041	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1041 SUSAN PL	CORONA VICTOR
3933	128-166-042	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1040 HARTLEY PL	PALLAN DELIA C REVOCABLE LIVING TRUST 10/30/02
3933	128-166-043	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1034 HARTLEY PL	CRISTI JOSHUA
3933	128-166-044	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1028 HARTLEY PL	HESTER RYAN M
3933	128-166-045	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1022 HARTLEY PL	MOORE RONALD
3933	128-166-046	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1016 HARTLEY PL	BUCKLEY WILL/BONNIE TRUST 5/8/01
3933	128-166-047	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1010 HARTLEY PL	SPENCER FAMILY TRUST SCHEDULE B 2/9/00
3933	128-166-048	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1006 HARTLEY PL	GASTON NOELLE
3933	128-166-049	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2630 RUBEL WAY	DIAZ ROBERTO
3933	128-166-050	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2644 RUBEL WAY	QUIROGA MARIA A
3933	128-166-051	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2648 RUBEL WAY	MORALES JOSE BRAVO
3933	128-166-052	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2654 RUBEL WAY	TORRES DAVID Q
3933	128-166-053	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2658 RUBEL WAY	BROOKS SANDRA LEE
3933	128-166-054	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2662 RUBEL WAY	WHITMORE LAUREN
3933	128-166-055	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1009 E STACY ANNE TER	ANTHONY FLORRIENE
3933	128-166-056	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1015 E STACY ANNE TER	MENDOZA JOSE JR
3933	128-166-057	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1019 E STACY ANNE TER	CASTILLO ELISA
3933	128-166-058	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1025 E STACY ANNE TER	JABONILLO ROLANDO H
3933	128-166-059	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1031 E STACY ANNE TER	CORIA JOHN F
3933	128-166-060	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1037 E STACY ANNE TER	SAMUEL MARGUERITE LIVING TRUST 1/5/13
3933	128-166-061	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1043 E STACY ANNE TER	GALINDO RICHARD P III
3933	128-166-062	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1042 SUSAN PL	CARLON JESSE ANTHONY
3933	128-166-063	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1036 SUSAN PL	CARLON MARIA CORDERO TRUST
3933	128-166-064	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1030 SUSAN PL	BORBOLLA ABEL
3933	128-166-065	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1024 SUSAN PL	AGUILERA MARIBEL

3933	128-166-066	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	1018 SUSAN PL	LEWIS DONALD
3933	128-166-067	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	1012 SUSAN PL	ALA LAWRENCE JOHNNY
3933	128-166-068	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	1006 SUSAN PL	FOLLETT TINA K
3933	128-166-069	SE	**Bradely Square**	1	$	144.57	$	350.01	$	494.59	1004 SUSAN PL	DIAZ MIGUEL
3933	128-167-001	SE		1	$	144.57	$	-	$	144.57	304 ALCAZAR DR	REYES BRITTANY MICHELE
3933	128-167-002	SE		1	$	144.57	$	-	$	144.57	308 ALCAZAR DR	RIOS ANDRES
3933	128-167-003	SE		1	$	144.57	$	-	$	144.57	312 ALCAZAR DR	NEWLAND JAYMA E
3933	128-167-004	SE		1	$	144.57	$	-	$	144.57	324 ALCAZAR DR	GONZALEZ MIGUEL A
3933	128-167-005	SE		1	$	144.57	$	-	$	144.57	320 ALCAZAR DR	BONNER JEFFERY D
3933	128-167-006	SE		1	$	144.57	$	-	$	144.57	316 ALCAZAR DR	YONGCO JOSE C
3933	128-167-007	SE		1	$	144.57	$	-	$	144.57	328 ALCAZAR DR	RAMIREZ MARCO JR
3933	128-167-008	SE		1	$	144.57	$	-	$	144.57	332 ALCAZAR DR	LEE ANNIE
3933	128-167-009	SE		1	$	144.57	$	-	$	144.57	336 ALCAZAR DR	HOWE TONY MING YEE & RIOS-HOWE ANGELA VILLANUEVA LIV
3933	128-167-010	SE		1	$	144.57	$	-	$	144.57	345 ALCAZAR DR	KIDD JOSEPH
3933	128-167-011	SE		1	$	144.57	$	-	$	144.57	339 ALCAZAR DR	PHAIR ALAN EST/OF
3933	128-167-012	SE		1	$	144.57	$	-	$	144.57	333 ALCAZAR DR	KNOX FAMILY TRUST 06/02/2015
3933	128-167-013	SE		1	$	144.57	$	-	$	144.57	2336 CORDOBAN LN	DOMINGUEZ AUREA
3933	128-167-014	SE		1	$	144.57	$	-	$	144.57	2338 CORDOBAN LN	WEAVER SHANNON
3933	128-167-015	SE		1	$	144.57	$	-	$	144.57	2340 CORDOBAN LN	TACY TOBIN S & YUKI 2012 TRUST
3933	128-167-016	SE		1	$	144.57	$	-	$	144.57	2334 CORDOBAN LN	MCPHERSON REECE T JR
3933	128-167-017	SE		1	$	144.57	$	-	$	144.57	2332 CORDOBAN LN	KLINE ELENORE KENDALL
3933	128-167-018	SE		1	$	144.57	$	-	$	144.57	2330 CORDOBAN LN	KIRKLAND DOUGLAS
3933	128-167-019	SE		1	$	144.57	$	-	$	144.57	2322 CORDOBAN LN	FUENTES MARIA TRICIA
3933	128-167-020	SE		1	$	144.57	$	-	$	144.57	2326 CORDOBAN LN	CASTANEDA JUDY
3933	128-167-021	SE		1	$	144.57	$	-	$	144.57	2328 CORDOBAN LN	BOAZ HAILEY
3933	128-167-022	SE		1	$	144.57	$	-	$	144.57	2316 CORDOBAN LN	MCDONALD JENNIFER A
3933	128-167-023	SE		1	$	144.57	$	-	$	144.57	2314 CORDOBAN LN	CASTANEDA CASSANDRA
3933	128-167-024	SE		1	$	144.57	$	-	$	144.57	2312 CORDOBAN LN	RICH DARRIN LEE
3933	128-167-025	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-026	SE		1	$	144.57	$	-	$	144.57	2317 CORDOBAN LN	SABALBORO BERT
3933	128-167-027	SE		1	$	144.57	$	-	$	144.57	2315 CORDOBAN LN	REYES MIGUEL A
3933	128-167-028	SE		1	$	144.57	$	-	$	144.57	2311 CORDOBAN LN	RIVERA LIVING TRUST 12/31/18
3933	128-167-029	SE		1	$	144.57	$	-	$	144.57	2316 NIGHTSHADE LN	DESILVA SANJEYA
3933	128-167-030	SE		1	$	144.57	$	-	$	144.57	2310 NIGHTSHADE LN	DIAS ROBERT ANTHONY JR & GLORIA FAMILY TRUST 5/14/12
3933	128-167-031	SE		1	$	144.57	$	-	$	144.57	2315 NIGHTSHADE LN	GREER DEANA L
3933	128-167-032	SE		1	$	144.57	$	-	$	144.57	2311 NIGHTSHADE LN	BEEBE IAN D
3933	128-167-033	SE		1	$	144.57	$	-	$	144.57	2309 NIGHTSHADE LN	GAUNA PHILIP M
3933	128-167-034	SE		1	$	144.57	$	-	$	144.57	2319 NIGHTSHADE LN	MINNITI ANTHONY
3933	128-167-035	SE		1	$	144.57	$	-	$	144.57	2321 NIGHTSHADE LN	WEISSMAN REVOCABLE LIVING TRUST
3933	128-167-036	SE		1	$	144.57	$	-	$	144.57	2323 NIGHTSHADE LN	STONE JANET M
3933	128-167-037	SE		1	$	144.57	$	-	$	144.57	2320 NIGHTSHADE LN	HUANG WILBUR
3933	128-167-038	SE		1	$	144.57	$	-	$	144.57	2324 NIGHTSHADE LN	BERTAO VAZ LIVING TRUST
3933	128-167-039	SE		1	$	144.57	$	-	$	144.57	2321 CORDOBAN LN	HOLE DONALD J & WRENETTE K REVOCABLE TRUST 3/22/12
3933	128-167-040	SE		1	$	144.57	$	-	$	144.57	2325 CORDOBAN LN	NAVARRETTE RICARDO A
3933	128-167-041	SE		1	$	144.57	$	-	$	144.57	2327 CORDOBAN LN	COBB CHRISTOPHER J
3933	128-167-042	SE		1	$	144.57	$	-	$	144.57	2333 CORDOBAN LN	SILVA ILIANA
3933	128-167-043	SE		1	$	144.57	$	-	$	144.57	2331 CORDOBAN LN	HAUGH DENNIS
3933	128-167-044	SE		1	$	144.57	$	-	$	144.57	2329 CORDOBAN LN	PHILLIPS MICHAEL L
3933	128-167-045	SE		1	$	144.57	$	-	$	144.57	2332 NIGHTSHADE LN	HWANG BIN SHUNG
3933	128-167-046	SE		1	$	144.57	$	-	$	144.57	2328 NIGHTSHADE LN	ASODIA SAGAR
3933	128-167-047	SE		1	$	144.57	$	-	$	144.57	2331 NIGHTSHADE LN	CHRISTOPHER JASON D
3933	128-167-048	SE		1	$	144.57	$	-	$	144.57	2329 NIGHTSHADE LN	SADOWSKI/SADOWSKA FAMILY TRUST
3933	128-167-049	SE		1	$	144.57	$	-	$	144.57	2327 NIGHTSHADE LN	THOMAS DAMON
3933	128-167-050	SE		1	$	144.57	$	-	$	144.57	2335 NIGHTSHADE LN	SONDHI SANDRA L
3933	128-167-051	SE		1	$	144.57	$	-	$	144.57	2337 NIGHTSHADE LN	CHEN SU SOU
3933	128-167-052	SE		1	$	144.57	$	-	$	144.57	2339 NIGHTSHADE LN	SHAW TONY R EST/OF
3933	128-167-053	SE		1	$	144.57	$	-	$	144.57	2336 NIGHTSHADE LN	DALEY MATTHEW ROBERT
3933	128-167-054	SE		1	$	144.57	$	-	$	144.57	2338 NIGHTSHADE LN	JEMERSON HOSEA
3933	128-167-055	SE		1	$	144.57	$	-	$	144.57	2335 CORDOBAN LN	CHUA EUGENE
3933	128-167-056	SE		1	$	144.57	$	-	$	144.57	2339 CORDOBAN LN	SHELL JEROME K
3933	128-167-057	SE		1	$	144.57	$	-	$	144.57	2341 CORDOBAN LN	DONELL FAMILY REVOCABLE TRUST 4/11/12
3933	128-167-058	SE		1	$	144.57	$	-	$	144.57	327 ALCAZAR DR	RANGEL DOMINGO
3933	128-167-059	SE		1	$	144.57	$	-	$	144.57	321 ALCAZAR DR	WEISS LAURA SHAPLEY
3933	128-167-060	SE		1	$	144.57	$	-	$	144.57	315 ALCAZAR DR	LUNSFORD LAURA M
3933	128-167-061	SE		1	$	144.57	$	-	$	144.57	309 ALCAZAR DR	VONGPANYA QUINTON
3933	128-167-062	SE		1	$	144.57	$	-	$	144.57	303 ALCAZAR DR	POLE JASON LORANCE
3933	128-167-063	SE		1	$	144.57	$	-	$	144.57	2345 NIGHTSHADE LN	SHEPPARD FAMILY TRUST 10/24/19
3933	128-167-064	SE		1	$	144.57	$	-	$	144.57	2343 NIGHTSHADE LN	NAM KISUNG
3933	128-167-065	SE		1	$	144.57	$	-	$	144.57	2341 NIGHTSHADE LN	WIJESEKERA FAMIY REVOCABLE TRUST 10/24/16
3933	128-167-066	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-067	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-068	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-069	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-070	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-071	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-072	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-073	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-074	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-167-075	SE		1	$	144.57	$	-	$	144.57	POBOX 4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-001	SE		1	$	144.57	$	-	$	144.57	2232 CORDOBAN LN	GARCIA VERONICA
3933	128-168-002	SE		1	$	144.57	$	-	$	144.57	2234 CORDOBAN LN	ASTORGA KAZANDRA
3933	128-168-003	SE		1	$	144.57	$	-	$	144.57	2238 CORDOBAN LN	BANOAN AMALIA
3933	128-168-004	SE		1	$	144.57	$	-	$	144.57	2228 CORDOBAN LN	OGUNLEYE SEGUN SAMUEL JR
3933	128-168-005	SE		1	$	144.57	$	-	$	144.57	2224 CORDOBAN LN	SAUCEDO CORINNA J
3933	128-168-006	SE		1	$	144.57	$	-	$	144.57	2222 CORDOBAN LN	VON THAL GERMAN REVOCABLE TRUST 8/1/00
3933	128-168-007	SE		1	$	144.57	$	-	$	144.57	2210 CORDOBAN LN	KUANG TIMOTHY FAMILY TRUST 1/31/11
3933	128-168-008	SE		1	$	144.57	$	-	$	144.57	2214 CORDOBAN LN	BROWN MICHAEL JOHN
3933	128-168-009	SE		1	$	144.57	$	-	$	144.57	2216 CORDOBAN LN	BOSCO ALFRED & LUTH MARJORIE REVOCABLE LIVING TRUST
3933	128-168-010	SE		1	$	144.57	$	-	$	144.57	2218 CORDOBAN LN	HERNANDEZ AURORA
3933	128-168-011	SE		1	$	144.57	$	-	$	144.57	341 GILEA CT	BRAYTON NICQUETTE E
3933	128-168-012	SE		1	$	144.57	$	-	$	144.57	343 GILEA CT	MENDIOLA AIMY L
3933	128-168-013	SE		1	$	144.57	$	-	$	144.57	345 GILEA CT	VILLEGAS LOURDES P
3933	128-168-014	SE		1	$	144.57	$	-	$	144.57	335 GILEA CT	GOMEZ MIGUEL/RAQUEL 2011 REVOCABLE TRUST 9/16/11
3933	128-168-015	SE		1	$	144.57	$	-	$	144.57	333 GILEA CT	BOSCO ALFRED & LUTH MARJORIE REVOCABLE LIVING TRUST
3933	128-168-016	SE		1	$	144.57	$	-	$	144.57	331 GILEA CT	SINCLAIR JOHN G
3933	128-168-017	SE		1	$	144.57	$	-	$	144.57	329 GILEA CT	LAMB DAVID A
3933	128-168-018	SE		1	$	144.57	$	-	$	144.57	319 GILEA CT	JOSAN RAJINDER SINGH
3933	128-168-019	SE		1	$	144.57	$	-	$	144.57	321 GILEA CT	BOSCO ALFRED PAOLO & LUTH MARJORIE BROWN REV LIV TRU
3933	128-168-020	SE		1	$	144.57	$	-	$	144.57	323 GILEA CT	PONTO FAMILY TRUST 9/11/87
3933	128-168-021	SE		1	$	144.57	$	-	$	144.57	317 GILEA CT	PATEL RASHIK R & RAMILA REVOCABLE TRUST 11/15/19
3933	128-168-022	SE		1	$	144.57	$	-	$	144.57	315 GILEA CT	DIR DOUGLAS S
3933	128-168-023	SE		1	$	144.57	$	-	$	144.57	311 GILEA CT	RAMIREZ CHRISTOPHER
3933	128-168-024	SE		1	$	144.57	$	-	$	144.57	303 GILEA CT	BOSCO ALFRED PAOLO & LUTH MARJORIE BROWN REVOCABLE L
3933	128-168-025	SE		1	$	144.57	$	-	$	144.57	305 GILEA CT	MARKUSSEN FAMILY TRUST 08/04/2013
3933	128-168-026	SE		1	$	144.57	$	-	$	144.57	307 GILEA CT	URSETTIE JAMES
3933	128-168-027	SE		1	$	144.57	$	-	$	144.57	247 GILEA CT	PLASTINO DANIELLE L
3933	128-168-028	SE		1	$	144.57	$	-	$	144.57	245 GILEA CT	ALBINO NINA NOELLA L
3933	128-168-029	SE		1	$	144.57	$	-	$	144.57	243 GILEA CT	TRUONG VINCENT
3933	128-168-030	SE		1	$	144.57	$	-	$	144.57	235 GILEA CT	KUROKAWA CHAD H
3933	128-168-031	SE		1	$	144.57	$	-	$	144.57	237 GILEA CT	LAWSON FAMILY TRUST 9/25/2007
3933	128-168-032	SE		1	$	144.57	$	-	$	144.57	239 GILEA CT	GARCIA TAVY F
3933	128-168-033	SE		1	$	144.57	$	-	$	144.57	231 GILEA CT	CHAVEZ LUIS
3933	128-168-034	SE		1	$	144.57	$	-	$	144.57	229 GILEA CT	ROBLEDO RAMIRO
3933	128-168-035	SE		1	$	144.57	$	-	$	144.57	227 GILEA CT	LIANG YUELONG
3933	128-168-036	SE		1	$	144.57	$	-	$	144.57	221 GILEA CT	HAN MICHAEL
3933	128-168-037	SE		1	$	144.57	$	-	$	144.57	223 GILEA CT	KNIGHT FAMILY TRUST 01/02/1997
3933	128-168-038	SE		1	$	144.57	$	-	$	144.57	217 GILEA CT	TORREZ JASON & ANN-MURIE REVOCABLE FAMILY TRUST 10/3
3933	128-168-039	SE		1	$	144.57	$	-	$	144.57	215 GILEA CT	TORRES CONRAD
3933	128-168-040	SE		1	$	144.57	$	-	$	144.57	207 GILEA CT	SMITH BRANDON
3933	128-168-041	SE		1	$	144.57	$	-	$	144.57	205 GILEA CT	READ SONJA MICHELLE
3933	128-168-042	SE		1	$	144.57	$	-	$	144.57	203 GILEA CT	PIMIENTA ALEJANDRO
3933	128-168-043	SE		1	$	144.57	$	-	$	144.57	201 GILEA CT	WEISSMAN REVOCABLE LIVING TRUST 11/14/89
3933	128-168-044	SE		1	$	144.57	$	-	$	144.57	232 GILEA CT	OSTOVANI PROFESSIONAL PARK LLC
3933	128-168-045	SE		1	$	144.57	$	-	$	144.57	236 GILEA CT	RENFROW RYAN
3933	128-168-046	SE		1	$	144.57	$	-	$	144.57	240 GILEA CT	RAMOS FAMILY TRUST 5/4/07
3933	128-168-047	SE		1	$	144.57	$	-	$	144.57	244 GILEA CT	JOSE MICHAEL ANTONIO
3933	128-168-048	SE		1	$	144.57	$	-	$	144.57	302 GILEA CT	TUNNELL CURTIS J
3933	128-168-049	SE		1	$	144.57	$	-	$	144.57	308 GILEA CT	REED SUSANNAH
3933	128-168-050	SE		1	$	144.57	$	-	$	144.57	314 GILEA CT	SANDERS CAITLYN A
3933	128-168-051	SE		1	$	144.57	$	-	$	144.57	320 GILEA CT	TUNNELL CURTIS J
3933	128-168-052	SE		1	$	144.57	$	-	$	144.57	326 GILEA CT	MARQUEZ JUAN MIGUEL
3933	128-168-053	SE		1	$	144.57	$	-	$	144.57	2229 CORDOBAN LN	PONTO JFK 2012 TRUST 3/28/12
3933	128-168-054	SE		1	$	144.57	$	-	$	144.57	2225 CORDOBAN LN	JAY SAMUEL M
3933	128-168-055	SE		1	$	144.57	$	-	$	144.57	2219 CORDOBAN LN	CHEN SU SOU
3933	128-168-056	SE		1	$	144.57	$	-	$	144.57	2226 NIGHTSHADE LN	LIANG JOHNNY XIAO
3933	128-168-057	SE		1	$	144.57	$	-	$	144.57	2220 NIGHTSHADE LN	CUNHA KEVIN J
3933	128-168-058	SE		1	$	144.57	$	-	$	144.57	2227 NIGHTSHADE LN	AMER ESMAT REVOCABLE LIVING TRUST 7/22/20
3933	128-168-059	SE		1	$	144.57	$	-	$	144.57	2225 NIGHTSHADE LN	BEASLEY CAROLYN
3933	128-168-060	SE		1	$	144.57	$	-	$	144.57	2223 NIGHTSHADE LN	HALPIN JOAN MARIE

3933	128-168-061	SE		1	$ 144.57	$ -	$ 144.57	2221	NIGHTSHADE LN	VETRIVEL REETA
3933	128-168-062	SE		1	$ 144.57	$ -	$ 144.57	2231	NIGHTSHADE LN	OLVERA RAMON
3933	128-168-063	SE		1	$ 144.57	$ -	$ 144.57	2235	NIGHTSHADE LN	GABRIEL CHRISTIAN M
3933	128-168-064	SE		1	$ 144.57	$ -	$ 144.57	2239	NIGHTSHADE LN	STOWASSER JACOB
3933	128-168-065	SE		1	$ 144.57	$ -	$ 144.57	2230	NIGHTSHADE LN	BOSCO ALFRED P & MARJORIE BROWN REVOCABLE LIVING TRU
3933	128-168-066	SE		1	$ 144.57	$ -	$ 144.57	2236	NIGHTSHADE LN	BETZ FAMILY TRUST 1/23/98
3933	128-168-067	SE		1	$ 144.57	$ -	$ 144.57	2233	CORDOBAN LN	ANDRADE CHRISTIE
3933	128-168-068	SE		1	$ 144.57	$ -	$ 144.57	2235	CORDOBAN LN	SARDA MATTHEW T
3933	128-168-069	SE		1	$ 144.57	$ -	$ 144.57	2237	CORDOBAN LN	DIAS ROBERT ANTHONY JR & GLORIA FAMILY TRUST
3933	128-168-070	SE		1	$ 144.57	$ -	$ 144.57	2247	CORDOBAN LN	CUI YUBO
3933	128-168-071	SE		1	$ 144.57	$ -	$ 144.57	2245	CORDOBAN LN	MUSCIO FAMILY TRUST 4/12/03
3933	128-168-072	SE		1	$ 144.57	$ -	$ 144.57	2243	CORDOBAN LN	DELREAL STEVE
3933	128-168-073	SE		1	$ 144.57	$ -	$ 144.57	2246	NIGHTSHADE LN	NYSSEN DAVID N
3933	128-168-074	SE		1	$ 144.57	$ -	$ 144.57	2240	NIGHTSHADE LN	TRAN THUC LINH
3933	128-168-075	SE		1	$ 144.57	$ -	$ 144.57	2249	NIGHTSHADE LN	CABRERA ELIAS A HERRERA
3933	128-168-076	SE		1	$ 144.57	$ -	$ 144.57	2245	NIGHTSHADE LN	CANGELOSI FAMILY TRUST 6/5/90
3933	128-168-077	SE		1	$ 144.57	$ -	$ 144.57	2241	NIGHTSHADE LN	JORGE JOSEPH R JR
3933	128-168-078	SE		1	$ 144.57	$ -	$ 144.57	2301	NIGHTSHADE LN	BUTTERFIELD RYAN E
3933	128-168-079	SE		1	$ 144.57	$ -	$ 144.57	2303	NIGHTSHADE LN	MACHADO TONY M
3933	128-168-080	SE		1	$ 144.57	$ -	$ 144.57	2305	NIGHTSHADE LN	WELLER RODNEY
3933	128-168-081	SE		1	$ 144.57	$ -	$ 144.57	2304	NIGHTSHADE LN	CHEN SU YING
3933	128-168-082	SE		1	$ 144.57	$ -	$ 144.57	2306	NIGHTSHADE LN	STEARS BERTHA A
3933	128-168-083	SE		1	$ 144.57	$ -	$ 144.57	2303	CORDOBAN LN	KUROKAWA SEAN H
3933	128-168-084	SE		1	$ 144.57	$ -	$ 144.57	2305	CORDOBAN LN	OSTOVANI LLC
3933	128-168-085	SE		1	$ 144.57	$ -	$ 144.57	2307	CORDOBAN LN	VARGAS ROBERT & PHYLLIS FAMILY TRUST
3933	128-168-086	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-087	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-088	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-089	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-090	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-091	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-092	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-093	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-094	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-095	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-096	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-097	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-098	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBORWALK HOMEOWNERS ASSOCIATION
3933	128-168-099	SE		1	$ 144.57	$ -	$ 144.57	POBOX	4198	ARBOR WALK 149 L P
3933	128-169-001	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2601	LONG TER	SIMMS JOHN W
3933	128-169-002	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2607	LONG TER	ARENSDORF RYAN M
3933	128-169-003	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2611	LONG TER	CARDOZA TERRIE
3933	128-169-004	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2619	LONG TER	MISER MICHAEL P
3933	128-169-005	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2625	LONG TER	ROLDAN BURT JAVIER & MARIA PERPETUAL LIVING TRUST
3933	128-169-006	SE	Bradely Square	1	$ 289.16	$ 700.03	$ 989.19	2631	LONG TER	CAVAZOS ELOY
3933	128-169-007	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2637	LONG TER	WRIGHT MARK L
3933	128-169-008	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	603	MONTEREY RD	BOAL SEAN E
3933	128-169-009	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2643	LONG TER	CHEN YONGXIAN
3933	128-169-010	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2648	LONG TER	LUU BEN
3933	128-169-011	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	623	MONTEREY RD	ZARAGOZA FABIAN
3933	128-169-012	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	631	MONTEREY RD	KOOB WAYNE J
3933	128-169-013	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	637	MONTEREY RD	CHOMIW JOSEPH/CATHERINE REVOCABLE FAMILY TRUST 2/15/
3933	128-169-014	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2643	HEREDIA LN	DETTY RICHARD E
3933	128-169-015	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2639	HEREDIA LN	MALONE MARYVONNE S
3933	128-169-016	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2635	HEREDIA LN	BAEZ MANUEL A
3933	128-169-017	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	634	HAWKINS WAY	AGUIRRE MANUEL L
3933	128-169-018	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	626	HAWKINS WAY	FARLEY HAL P
3933	128-169-019	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	618	HAWKINS WAY	OTICO SAMUEL
3933	128-169-020	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2644	LONG TER	PIERS ROBERT A LIVING TRUST
3933	128-169-021	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	617	HAWKINS WAY	MC GEHEE STEVE R & RHONDA L REVOCABLE TRUST
3933	128-169-022	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	625	HAWKINS WAY	MENDOZA AURELIANO LOPEZ
3933	128-169-023	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	633	HAWKINS WAY	SWOOPES GLEN C
3933	128-169-024	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	705	E HAWKINS WAY	FRAIRE JAMES R
3933	128-169-025	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	717	E HAWKINS WAY	RUFFONI JACQUELINE
3933	128-169-026	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	725	E HAWKINS WAY	FINCH TRUST
3933	128-169-027	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2615	SADIE WAY	AVILA SAM
3933	128-169-028	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	724	ANNIE WAY	EYCHANER FAMILY TRUST 12/18/14
3933	128-169-029	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	718	ANNIE WAY	HARLOW FAMILY TRUST 4/2/18
3933	128-169-030	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	706	ANNIE WAY	PILSON FAMILY TRUST 12/21/11
3933	128-169-031	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	636	ANNIE WAY	PARMAR PRASAN
3933	128-169-032	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	624	ANNIE WAY	PRANCEVIC EVELYN
3933	128-169-033	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2612	LONG TER	PRUIS FAMILY TRUST 7/9/03
3933	128-169-034	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2624	LONG TER	GALLEGOS REVOCABLE LIVING TRUST 7/27/92
3933	128-169-035	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	611	ANNIE WAY	MACHIN FAMILY TRUST 9/5/07
3933	128-169-036	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	623	ANNIE WAY	MEIER JUSTIN D
3933	128-169-037	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	635	ANNIE WAY	VELASCO VICTOR M
3933	128-169-038	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	707	ANNIE WAY	VEJIGA ELMER Q
3933	128-169-039	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	719	ANNIE WAY	STOLLBERG FRED D & JANET M 2011 REVOCABLE TRUST
3933	128-169-040	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	727	ANNIE WAY	MENDEZ THOMAS RYAN
3933	128-169-041	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	735	ANNIE WAY	CASACELI MICHAEL & TARA FAMILY TRUST 10/19/18
3933	128-169-042	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2602	SADIE WAY	MORA RAFAEL SR
3933	128-169-043	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2606	SADIE WAY	SEPULVEDA RENEE M
3933	128-169-044	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2610	SADIE WAY	DE LEON ALFONSO
3933	128-169-045	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2614	SADIE WAY	FARIAS RAMON
3933	128-169-046	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2618	SADIE WAY	ESTRADA JAVIER
3933	128-170-001	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	602	MONTEREY RD	ROSE RON D SR
3933	128-170-002	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	608	MONTEREY RD	OLIVER HAROLD H G
3933	128-170-003	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	614	MONTEREY RD	MOATS FAMILY TRUST 9/29/98
3933	128-170-004	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	620	MONTEREY RD	WEBSTER GREGORY G
3933	128-170-005	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	626	MONTEREY RD	CHAVEZ LUCIANO
3933	128-170-006	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	632	MONTEREY RD	HERRMANN EDWARD J III
3933	128-170-007	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	638	MONTEREY RD	VALENZUELA JESUS
3933	128-170-008	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2707	HEREDIA LN	BLOCK ERIC D
3933	128-170-009	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2711	HEREDIA LN	SHEFFER FAMILY TRUST
3933	128-170-010	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	639	FORBES PL	MURILLO RAY & ALICIA FAMILY TRUST
3933	128-170-011	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	633	FORBES PL	ROWE JOY CAROL
3933	128-170-012	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	627	FORBES PL	HOUSER FAMILY TRUST
3933	128-170-013	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	621	FORBES PL	JOHNSON HENRY F
3933	128-170-014	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	615	FORBES PL	GARDNER JOHN & GLENDA TRUST 2/12/18
3933	128-170-015	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	609	FORBES PL	DUNCAN FAMILY TRUST
3933	128-170-016	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2715	TARAN CT	RAMIREZ YOLANDA
3933	128-170-017	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2721	TARAN CT	HOLGUIN ROBERT C
3933	128-170-018	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2725	TARAN CT	NEWMAN DONNA M
3933	128-170-019	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2731	TARAN CT	BOOHER MARK R & LINDY L REVOCABLE TRUST 5/23/16
3933	128-170-020	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2737	TARAN CT	ASAVASOPON FAMILY TRUST 12/11/18
3933	128-170-021	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2743	TARAN CT	NAVATO EDWIN Q
3933	128-170-022	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2749	TARAN CT	FLETCHER JAMES L
3933	128-171-001	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2729	STEPHEN PL	JIMENEZ CARLOS G
3933	128-171-002	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2735	STEPHEN PL	VIRAMONTES ROGELIO L
3933	128-171-003	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2741	STEPHEN PL	NEMETH JOSEPH S JR TRUST 2/27/07
3933	128-171-004	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2747	STEPHEN PL	JEBARAJ RAPHAEL
3933	128-171-005	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2753	STEPHEN PL	BROWN FAMILY TRUST 8/12/92
3933	128-171-006	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	802	LOUISA TER	BIELY EUGENE A
3933	128-171-007	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	808	LOUISA TER	GORDILLO JOSEPH
3933	128-171-008	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	814	LOUISA TER	KIRKENDALL WILLIAM R & YVONNE D FAMILY TRUST
3933	128-171-009	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	820	LOUISA TER	XING LI-QIAN
3933	128-171-010	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	826	LOUISA TER	GUDMUNDS MARK H
3933	128-171-011	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	832	LOUISA TER	REICHEL JOHN
3933	128-171-012	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	838	LOUISA TER	ASAVASOPON FAMILY TRUST 12/11/18
3933	128-171-013	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	844	LOUISA TER	RAPP BRENDON
3933	128-171-014	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	850	LOUISA TER	CONSOLASCIO ROY
3933	128-171-015	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	902	LOUISA TER	CHAO VAY C
3933	128-171-016	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	906	LOUISA TER	DUNN JOHN
3933	128-171-017	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	910	LOUISA TER	CHAO VAY C
3933	128-171-018	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	914	LOUISA TER	CAMACHO OSCAR S
3933	128-171-019	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	918	LOUISA TER	CHAO VAY C
3933	128-171-020	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2730	STEPHEN PL	MACLEOD SAMATHA R
3933	128-171-021	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2736	STEPHEN PL	RANGASAMY SIVAGAMI
3933	128-171-022	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2742	STEPHEN PL	PARSLEY ROBERTA L
3933	128-171-023	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	2746	STEPHEN PL	HOESL ANTON/AUDREY D 2003 TRUST 6/23/03
3933	128-171-024	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	819	LOUISA TER	MILLAN ASHLEY
3933	128-171-025	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	825	LOUISA TER	MASUDA REBECCA A
3933	128-171-026	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	831	LOUISA TER	DOMINGUEZ JAVIER A
3933	128-171-027	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	837	LOUISA TER	OROPEZA SABRINA MARIE
3933	128-171-028	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	843	LOUISA TER	FRANKS SUSAN
3933	128-171-029	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	849	LOUISA TER	CROFT GRETI U LIVING TRUST 12/16/98
3933	128-171-030	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	903	LOUISA TER	GALINDO JUAN MANUEL III
3933	128-171-031	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	907	LOUISA TER	LEROY DAVID L
3933	128-171-032	SE	Bradely Square	1	$ 144.57	$ 350.01	$ 494.59	911	LOUISA TER	MITRE JUBAMEY BRIAN M

3933	128-171-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	915 LOUISA TER	MARTINS MARK
3933	128-171-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	919 LOUISA TER	RAPP KIM
3933	128-171-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	928 SLOAN TER	BADDLEY ELVIN JAMAEL
3933	128-171-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	922 SLOAN TER	SCHUMACHER GLADYS S REVOCABLE TRUST 8/11/08
3933	128-171-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	916 SLOAN TER	MIRACLE LIVING TRUST 04/16/2008
3933	128-171-038	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	910 SLOAN TER	IRVINE THOMAS RICHARD
3933	128-171-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	904 SLOAN TER	PACHECO GERARDO
3933	128-171-040	SE	Bradely Square	1	$	289.14	$	700.03	$	989.17	848 SLOAN TER	JC & DD PROPERTY & MANAGEMENT LLC
3933	128-171-041	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	842 SLOAN TER	PEREZ ERIC S
3933	128-171-042	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	836 SLOAN TER	HART CASSANDRA ESPERANZA
3933	128-171-043	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	830 SLOAN TER	LAWRENCE DAVID GLENN/CAROLYN JOINT LIVING TRUST
3933	128-171-044	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	824 SLOAN TER	UCP WORK INC
3933	128-171-045	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	818 SLOAN TER	SMITHERMAN DENNIS II
3933	128-172-001	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	923 LOUISA TER	SOUPHANTHAVONG SOUVILATH D
3933	128-172-002	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	927 LOUISA TER	RUIZ MIGUEL
3933	128-172-003	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	931 LOUISA TER	NUNEZ MARTY
3933	128-172-004	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2729 NIVERTH PL	BROWN RYAN O
3933	128-172-005	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2723 NIVERTH PL	HART MATTHEW
3933	128-172-006	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2719 NIVERTH PL	HORR DEANA
3933	128-172-007	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	934 SLOAN TER	WELDON ANTHONY & RUTH FAMILY TRUST
3933	128-172-008	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	922 LOUISA TER	GOLDEN ROBERT J
3933	128-172-009	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	926 LOUISA TER	DANTZER JUSTINE M
3933	128-172-010	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	930 LOUISA TER	GUTIERREZ MARIA NEIDA
3933	128-172-011	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	934 LOUISA TER	KEES JONATHAN H
3933	128-172-012	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	938 LOUISA TER	RUIZ JUAN M
3933	128-172-013	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	942 LOUISA TER	BOGNUDA RAY & LISA REVOCABLE TRUST 3/21/1996
3933	128-172-014	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2735 NIVERTH PL	NELSON MINDY L
3933	128-172-015	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2739 NIVERTH PL	CATABAY RONNIE
3933	128-172-016	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2751 NIVERTH PL	MORALES CARLOS & MARIA B 2019 TRUST 7/23/19
3933	128-172-017	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2755 NIVERTH PL	UVALLE ELOY
3933	128-172-018	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2759 NIVERTH PL	CASTELLON ALVARO J
3933	128-172-019	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2765 NIVERTH PL	MILTIMORE FAMILY TRUST 3/5/08
3933	128-172-020	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2768 NIVERTH PL	LEROY DAVID
3933	128-172-021	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2764 NIVERTH PL	CASTANEDA EMANUEL CORRAL
3933	128-172-022	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2760 NIVERTH PL	LOPEZ ERIC
3933	128-172-023	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2756 NIVERTH PL	MUSCIO FAMILY TRUST 4/12/03
3933	128-172-024	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2752 NIVERTH PL	WOO MELINDA
3933	128-172-025	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59		JONES NICHOLAS M
3933	128-172-026	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2746 NIVERTH PL	PIERCE JAMES C
3933	128-172-027	SE	Bradely Square	1	$	289.14	$	700.03	$	989.17	2742 NIVERTH PL	TORRES MANUEL E
3933	128-172-028	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2738 NIVERTH PL	KENNEDY JOHN R
3933	128-172-029	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2734 NIVERTH PL	NUNEZ SILVIA L
3933	128-172-030	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2730 NIVERTH PL	HENDRICKX JULIE 2006 REVOCABLE TRUST
3933	128-172-031	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2726 NIVERTH PL	SOTO JOSE MARTIN
3933	128-172-032	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2722 NIVERTH PL	MAGNO DAVID B
3933	128-172-033	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2718 NIVERTH PL	DALTON KIMBALL
3933	128-172-034	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2714 NIVERTH PL	BACH-Y-RITA JACQUELINE REVOCABLE 2016 TRUST
3933	128-172-035	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2710 NIVERTH PL	PARK ANDREW JEFFREY
3933	128-172-036	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2706 NIVERTH PL	MILLAR BRETT S
3933	128-172-037	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2702 NIVERTH PL	BELTON JEREMY M
3933	128-172-039	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2709 RUBEL WAY	PUERTA GUADALUPE PALMA
3933	128-172-040	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2706 RUBEL WAY	ADAMS ERIC KIMBERLY
3933	128-172-041	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1007 FREDERICK ST	BENITEZ XAVIER
3933	128-172-042	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1015 FREDERICK ST	AN YOUNG S
3933	128-172-043	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1027 FREDERICK ST	WALKER CHARLES
3933	128-172-044	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2715 PAYTON WAY	STOCK-ROBLES ANDREA
3933	128-172-045	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2711 PAYTON WAY	MINOR FAMILY TRUST 1/9/18
3933	128-172-046	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2707 PAYTON WAY	SORIA ARNULFO
3933	128-172-047	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	2703 PAYTON WAY	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17
3933	128-172-048	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1024 E STACY ANNE TER	MCNAIRN JAMES
3933	128-172-049	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1016 E STACY ANNE TER	ALANO ALBERTO
3933	128-172-050	SE	Bradely Square	1	$	144.57	$	350.01	$	494.59	1010 E STACY ANNE TER	BAUMANN BEAT
3933	128-174-001	SE		1	$	586.28	$	-	$	586.28	816 E ENOS DR	BLUE PHOENIX LLC
3933	128-174-002	SE		1	$	586.28	$	-	$	586.28	820 E ENOS DR	OASIS BUILDING LLC
3933	128-174-003	SE		1	$	586.28	$	-	$	586.28	1550 S COLLEGE DR	FIRST CHRISTIAN CHURCH OF SANTA MARIA
3933	128-174-004	SE		1	$	586.28	$	-	$	586.28	POBOX 1815	RENFROW FAMILY TRUST 12/19/96
3933	128-174-005	SE		1	$	586.28	$	-	$	586.28	POBOX 1815	RENFROW FAMILY TRUST 12/19/96
3933	128-174-006	SE		1	$	586.28	$	-	$	586.28	957 E BATTLES RD	RENFROW FAMILY TRUST 12/19/96
3933	128-174-007	SE		1	$	586.28	$	-	$	586.28	1521 S BRADLEY RD	LPC INVESTMENTS LLC
3933	128-174-008	SE		1	$	586.28	$	-	$	586.28	1515 S BRADLEY RD	SAMPSON FAM TR 7/17/95
3933	128-174-009	SE		1	$	586.28	$	-	$	586.28	1525 S BRADLEY RD	DJW PROPERTIES LLC (CA)
3933	128-174-010	SE		1	$	586.28	$	-	$	586.28	1035 E BATTLES RD	RENFROW FAMILY TRUST 12/19/96
3933	128-174-011	SE		1	$	586.28	$	-	$	586.28	1535 S BRADLEY RD	HAMILTON CHASE-SANTA MARIA LLC
3933	128-174-012	SE		1	$	586.28	$	-	$	586.28	1001 E BATTLES RD	RENFROW ELOY
3933	128-177-001	SE		1	$	144.57	$	-	$	144.57	1977 CELEBRATION AVE	FOX JACOB M
3933	128-177-002	SE		1	$	144.57	$	-	$	144.57	1975 CELEBRATION AVE	CODI MANAGEMENT LLC
3933	128-177-003	SE		1	$	144.57	$	-	$	144.57	1973 CELEBRATION AVE	SMITH FREDDIE J REVOCABLE TRUST
3933	128-177-004	SE		1	$	144.57	$	-	$	144.57	1971 CELEBRATION AVE	MARQUEZ JAVIER A
3933	128-177-005	SE		1	$	144.57	$	-	$	144.57	1969 CELEBRATION AVE	RATHOD AMOLKUMAR GHANSHYAMBHAI
3933	128-177-006	SE		1	$	144.57	$	-	$	144.57	1967 CELEBRATION AVE	PENA JAVIER S
3933	128-177-007	SE		1	$	144.57	$	-	$	144.57	1965 CELEBRATION AVE	BLAND FAMILY TRUST
3933	128-177-008	SE		1	$	144.57	$	-	$	144.57	1963 CELEBRATION AVE	GARCIA EIVAR
3933	128-177-009	SE		1	$	144.57	$	-	$	144.57	1961 CELEBRATION AVE	ACOBA ROWENA
3933	128-177-010	SE		1	$	144.57	$	-	$	144.57	1959 CELEBRATION AVE	WANG YUE
3933	128-177-011	SE		1	$	144.57	$	-	$	144.57	1957 CELEBRATION AVE	BROWN ROSA CALDERON
3933	128-177-012	SE		1	$	144.57	$	-	$	144.57	1955 CELEBRATION AVE	LAGMAY JOMARK G
3933	128-177-013	SE		1	$	144.57	$	-	$	144.57	1953 CELEBRATION AVE	LOCK JASON A TRUST
3933	128-177-014	SE		1	$	144.57	$	-	$	144.57	1951 CELEBRATION AVE	CARCAREY JOSHUA
3933	128-177-015	SE		1	$	144.57	$	-	$	144.57	1949 CELEBRATION AVE	ANDERCYK ASHLEY
3933	128-177-016	SE		1	$	144.57	$	-	$	144.57	1947 CELEBRATION AVE	LOWE LUTHER
3933	128-177-017	SE		1	$	144.57	$	-	$	144.57	1945 CELEBRATION AVE	PONTO FAMILY TRUST 9/11/87
3933	128-177-018	SE		1	$	144.57	$	-	$	144.57	1943 CELEBRATION AVE	SIMPSON KENTHONY
3933	128-177-019	SE		1	$	144.57	$	-	$	144.57	1941 CELEBRATION AVE	LUONG KIM
3933	128-177-020	SE		1	$	144.57	$	-	$	144.57	1939 CELEBRATION AVE	PONTO FAMILY TRUST 9/11/87
3933	128-177-021	SE		1	$	144.57	$	-	$	144.57	1937 CELEBRATION AVE	YI JAMES
3933	128-177-022	SE		1	$	144.57	$	-	$	144.57	305 DANIEL DR	MCDONALD DAVID W
3933	128-177-023	SE		1	$	144.57	$	-	$	144.57	317 DANIEL DR	LOWE LUTHER
3933	128-177-024	SE		1	$	144.57	$	-	$	144.57	329 DANIEL DR	HENDRICKS KARIN ANNE
3933	128-178-001	SE		1	$	144.57	$	-	$	144.57	1935 CELEBRATION AVE	TOGNAZZINI FAMILY TRUST 10/15/03
3933	128-178-002	SE		1	$	144.57	$	-	$	144.57	1933 CELEBRATION AVE	TOGNAZZINI FAMILY TRUST 10/15/03
3933	128-178-003	SE		1	$	144.57	$	-	$	144.57	1931 CELEBRATION AVE	TOGNAZZINI FAMILY TRUST 10/15/03
3933	128-178-004	SE		1	$	144.57	$	-	$	144.57	1929 CELEBRATION AVE	JFK PONTO 2012 TRUST
3933	128-178-005	SE		1	$	144.57	$	-	$	144.57	1927 CELEBRATION AVE	SHARP JOHN
3933	128-178-006	SE		1	$	144.57	$	-	$	144.57	1925 CELEBRATION AVE	WILSON CALVIN
3933	128-178-007	SE		1	$	144.57	$	-	$	144.57	1923 CELEBRATION AVE	BARRAZA GONZALO ELIAZ
3933	128-178-008	SE		1	$	144.57	$	-	$	144.57	1921 CELEBRATION AVE	AZORES JEFF
3933	128-178-009	SE		1	$	144.57	$	-	$	144.57	1919 CELEBRATION AVE	STA MARIA MELANIE DAVID
3933	128-178-010	SE		1	$	144.57	$	-	$	144.57	1917 CELEBRATION AVE	POLAND STEFANIE A
3933	128-178-011	SE		1	$	144.57	$	-	$	144.57	1915 CELEBRATION AVE	SHUKLA RUCHI
3933	128-178-012	SE		1	$	144.57	$	-	$	144.57	1913 CELEBRATION AVE	GREER-MUNDY JAIME
3933	128-178-013	SE		1	$	144.57	$	-	$	144.57	1911 CELEBRATION AVE	TRAN CHRISTINA
3933	128-178-014	SE		1	$	144.57	$	-	$	144.57	1909 CELEBRATION AVE	GAUNA JOSE M
3933	128-178-015	SE		1	$	144.57	$	-	$	144.57	1907 CELEBRATION AVE	DELBONO DENNIS
3933	128-178-016	SE		1	$	144.57	$	-	$	144.57	1905 CELEBRATION AVE	LEE FAMILY TRUST 6/30/20
3933	128-178-017	SE		1	$	144.57	$	-	$	144.57	1903 CELEBRATION AVE	VALDEZ VICTORIA VILLA
3933	128-178-018	SE		1	$	144.57	$	-	$	144.57	1901 CELEBRATION AVE	TORRES TIMOTEO
3933	128-179-001	SE	Crossroads Commercial	1	$	586.28	$	-	$	586.28	530 E BETTERAVIA RD	SANTA MARIA EXCHANGE PARTNERS
3933	128-179-002	SE	Crossroads Commercial	1	$	586.28	$	-	$	586.28	540 E BETTERAVIA RD	SANTA MARIA EXCHANGE PARTNERS
3933	128-179-003	SE	Crossroads Commercial	1	$	586.28	$	-	$	586.28	550 E BETTERAVIA RD	MURRAY FAMILY REVOCABLE TRUST 5/1/08
3933	128-179-004	SE	Crossroads Commercial	1	$	586.28	$	-	$	586.28	560 E BETTERAVIA RD	SANTA MARIA EXCHANGE PARTNERS
3933	128-179-005	SE	Crossroads Commercial	1	$	586.28	$	-	$	586.28	570 E BETTERAVIA RD A	SANTA MARIA EXCHANGE PARTNERS
3933	128-180-004	SE		1	$	144.57	$	-	$	144.57	1979 S MILLER ST	ROJAS ISMAEL
3933	128-180-005	SE		1	$	144.57	$	-	$	144.57	1975 S MILLER ST	HERNANDEZ ANGEL I
3933	128-180-006	SE		1	$	144.57	$	-	$	144.57	1971 S MILLER ST	RODRIGUEZ JUAN
3933	128-180-007	SE		1	$	144.57	$	-	$	144.57	1967 S MILLER ST	REDL MICHAEL C
3933	128-180-008	SE		1	$	144.57	$	-	$	144.57	1963 S MILLER ST	SIMON ELIZABETH
3933	128-180-009	SE		1	$	289.15	$	-	$	289.15	1951 S MILLER ST	CASTREJON VERONICA
3933	128-180-010	SE		1	$	289.15	$	-	$	289.15	1947 S MILLER ST	CARLOS KATHERINE
3933	128-180-011	SE		1	$	289.15	$	-	$	289.15	1943 S MILLER ST	LUU EVA CHUO KWUN
3933	128-180-012	SE		1	$	289.15	$	-	$	289.15	1939 S MILLER ST	HUANG JIN QUAN
3933	128-180-013	SE		1	$	289.15	$	-	$	289.15	1935 S MILLER ST	ARASTEH HOBIE
3933	128-180-014	SE		1	$	289.15	$	-	$	289.15	1931 S MILLER ST	CERVANTES ISAAC
3933	128-180-015	SE		1	$	144.57	$	-	$	144.57	344 INGER DR	INGER STREET PARTNERS LLC
3933	128-185-004	SE		1	$	586.28	$	-	$	586.28	1995 S MILLER ST 105	INGER STREET PARTNERS LLC
3933	128-185-005	SE		1	$	586.28	$	-	$	586.28	1995 S MILLER ST 103	INGER STREET PARTNERS LLC
3933	128-185-006	SE		1	$	72.29	$	-	$	72.29	1955 S MILLER ST 101	KIAEI FARSHID
3933	128-186-001	SE		1	$	144.57	$	-	$	144.57	355 DANIEL DR 101	DESAI FAMILY TRUST 5/24/08
3933	128-186-002	SE		1	$	144.57	$	-	$	144.57	355 DANIEL DR 203	DESAI FAMILY TRUST 5/24/08
3933	128-186-003	SE		1	$	144.57	$	-	$	144.57	355 DANIEL DR 201	DESAI FAMILY TRUST 5/24/08

3933	128-186-004	**SE**		1	$	586.28	$	-	$	586.28	355 DANIEL DR 103	DESAI FAMILY TRUST 5/24/08
3933	128-186-005	**SE**		1	$	144.57	$	-	$	144.57	355 DANIEL DR 105	DESAI FAMILY TRUST 5/24/08
3933	128-189-001	**SE**	**Enos Ranch Residential**	1	$	57,524.00	$	84,503.18	$	142,027.18		SANTA MARIA MULTIFAMILY LLC
3933	128-189-002	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	8,107.17	$	8,693.45	1004 E BATTLES RD	MJM1 INVESTMENTS LLC
3933	128-189-003	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	11,291.17	$	11,877.45	1601 S BRADLEY RD	MJM1 INVESTMENTS LLC
3933	128-189-004	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	15,812.99	$	16,399.27	1643 S BRADLEY RD	TVJ SONS ENOS TOYOTA RE LLC
3933	128-189-005	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	5,297.76	$	5,884.04	1675 S BRADLEY RD	TVJ SONS ENOS TOYOTA RE LLC
3933	128-189-006	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	2,916.44	$	3,502.73	1027 MEEHAN ST	TVJ SONS ENOS TOYOTA RE LLC
3933	128-189-007	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	3,879.67	$	4,465.95	1005 MEEHAN ST	TVJ SONS ENOS TOYOTA RE LLC
3933	128-189-008	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	4,334.53	$	4,920.81	1703 S BRADLEY RD	TVJ SONS LLC
3933	128-189-009	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	1,418.09	$	2,004.37	1002 MEEHAN ST	TVJ SONS ENOS HONDA RE LLC
3933	128-189-010	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	10,220.92	$	10,807.20	1735 S BRADLEY RD	TVJ SONS ENOS HONDA RE LLC
3933	128-189-011	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	7,973.39	$	8,559.67	1757 S BRADLEY RD	TVJ SONS ENOS HONDA RE LLC
3933	128-189-012	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	-	$	586.28	750 MEEHAN ST	SANTA MARIA-BONITA SCHOOL DISTRICT
3933	128-189-013	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	-	$	586.28		TVJ SONS LLC
3933	128-190-003	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	3,130.49	$	3,716.77	905 E BETTERAVIA RD	NKT COMMERCIAL I LLC
3933	128-190-004	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	26,756.33	$	27,342.61	935 E BETTERAVIA RD	LOWES HOME CENTERS LLC
3933	128-190-005	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	1,632.14	$	2,218.42	985 E BETTERAVIA RD	NKT COMMERCIAL I LLC
3933	128-190-006	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	13,511.94	$	14,098.23	1075 E BETTERAVIA RD	COASTHILLS CREDIT UNION
3933	128-190-007	**SE**	**Enos Ranch Commercial**	1	$	586.28	$	47,385.46	$	47,971.74	1700 S BRADLEY RD	COSTCO WHOLESALE CORPORATION
3933	128-190-008	**SE**		1	$	3,868.13	$	-	$	3,868.13	795 E BETTERAVIA RD	NKT COMMERCIAL I LLC
3933	128-190-009	**SE**		1	$	4,525.71	$	-	$	4,525.71	705 E BETTERAVIA RD	NKT COMMERCIAL I LLC
3933	128-190-010	**SE**		1	$	2,669.02	$	-	$	2,669.02	655 E BETTERAVIA RD	NKT COMMERCIAL I LLC
3933	128-190-011	**SE**		1	$	4,448.36	$	-	$	4,448.36	605 E BETTERAVIA RD	NKT COMMERCIAL I LLC
3933	128-190-012	**SE**		1	$	37,791.67	$	-	$	37,791.67	615 E BETTERAVIA RD	BRADLEY WEST PARTNERS L P
									$1,393,834.29			

Fund Number	Parcel Number	District	Zone	FY25-26 Parcel Count	FY 25-26 District Assessment	FY25-26 Zone Assessment	FY25-26 Total Assessment	Situs	Owner	
3935	111-040-006	SW		1	$ 586.29	$ -	$ 586.29	1500 W BETTERAVIA RD	PANIAGUA ROGELIO R	$ 1.03
3935	111-040-017	SW		1	$ 586.28	$ -	$ 586.28	2220 A ST 101	A STREET BUSINESS CENTER LLC	
3935	111-040-018	SW		1	$ 586.28	$ -	$ 586.28	2240 A ST	FRANCE REVOCABLE FAMILY TRUST 3/6/02	
3935	111-040-019	SW		1	$ 586.28	$ -	$ 586.28	2310 A ST	FREDA FRANCIS D & ALIDA 1991 TRUST	
3935	111-040-020	SW		1	$ 586.28	$ -	$ 586.28	2330 A ST	R&T A STREET LLC	
3935	111-040-021	SW		1	$ 586.28	$ -	$ 586.28	2350 A ST	DURANT HARVESTING INC	
3935	111-040-022	SW		1	$ 586.28	$ -	$ 586.28	2360 A ST	IGLESIA INTERNACIONAL CASA DE DIOS CORP	
3935	111-040-026	SW		1	$ 586.28	$ -	$ 586.28	2390 A ST	SILVA MANUEL F/NANCY L FAMILY TRUST 3/30/95	
3935	111-040-032	SW		1	$ 586.28	$ -	$ 586.28	2390 A ST	SILVA MANUEL F/NANCY L FAMILY TRUST 3/30/95	
3935	111-040-036	SW		1	$ 586.28	$ -	$ 586.28	2370 A ST	KKCC LLC (AZ)	
3935	111-040-037	SW		1	$ 586.28	$ -	$ 586.28	2380 A ST	PORTER JOHN ARZA	
3935	111-040-038	SW		1	$ 586.28	$ -	$ 586.28	2410 A ST	MATTI HINRI Y LIVING TRUST 09/05/2012	
3935	111-040-039	SW		1	$ 586.28	$ -	$ 586.28	2430 A ST	SANTA MARIA KOREAN PRESBYTERIAN CHURCH	
3935	111-040-040	SW		1	$ 586.28	$ -	$ 586.28	2450 A ST	A STREET BUSINESS CENTER LLC	
3935	111-040-043	SW		1	$ 586.28	$ -	$ 586.28	2445 A ST	VTC ENTERPRISES	
3935	111-051-006	SW		1	$ 586.28	$ -	$ 586.28	1435 W MCCOY LN	CONNORS STANLEY D	
3935	111-051-007	SW		1	$ 586.28	$ -	$ 586.28	1427 W MCCOY LN	TLM PARTNERS II	
3935	111-051-015	SW		1	$ 586.28	$ -	$ 586.28	1400 W MCCOY LN	HARDY FAMILY LIMITED PARTNERSHIP	
3935	111-051-016	SW		1	$ 6,449.12	$ -	$ 6,449.12	1360 W MCCOY LN 1	HARDY FAMILY LLC	
3935	111-051-017	SW		1	$ 586.28	$ -	$ 586.28	1320 W MCCOY LN	HARDY FAMILY LLC	
3935	111-051-021	SW		1	$ 586.28	$ -	$ 586.28	1290 W MCCOY LN	EREDITA GENERAL PARTNERSHIP	
3935	111-051-024	SW		1	$ 1,758.85	$ -	$ 1,758.85	2370 SKYWAY DR	FREDA FRANCIS D & ALIDA 1991 TRUST	
3935	111-051-027	SW		1	$ 586.28	$ -	$ 586.28	1310 W MCCOY LN	VENTURA ROBIN & STEPHANIE 1996 REVOCABLE TRUST 1/3/9	
3935	111-060-036	SW		1	$ 586.28	$ -	$ 586.28	202 W BETTERAVIA RD	FRUGE RYAN D	
3935	111-060-037	SW		1	$ 586.28	$ -	$ 586.28	190 W BETTERAVIA RD	TUCKER LLC	
3935	111-060-059	SW	Coyway	1	$ 586.28	$ 1,817.91	$ 2,404.20	2399 S BROADWAY	KAZARIAN SANTA MARIA LLC	
3935	111-060-060	SW	Coyway	1	$ 586.28	$ 1,241.48	$ 1,827.77	2339 S BROADWAY	ORTALE RICHARD AND STEPHANIE TRUST 11/7/2000	
3935	111-060-073	SW	Coyway	1	$ 586.28	$ 1,053.26	$ 1,639.54	2301 S BROADWAY	LETTERS/WHITE ENTERPRISES INC	
3935	111-060-079	SW	Coyway	1	$ 586.28	$ 875.23	$ 1,461.52	2384 PROFESSIONAL PKWY	CRYSTYL LLC	
3935	111-060-082	SW	Coyway	1	$ 586.28	$ 710.54	$ 1,296.82	2345 S BROADWAY A	COYWAY LLC	
3935	111-060-083	SW	Coyway	1	$ 586.28	$ 392.91	$ 979.20	2353 S BROADWAY	PALACIOS FAMILY TRUST	
3935	111-060-087	SW	C-4 Development	1	$ 586.28	$ 5,613.90	$ 6,200.19	2263 S DEPOT ST	M & RB HOLDINGS LLC	
3935	111-060-088	SW	C-4 Development	1	$ 586.28	$ 2,816.02	$ 3,402.30	2271 S DEPOT ST	DEPOT MCCOY LLC	
3935	111-060-091	SW	C-4 Development	1	$ 586.28	$ 6,649.23	$ 7,235.51	740 CENTURY ST	WALTER BROS CONSTRUCTION CO INC	
3935	111-060-092	SW	C-4 Development	1	$ 586.28	$ 3,432.23	$ 4,018.51	2247 S DEPOT ST	LETTERS & GLYNN LLC	
3935	111-060-093	SW	C-4 Development	1	$ 586.28	$ 4,143.59	$ 4,729.87	2255 S DEPOT ST	LIFE STEPS FOUNDATION INC	
3935	111-100-008	SW		170	$ 47,930.28	$ -	$ 47,930.28		SKYWAY PROPERTIES LLC	
3935	111-100-009	SW		1	$ 2,345.13	$ -	$ 2,345.13	3596 SKYWAY DR	SANTA BARBARA LAND CO LLC	
3935	111-100-011	SW		1	$ 586.28	$ -	$ 586.28	3475 ORCUTT RD	LAUREL CROWN ENTERPRISE LLC	
3935	111-231-011	SW		1	$ 586.30	$ -	$ 586.30	3335 CORSAIR CIR.	SANTA MARIA PULBIC AIRPORT DISTRICT	
3935	111-231-020	SW		1	$ 586.28	$ -	$ 586.28	2815 AIRPARK DR	AIRPARK DRIVE LLC	
3935	111-231-021	SW		1	$ 586.28	$ -	$ 586.28	2861 AIRPARK DR 201	LAKELAND PROPERTIES LLC	
3935	111-231-022	SW		1	$ 586.28	$ -	$ 586.28	2831 AIRPARK DR	NKT DEVELOPMENT LLC	
3935	111-270-014	SW		1	$ 586.28	$ -	$ 586.28	800 W BETTERAVIA RD	SANTA MARIA HOLDINGS LTD	
3935	111-270-042	SW		1	$ 586.28	$ -	$ 586.28	807 W MCCOY LN	SANTA MARIA HOLDINGS LTD	
3935	111-270-044	SW		1	$ 586.28	$ -	$ 586.28	821 CENTURY ST B	SANTA MARIA HOLDINGS LTD	
3935	111-270-045	SW		1	$ 586.28	$ -	$ 586.28	821 CENTURY ST C	SANTA MARIA HOLDINGS LTD	
3935	111-270-046	SW		1	$ 586.28	$ -	$ 586.28	821 CENTURY ST D	SANTA MARIA HOLDINGS LTD	
3935	111-270-047	SW		1	$ 586.28	$ -	$ 586.28	821 CENTURY ST E	SANTA MARIA HOLDINGS LTD	
3935	111-270-048	SW		1	$ 586.28	$ -	$ 586.28	821 CENTURY ST F	SANTA MARIA HOLDINGS LTD	
3935	111-291-009	SW		1	$ 586.28	$ -	$ 586.28	3030 INDUSTRIAL PKWY	OREGON INVESTMENT COMPANY	
3935	111-291-020	SW		1	$ 586.28	$ -	$ 586.28	3138 INDUSTRIAL PKWY	SOUTHERN CALIFORNIA GAS COMPANY	
3935	111-291-032	SW		1	$ 586.28	$ -	$ 586.28	2800 INDUSTRIAL PKWY	PARKWAY ENTERPRISES LLC	
3935	111-291-045	SW		1	$ 1,172.58	$ -	$ 1,172.58	3250 SKYWAY DR	PALACIOS FAMILY TRUST	
3935	111-291-039	SW		1	$ 586.29	$ -	$ 586.29	2916 INDUSTRIL PKWY	CURRY PARKWAY, LP[	
3935	111-292-007	SW		1	$ 586.28	$ -	$ 586.28	2803 INDUSTRIAL PKWY	PC FAMILIES LLC	
3935	111-292-008	SW		1	$ 586.28	$ -	$ 586.28	2900 SKYWAY DR	OKONITE COMPANY INC	
3935	111-292-013	SW		1	$ 586.28	$ -	$ 586.28	2643 INDUSTRIAL PKWY	FESS PARKERS SANTA BARBARA COUNTY WINE CENTER LLC	
3935	111-292-020	SW		1	$ 586.28	$ -	$ 586.28	900 FAIRWAY DR	JORDANOS INC	
3935	111-292-021	SW		1	$ 586.28	$ -	$ 586.28	2717 AVIATION WAY 100	AVIATION WAY LLC	
3935	111-292-024	SW		1	$ 586.28	$ -	$ 586.28	2560 SKYWAY DR	SANTA MARIA JT UN HS DIST	
3935	111-292-039	SW		1	$ 586.28	$ -	$ 586.28	3010 SKYWAY DR A	HEALING ROOMS	
3935	111-292-040	SW		1	$ 586.28	$ -	$ 586.28	3020 SKYWAY DR	MURRAY VICTORIA M TRUST 03/11/2008	
3935	111-292-042	SW		1	$ 586.28	$ -	$ 586.28	3040 SKYWAY DR	FAIRLAKE LLC	
3935	111-400-002	SW		1	$ 586.28	$ -	$ 586.28	1220 W BETTERAVIA RD	RCI - KING INC	
3935	111-400-004	SW		1	$ 2,345.13	$ -	$ 2,345.13	1258 W BETTERAVIA RD	BALDWIN TODD	
3935	111-400-007	SW		1	$ 586.28	$ -	$ 586.28	2351 THOMPSON WAY A	HUNTINGTON INVESTMENT GROUP	
3935	111-400-010	SW		1	$ 586.28	$ -	$ 586.28	2367 THOMPSON WAY	ALLEGRE MARLA R TRUST 10/1/90	
3935	111-400-014	SW		1	$ 1,758.85	$ -	$ 1,758.85	1235 W MCCOY LN	FAIR SKY PROPERTIES	
3935	111-400-017	SW		1	$ 586.28	$ -	$ 586.28	2323 THOMPSON WAY	THOMPSON WAY PARTNERS LLC	
3935	111-400-018	SW		1	$ 586.28	$ -	$ 586.28	2329 THOMPSON WAY	TAVACORP LLC	
3935	111-400-023	SW		1	$ 586.28	$ -	$ 586.28	2341 SKYWAY DR	COMCAST CABLEVISION OF LOMPOC	
3935	111-400-026	SW		1	$ 586.28	$ -	$ 586.28	1310 W BETTERAVIA RD	SANTA MARIA VALLEY LIGHTHOUSE BAPTIST CHURCH	
3935	111-400-032	SW		1	$ 586.28	$ -	$ 586.28	1202 W BETTERAVIA RD	STARBUCKS	
3935	111-400-039	SW		1	$ 586.28	$ -	$ 586.28	2353 WESTGATE RD	MORGAN MICHAEL BOONE	
3935	111-400-040	SW		1	$ 586.28	$ -	$ 586.28	2365 WESTGATE RD	LOS DOS VALLES HARVESTING & PACKING INC	
3935	111-400-042	SW		1	$ 586.28	$ -	$ 586.28	2350 WESTGATE RD	DONAHUE PROPERTIES LLC	
3935	111-400-043	SW		1	$ 586.28	$ -	$ 586.28	2340 WESTGATE RD	DONAHUE PROPERTIES LLC	
3935	111-400-045	SW		1	$ 586.28	$ -	$ 586.28	1326 JASON WAY	BRAGG INVESTMENT COMPANY INC	
3935	111-400-046	SW		1	$ 586.28	$ -	$ 586.28	1327 JASON WAY	STOKES-PENA JENNIFER LYNN TRUSTEE OF STOKES-PENA J L	
3935	111-400-047	SW		1	$ 586.28	$ -	$ 586.28	1331 JASON WAY	STOKES-PENA JENNIFER LYNN TRUSTEE OF STOKES-PENA J L	
3935	111-400-049	SW		1	$ 2,345.13	$ -	$ 2,345.13	2310 WESTGATE RD	LAVOIE WILLIAM G TRUST	
3935	111-400-054	SW		1	$ 586.28	$ -	$ 586.28	1265 W MCCOY LN	ORTALE RICHARD D/STEPHANIE S	
3935	111-400-057	SW		1	$ 586.28	$ -	$ 586.28	2225 SKYWAY DR	BURDICK RICHARD E & BETTY M TRUSTEES	
3935	111-400-058	SW		1	$ 586.28	$ -	$ 586.28	2215 SKYWAY DR	ELSON DAVID A	
3935	111-400-064	SW		1	$ 586.28	$ -	$ 586.28	1400 W BETTERAVIA RD	CENTRAL COAST LAND & INVESTMENTS LLC	
3935	111-400-065	SW		1	$ 586.28	$ -	$ 586.28		CENTRAL COAST LAND & INVESTMENTS LLC	
3935	111-400-071	SW		1	$ 586.28	$ -	$ 586.28	1420 JASON WAY	ML LAND COMPANY LLC	
3935	111-400-072	SW		1	$ 586.28	$ -	$ 586.28	1430 JASON WAY	MORGAN CONNIE LYN	
3935	111-400-073	SW		1	$ 586.28	$ -	$ 586.28	1440 JASON WAY 100	MCHADDAD RAFT FRED	
3935	111-400-074	SW		1	$ 586.28	$ -	$ 586.28	1445 JASON WAY	CONTRERAS GABRIEL/JOVITA	
3935	111-400-076	SW		1	$ 586.28	$ -	$ 586.28	1340 W BETTERAVIA RD	ZIEGLER 2012 FAMILY GIFT TRUST 12/20/12	
3935	111-400-077	SW		1	$ 586.28	$ -	$ 586.28	2330 WESTGATE RD	WILLIAM & KAREN LAVOIE FOUNDATION INC	
3935	111-430-003	SW		1	$ 586.28	$ -	$ 586.28	2712 AIR PARK DR	MELSHEIMER FAMILY LIMITED PARTNERSHIP	
3935	111-430-011	SW		1	$ 586.28	$ -	$ 586.28	2727 SKYWAY DR	NCR ENTERPRISES CORPORATION	
3935	111-430-020	SW		1	$ 586.28	$ -	$ 586.28	2627 SKYWAY DR	SANTA MARIA FIRST SOUTHERN BAPTIST CHURCH	
3935	111-430-021	SW		1	$ 586.28	$ -	$ 586.28	2602 AIR PARK DR	TEIXEIRA FARMS INC	
3935	111-430-022	SW		1	$ 586.28	$ -	$ 586.28	1234 FAIRWAY DR	KR EQUITIES INC	
3935	111-430-025	SW		1	$ 586.28	$ -	$ 586.28	2624 AIR PARK DR A	MARTINEZ TOM B & MARY JANE FAMILY TRUST 09/20/2016	
3935	111-430-026	SW		1	$ 586.28	$ -	$ 586.28	2624 AIR PARK DR B	GOING SURFING LLC	
3935	111-430-027	SW		1	$ 586.28	$ -	$ 586.28	2625 SKYWAY DR A	BORMES BROTHERS LLC	
3935	111-430-028	SW		1	$ 586.28	$ -	$ 586.28	2625 SKYWAY DR B	BORMES BROTHERS LLC	
3935	111-440-003	SW		1	$ 586.28	$ -	$ 586.28	1158 W BETTERAVIA RD	1158 BETTERAVIA LLC	
3935	111-440-004	SW		1	$ 586.28	$ -	$ 586.28	2280 SKYWAY DR	DRABKIN RONALD	
3935	111-440-015	SW		1	$ 586.28	$ -	$ 586.28	1130 TAMA LN	GONZALES RONALD S & DEANNE G REVOCABLE LIVING TRUST	
3935	111-440-027	SW		1	$ 1,172.57	$ -	$ 1,172.57	1021 TAMA LN	DOWNUM FLOYD E & NORMA FAMILY TRUST	
3935	111-440-031	SW		1	$ 586.28	$ -	$ 586.28	1124 TAMA LN	COMPTON PETER JAMES SR	
3935	111-440-032	SW		1	$ 586.28	$ -	$ 586.28	1100 TAMA LN	HAYES MILTON F & MARY J FAMILY TRUST	
3935	111-440-040	SW		1	$ 586.28	$ -	$ 586.28	1104 W BETTERAVIA RD	HINKENS JOSEPH TRUST 5/3/93	
3935	111-510-001	SW		1	$ 281.94	$ -	$ 281.94	609 SPYGLASS DR	VON THAL GERMAN REVOCABLE TRUST 08/01/2000	
3935	111-510-002	SW		1	$ 281.94	$ -	$ 281.94	615 SPYGLASS DR	GUTIERREZ ELIZABETH M	
3935	111-510-003	SW		1	$ 281.94	$ -	$ 281.94	621 SPYGLASS DR	CINCO ARMANDO M/LORETO T	
3935	111-510-004	SW		1	$ 281.94	$ -	$ 281.94	627 SPYGLASS DR	SCOTT LINDA FERRIS	
3935	111-510-005	SW		1	$ 281.94	$ -	$ 281.94	631 SPYGLASS DR	DE LEIJA VERONICA	
3935	111-510-006	SW		1	$ 281.94	$ -	$ 281.94	2408 COUNTRY CLUB VILLAGE DR	CHAVARRIA MARIO R	
3935	111-510-007	SW		1	$ 281.94	$ -	$ 281.94	705 SPYGLASS DR	ZELLER EUGENE J JR	
3935	111-510-008	SW		1	$ 281.94	$ -	$ 281.94	711 SPYGLASS DR	GARCIA AURORA LIVING TRUST	
3935	111-510-009	SW		1	$ 281.94	$ -	$ 281.94	717 SPYGLASS DR	RAMOS DIEGO	
3935	111-510-010	SW		1	$ 281.94	$ -	$ 281.94	721 SPYGLASS DR	DORAN KENNETH	
3935	111-510-011	SW		1	$ 281.94	$ -	$ 281.94	725 SPYGLASS DR	CARLON GLENN JOHN	
3935	111-510-012	SW		1	$ 281.94	$ -	$ 281.94	2415 SPYGLASS CT	ANDRADE ADRIAN S	
3935	111-510-013	SW		1	$ 281.94	$ -	$ 281.94	2421 SPYGLASS CT	ORIKASA AKIRA	
3935	111-510-014	SW		1	$ 281.94	$ -	$ 281.94	2425 SPYGLASS CT	NUTTALL JOHN H/TSAO CHIN	
3935	111-510-015	SW		1	$ 281.94	$ -	$ 281.94	2431 SPYGLASS CT	YAMADA JULIE	
3935	111-510-016	SW		1	$ 281.94	$ -	$ 281.94	724 RIVIERA LN	GAUNA RAUL R	
3935	111-510-017	SW		1	$ 281.94	$ -	$ 281.94	720 RIVIERA LN	KING NICKOLAS	
3935	111-510-018	SW		1	$ 281.94	$ -	$ 281.94	716 RIVIERA LN	BILLEY-SEVEDGE LINDA	
3935	111-510-019	SW		1	$ 281.94	$ -	$ 281.94	712 RIVIERA LN	VILLEGAS NATHANIEL	
3935	111-510-020	SW		1	$ 281.94	$ -	$ 281.94	708 RIVIERA LN	LEE GREGORY JR	
3935	111-510-021	SW		1	$ 281.94	$ -	$ 281.94	2439 COUNTRY CLUB VILLAGE DR	VASQUEZ OSCAR L REVOCABLE FAMILY TRUST	
3935	111-510-022	SW		1	$ 281.94	$ -	$ 281.94	2427 COUNTRY CLUB VILLAGE DR	DALLY JACK D/LETICIA	
3935	111-510-023	SW		1	$ 281.94	$ -	$ 281.94	707 RIVIERA LN	POLLARD ROBERT & ESTELLA REVOCABLE TRUST 10/5/01	
3935	111-510-024	SW		1	$ 281.94	$ -	$ 281.94	713 RIVIERA LN	MCCRACKEN PATRICK N	
3935	111-510-025	SW		1	$ 281.94	$ -	$ 281.94	2428 SPYGLASS CT	PURISIMA ARLENE D	
3935	111-510-026	SW		1	$ 281.94	$ -	$ 281.94	718 SPYGLASS DR	PORTUESI MICHAEL F	
3935	111-510-027	SW		1	$ 281.94	$ -	$ 281.94	714 SPYGLASS DR	LUIS SCOTT	
3935	111-510-028	SW		1	$ 281.94	$ -	$ 281.94	708 SPYGLASS DR	MORENO DANIEL V	
3935	111-510-029	SW		1	$ 281.94	$ -	$ 281.94	2419 COUNTRY CLUB VILLAGE DR	VALADEZ PATRICIA	
3935	111-510-030	SW		1	$ 281.94	$ -	$ 281.94	2450 COUNTRY CLUB VILLAGE DR	SALINAS CHRISTOPHER J/YOLANDA	
3935	111-510-031	SW		1	$ 281.94	$ -	$ 281.94	2446 COUNTRY CLUB VILLAGE DR	CAMACHO FAMILY TRUST 3/6/03	
3935	111-510-032	SW		1	$ 281.94	$ -	$ 281.94	2442 COUNTRY CLUB VILLAGE DR	ROSAS JOHN MANUEL	
3935	111-510-033	SW		1	$ 281.94	$ -	$ 281.94	2438 COUNTRY CLUB VILLAGE DR	WHITMAN TERRI L	
3935	111-510-034	SW		1	$ 281.94	$ -	$ 281.94	2434 COUNTRY CLUB VILLAGE DR	CHAVEZ JORGE C	
3935	111-510-035	SW		1	$ 281.94	$ -	$ 281.94	2428 COUNTRY CLUB VILLAGE DR	STRAWN DAVID S	
3935	111-510-036	SW		1	$ 281.94	$ -	$ 281.94	2422 COUNTRY CLUB VILLAGE DR	HERNANDEZ DAVID II	
3935	111-510-037	SW		1	$ 281.94	$ -	$ 281.94	636 SPYGLASS DR	ANDERSON CRAIG D & PHYLLIS A 2015 REVOCABLE TRUST 2/	
3935	111-510-038	SW		1	$ 281.94	$ -	$ 281.94	2417 WAILEA CT	MAIERS PATRICK J	
3935	111-510-039	SW		1	$ 281.94	$ -	$ 281.94	2423 WAILEA CT	GUERRERO VERNON	
3935	111-510-040	SW		1	$ 281.94	$ -	$ 281.94	2429 WAILEA CT	MACDONALD CHRISTA E	
3935	111-510-041	SW		1	$ 281.94	$ -	$ 281.94	2433 WAILEA CT	BOYER JOSEPH M	

3935	111-510-042	SW	1	$	281.94	$	-	$	281.94	2437 WAILEA CT	ASTACIO RIVERA JAIME J
3935	111-510-043	SW	1	$	281.94	$	-	$	281.94	2441 WAILEA CT	LOPEZ FAMILY TRUST 10/6/13
3935	111-510-044	SW	1	$	281.94	$	-	$	281.94	2445 WAILEA CT	POSADA ALEX/JULIE ONDINA
3935	111-510-045	SW	1	$	281.94	$	-	$	281.94	2447 WAILEA CT	KEEHAN KEITH PATRICK
3935	111-510-046	SW	1	$	281.94	$	-	$	281.94	2448 WAILEA CT	MORALES MARTHA A
3935	111-510-047	SW	1	$	281.94	$	-	$	281.94	2446 WAILEA CT	MEDLEY TIMOTHY & BAMA LIVING TRUST 2/21/06
3935	111-510-048	SW	1	$	281.94	$	-	$	281.94	2442 WAILEA CT	ANDERSON GAIL
3935	111-510-049	SW	1	$	281.94	$	-	$	281.94	2438 WAILEA CT	ONEAL LEYA
3935	111-510-050	SW	1	$	281.94	$	-	$	281.94	2434 WAILEA CT	HANNA RAMONA C
3935	111-510-051	SW	1	$	281.94	$	-	$	281.94	2428 WAILEA CT	GRIMES JOHN M/SHU FEI
3935	111-510-052	SW	1	$	281.94	$	-	$	281.94	2422 WAILEA CT	BURKE THOMAS WILLIAM & AMY JO 2007 REVOCABLE TRUST
3935	111-510-053	SW	1	$	281.94	$	-	$	281.94	2416 WAILEA CT	CAREY DAVID & GERALDINE LIVING TRUST
3935	111-510-057	SW	1	$	281.94	$	-	$	281.94	2433 LA COSTA DR	LILLARD JOSEPH K/MARA J
3935	111-510-058	SW	1	$	281.94	$	-	$	281.94	2425 LA COSTA DR	PRECIADO JOSE ANTONIO
3935	111-510-059	SW	1	$	281.94	$	-	$	281.94	2417 LA COSTA DR	PABLO PABLITO A JR
3935	111-510-061	SW	1	$	281.94	$	-	$	281.94	2402 LA COSTA DR	HILL MICHAEL
3935	111-510-062	SW	1	$	281.94	$	-	$	281.94	2408 LA COSTA DR	LOPEZ GORGONIA
3935	111-510-063	SW	1	$	281.94	$	-	$	281.94	2416 LA COSTA DR	SALAZAR ALFREDO R
3935	111-510-064	SW	1	$	281.94	$	-	$	281.94	2424 LA COSTA DR	CHICO FAMILY TRUST 6/11/08
3935	111-510-065	SW	1	$	281.94	$	-	$	281.94	2432 LA COSTA DR	SUMPTER WELTON
3935	111-560-025	SW	1	$	281.94	$	-	$	281.94	307 ST ANDREWS WAY	TOCHE SALVADOR
3935	111-560-026	SW	1	$	281.94	$	-	$	281.94	303 ST ANDREWS WAY	KWON SOON & SANG TRUST 6/17/04
3935	111-560-027	SW	1	$	281.94	$	-	$	281.94	237 ST ANDREWS WAY	PYLE FAMILY TRUST 11/17/2004
3935	111-560-028	SW	1	$	281.94	$	-	$	281.94	229 ST ANDREWS WAY	VAN SANT FAMILY TRUST 12/2/08
3935	111-560-029	SW	1	$	281.94	$	-	$	281.94	223 ST ANDREWS WAY	NOLL ROBERT & DELIA TRUST 12/23/2009
3935	111-560-030	SW	1	$	281.94	$	-	$	281.94	217 ST ANDREWS WAY	BORJON MANUEL A & PORFIRIA LIVING TRUST 2/24/06
3935	111-560-031	SW	1	$	281.94	$	-	$	281.94	211 ST ANDREWS WAY	SALAZAR STEPHEN
3935	111-560-032	SW	1	$	281.94	$	-	$	281.94	205 ST ANDREWS WAY	ROINESTAD GORDON F & JADINE M FAMILY TRUST
3935	111-560-043	SW	1	$	586.28	$	-	$	586.28	2530 PROFESSIONAL PKWY	SIMS FAMILY TRUST 6/24/08
3935	111-560-044	SW	1	$	586.28	$	-	$	586.28	2540 PROFESSIONAL PKWY	BLOUGH FAMILY TRUST 12/7/2005
3935	111-560-045	SW	1	$	586.28	$	-	$	586.28	2550 PROFESSIONAL PKWY	SIMAS FAMILY TRUST 1/1/79
3935	111-560-046	SW	1	$	586.28	$	-	$	586.28	2560 PROFESSIONAL PKWY	BTB INVESTMENTS LLC
3935	111-560-050	SW	1	$	586.28	$	-	$	586.28	2501 S BROADWAY	KOHLS DEPARTMENT STORES INC
3935	111-560-051	SW	1	$	586.28	$	-	$	586.28	2445 S BROADWAY	WELLS FARGO CO
3935	111-560-052	SW	1	$	586.28	$	-	$	586.28	2405 S BROADWAY	THRIFTY PAYLESS INC
3935	111-560-053	SW	1	$	2,345.13	$	-	$	2,345.13	2407 S BROADWAY	FIRST CALIFORNIA HOLDINGS LLC
3935	111-590-003	SW	1	$	281.94	$	-	$	281.94	2405 SANDPIPER DR	GAMMA FAMILY TRUST 4/4/2013
3935	111-590-004	SW	1	$	281.94	$	-	$	281.94	2411 SANDPIPER DR	LATO PAWEL
3935	111-590-005	SW	1	$	281.94	$	-	$	281.94	2417 SANDPIPER DR	ANTONIO AMELITA B FAMILY TRUST 9/6/00
3935	111-590-006	SW	1	$	281.94	$	-	$	281.94	2423 SANDPIPER DR	REYES ROY D
3935	111-590-007	SW	1	$	281.94	$	-	$	281.94	2429 SANDPIPER DR	MIER FAMILY SURVIVORS TRUST 3/31/94
3935	111-590-008	SW	1	$	281.94	$	-	$	281.94	2435 SANDPIPER DR	MIER FAMILY SURVIVORS TRUST 3/31/94
3935	111-590-009	SW	1	$	281.94	$	-	$	281.94	2436 SKYLINKS CT	CORRAL MICHAEL C
3935	111-590-010	SW	1	$	281.94	$	-	$	281.94	2430 SKYLINKS CT	SALEEN JEFFREY & LIBSACK-SALEEN JULIE LIVING TRUST 6
3935	111-590-011	SW	1	$	281.94	$	-	$	281.94	2424 SKYLINKS CT	LECHON RAFAEL DANIEL
3935	111-590-012	SW	1	$	281.94	$	-	$	281.94	2418 SKYLINKS CT	BAUER MIHAELA SEPARATE PROPERTY TRUST 10/13/06
3935	111-590-013	SW	1	$	281.94	$	-	$	281.94	2412 SKYLINKS CT	WEDDERBURN ALVIN L
3935	111-590-014	SW	1	$	281.94	$	-	$	281.94	2406 SKYLINKS CT	COVA CHARLES & MARIE FAMILY TRUST 8/28/13
3935	111-590-015	SW	1	$	281.94	$	-	$	281.94	2402 SKYLINKS CT	VARGAS GAIL P
3935	111-590-016	SW	1	$	281.94	$	-	$	281.94	2405 SKYLINKS CT	CALDERON JUAN G
3935	111-590-017	SW	1	$	281.94	$	-	$	281.94	2411 SKYLINKS CT	ROBERTS VALENTINA N SEPARATE PROPERTY TRUST
3935	111-590-018	SW	1	$	281.94	$	-	$	281.94	2417 SKYLINKS CT	LANE MATTHEW P
3935	111-590-019	SW	1	$	281.94	$	-	$	281.94	2423 SKYLINKS CT	PARTIDA MARIA C
3935	111-590-020	SW	1	$	281.94	$	-	$	281.94	2429 SKYLINKS CT	MURR JAMES H JR/COLLEEN C TRUSTEES
3935	111-590-021	SW	1	$	281.94	$	-	$	281.94	2435 SKYLINKS CT	SOLORIO JOSE L
3935	111-590-027	SW	1	$	281.94	$	-	$	281.94	2406 NICKLAUS DR	TSATSOS ARLENE F REVOCABLE TRUST 1/24/05
3935	111-590-028	SW	1	$	281.94	$	-	$	281.94	2402 NICKLAUS DR	TAUBENHEIM MICHAEL P
3935	111-590-029	SW	1	$	281.94	$	-	$	281.94	2405 NICKLAUS DR	CRONE FAMILY TRUST
3935	111-590-030	SW	1	$	281.94	$	-	$	281.94	2411 NICKLAUS DR	YANG HYON YONG
3935	111-590-031	SW	1	$	281.94	$	-	$	281.94	2417 NICKLAUS DR	OLSON LAURA A SEPARATE PROPERTY TRUST
3935	111-590-032	SW	1	$	281.94	$	-	$	281.94	2423 NICKLAUS DR	ROY FAMILY SURVIVORS TRUST
3935	111-590-033	SW	1	$	281.94	$	-	$	281.94	2429 NICKLAUS DR	PFINGSTEN FAMILY TRUST 10/20/98
3935	111-590-034	SW	1	$	281.94	$	-	$	281.94	2435 NICKLAUS DR	HATTON FAMILY TRUST 2/21/97
3935	111-590-035	SW	1	$	281.94	$	-	$	281.94	2436 ROLLING GREEN DR	AGUINALDO ROMEO R/LUZVIMINDA T
3935	111-590-036	SW	1	$	281.94	$	-	$	281.94	2430 ROLLING GREEN DR	PAYNE FAMILY TRUST 11/2/16
3935	111-590-037	SW	1	$	281.94	$	-	$	281.94	2424 ROLLING GREEN DR	MIYAZAWA ROSS I
3935	111-590-038	SW	1	$	281.94	$	-	$	281.94	2418 ROLLING GREEN DR	SHERBERG AUDIE L
3935	111-590-039	SW	1	$	281.94	$	-	$	281.94	2412 ROLLING GREEN DR	PARTIDA MARIA C
3935	111-590-040	SW	1	$	281.94	$	-	$	281.94	2406 ROLLING GREEN DR	PERRY FAMILY REVOCABLE SURVIVORS TRUST 9/13/95
3935	111-590-041	SW	1	$	281.94	$	-	$	281.94	2405 ROLLING GREEN DR	HUANG WILBUR/CONNIE CHAN
3935	111-590-042	SW	1	$	281.94	$	-	$	281.94	2411 ROLLING GREEN DR	HO SON
3935	111-590-043	SW	1	$	281.94	$	-	$	281.94	2417 ROLLING GREEN DR	DIAMOND JULES & M THERESA FAMILY TRUST
3935	111-590-044	SW	1	$	281.94	$	-	$	281.94	2423 ROLLING GREEN DR	RAMIREZ MIGUEL ROCHA
3935	111-590-045	SW	1	$	281.94	$	-	$	281.94	2429 ROLLING GREEN DR	GLUYAS 2011 FAMILY REVOCABLE TRUST 7/27/11
3935	111-590-046	SW	1	$	281.94	$	-	$	281.94	1109 FAIRWAY VISTA DR	SMITH LINDA JEAN TRUSTEE
3935	111-590-047	SW	1	$	281.94	$	-	$	281.94	2436 IRONRIDGE CT	MORAN GEOFFREY
3935	111-590-048	SW	1	$	281.94	$	-	$	281.94	2430 IRONRIDGE CT	RICHTER MARIANNA E
3935	111-590-049	SW	1	$	281.94	$	-	$	281.94	2424 IRONRIDGE CT	GONZALEZ ABAD BARRERA & DE BARRERA SILVIA DIAZ REVOC
3935	111-590-050	SW	1	$	281.94	$	-	$	281.94	2418 IRONRIDGE CT	MEGARGEE MICHAEL
3935	111-590-051	SW	1	$	281.94	$	-	$	281.94	2412 IRONRIDGE CT	OTTSMAN TRUST 4/9/01
3935	111-590-052	SW	1	$	281.94	$	-	$	281.94	2406 IRONRIDGE CT	BEADLE RAYMOND JOHN & VIRGINIA LEIGH LIVING TRUST 6/
3935	111-590-053	SW	1	$	281.94	$	-	$	281.94	2402 IRONRIDGE CT	CARO RAFAEL
3935	111-590-054	SW	1	$	281.94	$	-	$	281.94	2405 IRONRIDGE CT	OTREMBA FAMILY TRUST 3/19/15
3935	111-590-055	SW	1	$	281.94	$	-	$	281.94	2411 IRONRIDGE CT	WILLIAMS ROBERT E/LINDA L
3935	111-590-056	SW	1	$	281.94	$	-	$	281.94	2417 IRONRIDGE CT	LABASTIDA SAMMY & CAROL FAMILY TRUST 2/24/14
3935	111-590-057	SW	1	$	281.94	$	-	$	281.94	2423 IRONRIDGE CT	WHITE JAMES & DONNA TRUST 3/26/10
3935	111-590-058	SW	1	$	281.94	$	-	$	281.94	2429 IRONRIDGE CT	LOPEZ GUSTAVO T
3935	111-590-059	SW	1	$	281.94	$	-	$	281.94	2435 IRONRIDGE CT	CALVERT FAMILY TRUST 2/10/04
3935	111-590-060	SW	1	$	281.94	$	-	$	281.94	2441 IRONRIDGE CT	ANTONIO AMELITA B FAMILY TRUST 9/6/00
3935	111-590-061	SW	1	$	281.94	$	-	$	281.94	1120 FAIRWAY VISTA DR	SILVA HELEN E TRUSTEE
3935	111-590-062	SW	1	$	281.94	$	-	$	281.94	1114 FAIRWAY VISTA DR	MANG KIRK J & CHRISTINE REVOCABLE LIVING TRUST 3/8/1
3935	111-590-063	SW	1	$	281.94	$	-	$	281.94	1108 FAIRWAY VISTA DR	DETTAMANTI ANGELINA
3935	111-590-064	SW	1	$	281.94	$	-	$	281.94	1102 FAIRWAY VISTA DR	BAILEY LEO C TRUSTEE
3935	111-590-065	SW	1	$	281.94	$	-	$	281.94	1034 FAIRWAY VISTA DR	IRWIN FAMILY TRUST
3935	111-590-066	SW	1	$	281.94	$	-	$	281.94	1028 FAIRWAY VISTA DR	HOWARD PAUL GENE & SAMUELS ALIDA KAREN FAMILY TRUST
3935	111-590-067	SW	1	$	281.94	$	-	$	281.94	1020 FAIRWAY VISTA DR	BEALL DARREN JOSEPH
3935	111-590-068	SW	1	$	281.94	$	-	$	281.94	1014 FAIRWAY VISTA DR	SOUCY LYNE C REVOCABLE TRUST 2004
3935	111-590-069	SW	1	$	281.94	$	-	$	281.94	1008 FAIRWAY VISTA DR	MIZUKI MIKISO SR
3935	111-590-070	SW	1	$	281.94	$	-	$	281.94	1002 FAIRWAY VISTA DR	PATE JAMES H LIVING TRUST
3935	111-590-071	SW	1	$	281.94	$	-	$	281.94	950 FAIRWAY VISTA DR	CHAVARRIA JESSE & ELYSSA LIVING TRUST 7/26/05
3935	111-590-072	SW	1	$	281.94	$	-	$	281.94	944 FAIRWAY VISTA DR	CARMONA JOSE LUIS/LUCIA FAMILY REVOCABLE TRUST 7/10/
3935	111-590-073	SW	1	$	281.94	$	-	$	281.94	1136 W MCCOY ST	MDCC PROPERTIES LLC
3935	111-590-075	SW	1	$	281.94	$	-	$	281.94	2436 NICKLAUS DR	ROBLES ZOILO C JR & FREDA A LIVING TRUST 7/21/00
3935	111-590-076	SW	1	$	281.94	$	-	$	281.94	2430 NICKLAUS DR	WYATT MICHAEL & KAREN FAMILY TRUST
3935	111-590-077	SW	1	$	281.94	$	-	$	281.94	2418 NICKLAUS DR	ALLDREDGE ROBERT W
3935	111-590-078	SW	1	$	281.94	$	-	$	281.94	2412 NICKLAUS DR	SKIDMORE FAMILY TRUST 4/23/04
3935	111-600-003	SW	1	$	281.94	$	-	$	281.94	926 FAIRWAY VISTA DR	STAFFEL TIMOTHY J
3935	111-600-004	SW	1	$	281.94	$	-	$	281.94	920 FAIRWAY VISTA DR	DOUD JOSEPH E FAMILY SURVIVORS TRUST 6/8/90
3935	111-600-005	SW	1	$	281.94	$	-	$	281.94	914 FAIRWAY VISTA DR	LYONS DOTTIE REVOCABLE TRUST 12/5/95
3935	111-600-006	SW	1	$	281.94	$	-	$	281.94	908 FAIRWAY VISTA DR	AL-HARAZNEH ABDALLAH M
3935	111-600-007	SW	1	$	281.94	$	-	$	281.94	902 FAIRWAY VISTA DR	CHAVEZ FAMILY TRUST
3935	111-600-008	SW	1	$	281.94	$	-	$	281.94	846 FAIRWAY VISTA DR	STOWASSER ROBERT/LUISA 2014 TRUST
3935	111-600-009	SW	1	$	281.94	$	-	$	281.94	840 FAIRWAY VISTA DR	PRAY FAMILY TRUST 11/5/94
3935	111-600-010	SW	1	$	281.94	$	-	$	281.94	834 FAIRWAY VISTA DR	WHITE FAMILY REVOCABLE LIVING TRUST 2007
3935	111-600-011	SW	1	$	281.94	$	-	$	281.94	828 FAIRWAY VISTA DR	COLWELL JULIA ANN & ELVIN LIVING TRUST 5/29/09
3935	111-600-015	SW	1	$	281.94	$	-	$	281.94	2440 LONGDRIVE LN	PARK SANG HUN
3935	111-600-016	SW	1	$	281.94	$	-	$	281.94	2436 LONGDRIVE LN	ATKINS ELEANOR
3935	111-600-017	SW	1	$	281.94	$	-	$	281.94	2430 LONGDRIVE LN	FOSTER MICHAEL K & MARTHA W FAMILY TRUST 2/2/11
3935	111-600-018	SW	1	$	281.94	$	-	$	281.94	2424 LONGDRIVE LN	PANTING EDUARDO A
3935	111-600-019	SW	1	$	281.94	$	-	$	281.94	2418 LONGDRIVE LN	MURRAY FAMILY TRUST 3/17/08
3935	111-600-020	SW	1	$	281.94	$	-	$	281.94	2412 LONGDRIVE LN	RAMIREZ MARIA DE JESUS
3935	111-600-021	SW	1	$	281.94	$	-	$	281.94	2406 LONGDRIVE LN	NIECE ROBERT M
3935	111-600-022	SW	1	$	281.94	$	-	$	281.94	2402 LONGDRIVE LN	GILLON NICOLE A
3935	111-600-023	SW	1	$	281.94	$	-	$	281.94	2405 LONGDRIVE LN	DAVIS GLENN STEWART
3935	111-600-024	SW	1	$	281.94	$	-	$	281.94	2411 LONGDRIVE LN	MARTINEZ OSCAR GILBERTO
3935	111-600-025	SW	1	$	281.94	$	-	$	281.94	2417 LONGDRIVE LN	ASHBROOK FAMILY TRUST 12/10/15
3935	111-600-026	SW	1	$	281.94	$	-	$	281.94	2423 LONGDRIVE LN	SPENCER STEVEN & TINA FAMILY TRUST 12/11/2015
3935	111-600-027	SW	1	$	281.94	$	-	$	281.94	2429 LONGDRIVE LN	DRAPER JAMES H JR
3935	111-600-028	SW	1	$	281.94	$	-	$	281.94	2435 LONGDRIVE LN	LANDRETH ROBERT
3935	111-600-029	SW	1	$	281.94	$	-	$	281.94	2436 WEDGEWOOD DR	HENSLEY-PEARSALL GRANTOR IRREVOCABLE TRUST
3935	111-600-030	SW	1	$	281.94	$	-	$	281.94	2430 WEDGEWOOD DR	TOGNAZZINI JAMES L FAMILY TRUST 11/7/14
3935	111-600-031	SW	1	$	281.94	$	-	$	281.94	2424 WEDGEWOOD DR	JOBST JAMES N & SANDRA N TRUST
3935	111-600-032	SW	1	$	281.94	$	-	$	281.94	2418 WEDGEWOOD DR	SUTHERLAND ROBERT
3935	111-600-033	SW	1	$	281.94	$	-	$	281.94	2412 WEDGEWOOD DR	SPORTSMAN RICHARD
3935	111-600-034	SW	1	$	281.94	$	-	$	281.94	2406 WEDGEWOOD DR	DIAZ SERGIO S
3935	111-600-035	SW	1	$	281.94	$	-	$	281.94	2405 WEDGEWOOD DR	SODEN FAMILY REVOCABLE LIVING TRUST 2/24/01
3935	111-600-036	SW	1	$	281.94	$	-	$	281.94	2411 WEDGEWOOD DR	NUNEZ HECTOR
3935	111-600-037	SW	1	$	281.94	$	-	$	281.94	2417 WEDGEWOOD DR	URBANO DANNY & HILDA FAMILY REVOCABLE TRUST 10/24/03
3935	111-600-038	SW	1	$	281.94	$	-	$	281.94	2421 WEDGEWOOD DR	STANLEY FREDERICK ARTHUR TR 12/30/90
3935	111-600-039	SW	1	$	281.94	$	-	$	281.94	2427 WEDGEWOOD DR	SOLLOZO JULIAN
3935	111-600-040	SW	1	$	281.94	$	-	$	281.94	2431 WEDGEWOOD DR	BORAIE SAMI
3935	111-600-041	SW	1	$	281.94	$	-	$	281.94	2435 WEDGEWOOD DR	MCCONNELL FAMILY SURVIVORS TRUST
3935	111-600-042	SW	1	$	281.94	$	-	$	281.94	2436 RIDGEMARK DR	TRUJILLO LIONEL G/EILEEN E MARITAL TRUST 4/13/95
3935	111-600-043	SW	1	$	281.94	$	-	$	281.94	2430 RIDGEMARK DR	SANCHEZ RACHEL I
3935	111-600-044	SW	1	$	281.94	$	-	$	281.94	2424 RIDGEMARK DR	REECE GRETEL
3935	111-600-046	SW	1	$	281.94	$	-	$	281.94	2412 RIDGEMARK DR	RUBEL SUSAN 1987 REVOCABLE TRUST 8/31/87
3935	111-600-047	SW	1	$	281.94	$	-	$	281.94	2406 RIDGEMARK DR	PRESCOTT BODIL
3935	111-600-048	SW	1	$	281.94	$	-	$	281.94	2402 RIDGEMARK DR	SMITH MATTHEW M
3935	111-600-049	SW	1	$	281.94	$	-	$	281.94	2405 RIDGEMARK DR	MALDONADO FRANCISCO
3935	111-600-050	SW	1	$	281.94	$	-	$	281.94	2411 RIDGEMARK DR	NATIONS SHERE K
3935	111-600-051	SW	1	$	281.94	$	-	$	281.94	2427 RIDGEMARK DR	MIER GREGORY T/SHARON L
3935	111-600-052	SW	1	$	281.94	$	-	$	281.94	2429 RIDGEMARK DR	KAZAK MICHAEL
3935	111-600-053	SW	1	$	281.94	$	-	$	281.94	2431 RIDGEMARK DR	WHITE FAMILY TRUST
3935	111-600-054	SW	1	$	281.94	$	-	$	281.94	2435 RIDGEMARK DR	GERFEN FAMILY TRUST 2/23/05

3935	111-600-055	SW	1	$	281.94	$	-	$	281.94	2436 BOUNDARY OAKS CT	CORIA GILBERTO
3935	111-600-056	SW	1	$	281.94	$	-	$	281.94	2430 BOUNDARY OAKS CT	BIEGEL KATHLEEN FAMILY TRUST 12/20/16
3935	111-600-057	SW	1	$	281.94	$	-	$	281.94	2424 BOUNDARY OAKS CT	SCHENTRUP JOHN M & ALICE M TRUSTEES
3935	111-600-058	SW	1	$	281.94	$	-	$	281.94	2418 BOUNDARY OAKS CT	SPELLMAN FAMILY 2013 REVOCABLE TRUST 6/3/2013
3935	111-600-059	SW	1	$	281.94	$	-	$	281.94	2412 BOUNDARY OAKS CT	REEVES DAN J/ELIZABETH M TRUSTEES
3935	111-600-060	SW	1	$	281.94	$	-	$	281.94	2406 BOUNDARY OAKS CT	MERLO RANDY
3935	111-600-061	SW	1	$	281.94	$	-	$	281.94	2402 BOUNDARY OAKS CT	WOOD TRUST 8/25/93
3935	111-600-062	SW	1	$	281.94	$	-	$	281.94	2405 BOUNDARY OAKS CT	HAMILL PATRICK
3935	111-600-063	SW	1	$	281.94	$	-	$	281.94	2411 BOUNDARY OAKS CT	CUMBERLAND CRAIG A
3935	111-600-064	SW	1	$	281.94	$	-	$	281.94	2417 BOUNDARY OAKS CT	GIN MELVIN & JENNIFER LIVING TRUST
3935	111-600-065	SW	1	$	281.94	$	-	$	281.94	2423 BOUNDARY OAKS CT	KANG JUNG K
3935	111-600-066	SW	1	$	281.94	$	-	$	281.94	2429 BOUNDARY OAKS CT	MERENDINO COLLEEN M LIVING TRUST 2/5/20
3935	111-600-067	SW	1	$	281.94	$	-	$	281.94	2435 BOUNDARY OAKS CT	MACHADO MANUEL & MARIA FAMILY TRUST 3/5/04
3935	111-600-068	SW	1	$	281.94	$	-	$	281.94	2436 SANDPIPER DR	CHAN WAI-CHUNG TRUSTEE
3935	111-600-069	SW	1	$	281.94	$	-	$	281.94	2430 SANDPIPER DR	SAMUEL MARGUERITE LIVING TRUST 1/5/13
3935	111-600-070	SW	1	$	281.94	$	-	$	281.94	2424 SANDPIPER DR	CHESTNUT THOMAS & PATRICIA REVOCABLE FAMILY TRUST 1/
3935	111-600-071	SW	1	$	281.94	$	-	$	281.94	2418 SANDPIPER DR	CLARK ABIGAIL BUELL
3935	111-600-072	SW	1	$	281.94	$	-	$	281.94	2412 SANDPIPER DR	PIAZZA ANTHONY/SUSAN LIVING TRUST 5/2/06
3935	111-600-073	SW	1	$	281.94	$	-	$	281.94	2406 SANDPIPER DR	RODRIGUEZ JESUS
3935	111-600-077	SW	1	$	281.94	$	-	$	281.94	932 FAIRWAY VISTA DR	NG FAMILY TRUST 12/4/97
3935	111-600-080	SW	1	$	281.94	$	-	$	281.94	822 FAIRWAY VISTA DR	REGALA FAMILY TRUST 9/16/93
3935	111-600-081	SW	1	$	281.94	$	-	$	281.94	810 FAIRWAY VISTA DR	ADLER MITCHELL A LIVING TRUST
3935	111-610-001	SW	1	$	281.94	$	-	$	281.94	2444 LA COSTA DR	DEGUZMAN BANAAG B & AURORA A REVOCABLE TRUST
3935	111-610-002	SW	1	$	281.94	$	-	$	281.94	507 SILVERADO AVE	KAGAWA HISAHIKO
3935	111-610-003	SW	1	$	281.94	$	-	$	281.94	503 SILVERADO AVE	BYRD LIVING TRUST 5/22/97
3935	111-610-004	SW	1	$	281.94	$	-	$	281.94	423 SILVERADO AVE	GOATLEY MORRIS/MARCIA FAMILY TRUST 12/10/07
3935	111-610-005	SW	1	$	281.94	$	-	$	281.94	411 SILVERADO AVE	OLIVERA JAMES J/CARLA SUE TRUSTEES
3935	111-610-006	SW	1	$	281.94	$	-	$	281.94	333 SILVERADO AVE	FURNBERG RITA MONIZ LIVING TRUST 2/17/05
3935	111-610-007	SW	1	$	281.94	$	-	$	281.94	329 SILVERADO AVE	BRODNICK FAMILY TRUST 12/09/2013
3935	111-610-008	SW	1	$	281.94	$	-	$	281.94	325 SILVERADO AVE	GARCIA ROBERT & SHEREE ELIZABETH FAMILY TRUST
3935	111-610-009	SW	1	$	281.94	$	-	$	281.94	321 SILVERADO AVE	ALLEN FAMILY TRUST
3935	111-610-010	SW	1	$	281.94	$	-	$	281.94	317 SILVERADO AVE	GODFREY JAMES E TRUSTEE
3935	111-610-011	SW	1	$	281.94	$	-	$	281.94	316 SILVERADO AVE	HERRERA LIZVET CISNEROS
3935	111-610-012	SW	1	$	281.94	$	-	$	281.94	2522 MUIRFIELD CT	KEMP DONALD
3935	111-610-013	SW	1	$	281.94	$	-	$	281.94	2534 MUIRFIELD CT	AGUIRRE PETER A JR
3935	111-610-014	SW	1	$	281.94	$	-	$	281.94	2544 MUIRFIELD CT	BARREDO LARRY G
3935	111-610-015	SW	1	$	281.94	$	-	$	281.94	2543 MUIRFIELD CT	PEORIA INVESTMENTS
3935	111-610-016	SW	1	$	281.94	$	-	$	281.94	2533 MUIRFIELD CT	DOMINGOS RONALD J INDIVIDUAL LIVING TRUST 1/8/18
3935	111-610-017	SW	1	$	281.94	$	-	$	281.94	2521 MUIRFIELD CT	BUTTERFIELD FAMILY TRUST
3935	111-610-018	SW	1	$	281.94	$	-	$	281.94	326 SILVERADO AVE	HUGHES JAMES D/KUM CHA
3935	111-610-019	SW	1	$	281.94	$	-	$	281.94	2510 FIRESTONE CT	ARGUIJO SUMMER
3935	111-610-020	SW	1	$	281.94	$	-	$	281.94	2518 FIRESTONE CT	ACOSTA PATRICK G
3935	111-610-021	SW	1	$	281.94	$	-	$	281.94	2526 FIRESTONE CT	PIKE RICHARD D & CHERI R TRUST 12/7/2005
3935	111-610-022	SW	1	$	281.94	$	-	$	281.94	2534 FIRESTONE CT	NILLO FAMILY TRUST 6/15/18
3935	111-610-023	SW	1	$	563.88	$	-	$	563.88	2541 FIRESTONE CT	BUTLER GREG J/JODEE M
3935	111-610-024	SW	1	$	281.94	$	-	$	281.94	2533 FIRESTONE CT	BETZ FAMILY TRUST 1/23/98
3935	111-610-025	SW	1	$	281.94	$	-	$	281.94	2525 FIRESTONE CT	ZIERMAN 2004 FAMILY TRUST 09/17/14
3935	111-610-026	SW	1	$	281.94	$	-	$	281.94	2517 FIRESTONE CT	VU NICK
3935	111-610-027	SW	1	$	281.94	$	-	$	281.94	414 SILVERADO AVE	CAMPBELL GILBERT N & JANET LIVING TRUST
3935	111-610-031	SW	1	$	281.94	$	-	$	281.94	2534 BARDMOOR CT	EISNER SCOTT H
3935	111-610-032	SW	1	$	281.94	$	-	$	281.94	2541 BARDMOOR CT	MUSSELL AUDREY J TRUST 12/11/07
3935	111-610-033	SW	1	$	281.94	$	-	$	281.94	2533 BARDMOOR CT	KRAINTZ CORNEL/PERCILLA J 2002 REVOCABLE FAMILY TRUS
3935	111-610-034	SW	1	$	281.94	$	-	$	281.94	2525 BARDMOOR CT	FIGUEROA ALONSO
3935	111-610-035	SW	1	$	281.94	$	-	$	281.94	2517 BARDMOOR CT	STANPHILL LARRY BRENT
3935	111-610-036	SW	1	$	281.94	$	-	$	281.94	508 SILVERADO AVE	GJERDRUM ALEXANDER B
3935	111-610-037	SW	1	$	281.94	$	-	$	281.94	512 SILVERADO AVE	Z & S FAMILY TRUST 12/10/15
3935	111-610-038	SW	1	$	281.94	$	-	$	281.94	2516 LA COSTA DR	SHEAFF ANDREW
3935	111-610-039	SW	1	$	281.94	$	-	$	281.94	2524 LA COSTA DR	RAMIREZ JOSE ANGEL
3935	111-610-040	SW	1	$	281.94	$	-	$	281.94	2532 LA COSTA DR	IDLER JOHN M
3935	111-610-041	SW	1	$	281.94	$	-	$	281.94		ARDANTZ HENRI ARDANTZ SURVIVORS TRUST 5/31/11
3935	111-610-043	SW	1	$	281.94	$	-	$	281.94	2447 LA COSTA DR	SCHNITZKE FAMILY TRUST 10/9/90
3935	111-610-044	SW	1	$	281.94	$	-	$	281.94	2443 LA COSTA DR	HEATON RICHARD S
3935	111-610-045	SW	1	$	281.94	$	-	$	281.94	2439 LA COSTA DR	MCKAY LILLIAN Y TRUSTEE
3935	111-610-046	SW	1	$	281.94	$	-	$	281.94	2438 LA COSTA DR	SOLENO LOUIS & MARTINEZ SHEILA JEAN REVOCABLE TRUST
3935	111-610-047	SW	1	$	281.94	$	-	$	281.94	2442 LA COSTA DR	ALVAREZ ANDREA L
3935	111-610-049	SW	1	$	281.94	$	-	$	281.94	2510 BARDMOOR CT	KINUNEN DIANA L REVOCABLE TRUST 2/4/19
3935	111-610-053	SW	1	$	281.94	$	-	$	281.94	2526 BARDMOOR CT	ANDERSON FAMILY TRUST 11/1/06
3935	111-610-054	SW	1	$	281.94	$	-	$	281.94	2518 BARDMOOR CT	LEFLER ALBERTA JEAN FAMILY TRUST
3935	111-620-001	SW	1	$	281.94	$	-	$	281.94	2515 COUNTRY CLUB VILLAGE DR	EDENS DAVID L
3935	111-620-002	SW	1	$	281.94	$	-	$	281.94	2525 COUNTRY CLUB VILLAGE DR	MALDONADO JOSE LUIS
3935	111-620-003	SW	1	$	281.94	$	-	$	281.94	2533 COUNTRY CLUB VILLAGE DR	NELSON DAVID E & NITAYA TRUST 6/8/00
3935	111-620-004	SW	1	$	281.94	$	-	$	281.94	603 BALLESTRAL AVE	CASTILLO RUBEN & ESPERANZA 2005 TRUST 11/18/05
3935	111-620-005	SW	1	$	281.94	$	-	$	281.94	604 BALLESTRAL AVE	PEDIGO GREGORY/CHERRIE FAMILY TRUST 10/12/99
3935	111-620-006	SW	1	$	281.94	$	-	$	281.94	610 BALLESTRAL AVE	NIX WAYNE E/PAULINE
3935	111-620-007	SW	1	$	281.94	$	-	$	281.94	616 BALLESTRAL AVE	MILDER JONATHAN S TRUST DATED 2/2/93
3935	111-620-010	SW	1	$	281.94	$	-	$	281.94	636 BALLESTRAL AVE	RENFROW FAMILY TRUST 12/19/96
3935	111-620-011	SW	1	$	281.94	$	-	$	281.94	642 BALLESTRAL AVE	RENFROW RICK LEE
3935	111-620-012	SW	1	$	281.94	$	-	$	281.94	680 BALLESTRAL AVE	BENTLEY CAPITAL LLC
3935	111-620-013	SW	1	$	281.94	$	-	$	281.94	716 BALLESTRAL AVE	DONATI DAVID M & ETHEL M FAMILY TRUST
3935	111-620-014	SW	1	$	281.94	$	-	$	281.94	724 BALLESTRAL AVE	KUNST JOHN
3935	111-620-015	SW	1	$	281.94	$	-	$	281.94	732 BALLESTRAL AVE	RENFROW RANDY E
3935	111-620-016	SW	1	$	281.94	$	-	$	281.94	740 BALLESTRAL AVE	CUSACK FAMILY TRUST 10/26/01
3935	111-620-017	SW	1	$	281.94	$	-	$	281.94	2547 CASTLEROCK LN	CHAPARRO PORFIRIA L TRUST 09/10/2015
3935	111-620-018	SW	1	$	281.94	$	-	$	281.94	2541 CASTLEROCK LN	PATTISON JERRY/HELEN TRUST 3/14/05
3935	111-620-019	SW	1	$	281.94	$	-	$	281.94	2539 CASTLEROCK LN	SALAZAR ANDREW
3935	111-620-020	SW	1	$	281.94	$	-	$	281.94	2535 CASTLEROCK LN	RAMOS YOLANDA M TRUST 9/16/07
3935	111-620-021	SW	1	$	281.94	$	-	$	281.94	2531 CASTLEROCK LN	BRENNAN WANDEE
3935	111-620-022	SW	1	$	281.94	$	-	$	281.94	2527 CASTLEROCK LN LN	BISHOP GEOFFREY A TRUST 3/23/15
3935	111-620-023	SW	1	$	281.94	$	-	$	281.94	2523 CASTLEROCK LN	OKEEFE KIRK J
3935	111-620-025	SW	1	$	281.94	$	-	$	281.94	2519 CASTLEROCK LN	MARISCAL MARTIN L/MARY D
3935	111-620-026	SW	1	$	281.94	$	-	$	281.94	2515 CASTLEROCK LN	BLAISDELL GARY D
3935	111-620-027	SW	1	$	281.94	$	-	$	281.94	2511 CASTLEROCK LN	MAYES CLARENCE J/KAREN LEE TRUSTEES
3935	111-620-028	SW	1	$	281.94	$	-	$	281.94	2507 CASTLEROCK LN	SUTTON CAROL J
3935	111-620-029	SW	1	$	281.94	$	-	$	281.94	2503 CASTLEROCK LN	PINON ELEUTERIO HERRERA
3935	111-620-030	SW	1	$	281.94	$	-	$	281.94	2504 CASTLEROCK LN	WALKER JAMES BURMA
3935	111-620-031	SW	1	$	281.94	$	-	$	281.94	2508 CASTLEROCK LN	PLOTNER MELODY ANN
3935	111-620-032	SW	1	$	281.94	$	-	$	281.94	2512 CASTLEROCK LN	FLORES BENJAMIN M
3935	111-620-033	SW	1	$	281.94	$	-	$	281.94	2516 CASTLEROCK LN	PASKETT FAMILY TRUST 10/12/87
3935	111-620-034	SW	1	$	281.94	$	-	$	281.94	745 MERIDIAN CT	KIM JASON B
3935	111-620-035	SW	1	$	281.94	$	-	$	281.94	729 MERIDIAN CT	FILGAS OSCAR C JR
3935	111-620-036	SW	1	$	281.94	$	-	$	281.94	713 MERIDIAN CT	LAGGREN FAMILY TRUST
3935	111-620-037	SW	1	$	281.94	$	-	$	281.94	714 MERIDIAN CT	STEWART FAMILY TRUST 3/24/05
3935	111-620-038	SW	1	$	281.94	$	-	$	281.94	730 MERIDIAN CT	SUMMERS BRUCE K
3935	111-620-039	SW	1	$	281.94	$	-	$	281.94	746 MERIDIAN CT	BARREDO EDWARD W/SAGRARIO V TRUSTEES
3935	111-620-040	SW	1	$	281.94	$	-	$	281.94	731 BALLESTRAL AVE	CHAVEZ ANA MARIA
3935	111-620-041	SW	1	$	281.94	$	-	$	281.94	721 BALLESTRAL AVE	LOPEZ ROBERT SR/MARILEE ANN TRUSTEES
3935	111-620-042	SW	1	$	281.94	$	-	$	281.94	711 BALLESTRAL AVE	PASKETT DAVID KEITH/SALLY M TRUSTEES
3935	111-620-043	SW	1	$	281.94	$	-	$	281.94	645 BALLESTRAL AVE	TOMEI JAMES P
3935	111-620-044	SW	1	$	281.94	$	-	$	281.94	641 BALLESTRAL AVE	CURY GEORGE M/YOLANDA
3935	111-620-045	SW	1	$	281.94	$	-	$	281.94	633 BALLESTRAL AVE	BACHMAN FAMILY TRUST 11/13/12
3935	111-620-047	SW	1	$	281.94	$	-	$	281.94	630 BALLESTRAL AVE	BARTLESON STUART & JEANETTE HOLDER TTEES
3935	111-620-048	SW	1	$	281.94	$	-	$	281.94	622 BALLESTRAL AVE	PARSONS MARK RANDOLPH FAMILY TRUST 1/26/81
3935	111-640-005	SW	1	$	281.94	$	-	$	281.94	509 PARKLAND CT	MARR BRADLEY B
3935	111-640-006	SW	1	$	281.94	$	-	$	281.94	505 PARKLAND CT	FULLERTON JOHN N
3935	111-640-007	SW	1	$	281.94	$	-	$	281.94	423 PARKLAND CT	LIMON ANNA M
3935	111-640-008	SW	1	$	281.94	$	-	$	281.94	419 PARKLAND CT	ALVAREZ WILLIAM CARLOS
3935	111-640-009	SW	1	$	281.94	$	-	$	281.94	415 PARKLAND CT	LIANG CHUNG JA REVOCABLE LIVING TRUST 7/20/17
3935	111-640-010	SW	1	$	281.94	$	-	$	281.94	411 PARKLAND CT	BAUGHER KAREN J
3935	111-640-011	SW	1	$	281.94	$	-	$	281.94	407 PARKLAND CT	JIMENEZ MARIA
3935	111-640-012	SW	1	$	281.94	$	-	$	281.94	420 PARKLAND CT	OLIVERA J E & J S REVOCABLE TRUST
3935	111-640-013	SW	1	$	281.94	$	-	$	281.94	2434 PARKLAND WAY	KEDSLIE REVOCABLE TRUST 1/15/09
3935	111-640-014	SW	1	$	281.94	$	-	$	281.94	2438 PARKLAND WAY	FREELAND-MADRUGA TRUST 11/1/05
3935	111-640-015	SW	1	$	281.94	$	-	$	281.94	2442 PARKLAND WAY	WUETHRICH JAQUELINE L
3935	111-640-016	SW	1	$	281.94	$	-	$	281.94	2448 PARKLAND WAY	MASON DEBORAH HUNTER LIVING TRUST 1/20/97
3935	111-640-017	SW	1	$	281.94	$	-	$	281.94	2452 PARKLAND WAY	JAIME JUAN F
3935	111-640-018	SW	1	$	281.94	$	-	$	281.94	2456 PARKLAND WAY	BRYDEN KRISTIN RENEE
3935	111-640-019	SW	1	$	281.94	$	-	$	281.94	2461 PARKLAND WAY	ROSENWASSER SUSAN JAYE
3935	111-640-020	SW	1	$	281.94	$	-	$	281.94	2457 PARKLAND WAY	WEBB FAMILY TRUST 5/16/96
3935	111-640-021	SW	1	$	281.94	$	-	$	281.94	2453 PARKLAND WAY	HOYOS FABIO
3935	111-640-022	SW	1	$	281.94	$	-	$	281.94	2449 PARKLAND WAY	TUCKER CLAUDIA J TRUST 10/25/05
3935	111-640-023	SW	1	$	281.94	$	-	$	281.94	2445 PARKLAND WAY	LOQUASTO 2015 FAMILY TRUST 10/23/15
3935	111-640-024	SW	1	$	281.94	$	-	$	281.94	2441 PARKLAND WAY	NADY EDWARD J REVOCABLE TRUST
3935	111-640-025	SW	1	$	281.94	$	-	$	281.94	2437 PARKLAND WAY	SHEAFF FAMILY TRUST 12/6/05
3935	111-650-001	SW	1	$	281.94	$	-	$	281.94	2495 S VILLAGE GREEN DR	ZOOST KRYSTAL L
3935	111-650-002	SW	1	$	281.94	$	-	$	281.94	2491 S VILLAGE GREEN DR	FITCHMUN-KIM FAMILY TRUST 6/20/13
3935	111-650-003	SW	1	$	281.94	$	-	$	281.94	2493 S VILLAGE GREEN DR	HARDY FAMILY LLC
3935	111-650-004	SW	1	$	281.94	$	-	$	281.94	2487 S VILLAGE GREEN DR	JACQUES HYLAH MARIE
3935	111-650-005	SW	1	$	281.94	$	-	$	281.94	2489 S VILLAGE GREEN DR	BUDZISZ JULIE ANN
3935	111-650-006	SW	1	$	281.94	$	-	$	281.94	2485 S VILLAGE GREEN DR	AMARILLAS TODD
3935	111-650-007	SW	1	$	281.94	$	-	$	281.94	2473 S VILLAGE GREEN DR	BOWEN JOHN P
3935	111-650-008	SW	1	$	281.94	$	-	$	281.94	2475 S VILLAGE GREEN DR	MUIRHEAD TANYA GAY DENISE
3935	111-650-009	SW	1	$	281.94	$	-	$	281.94	2477 S VILLAGE GREEN DR	MUNSEY SANDRA J TRUST 03/01/2001
3935	111-650-010	SW	1	$	281.94	$	-	$	281.94	2479 S VILLAGE GREEN DR	SILVEIRA LUIS F & MARIA E TRUST 2/14/06
3935	111-650-011	SW	1	$	281.94	$	-	$	281.94	2481 S VILLAGE GREEN DR	OUELLET FAMILY TRUST
3935	111-650-012	SW	1	$	281.94	$	-	$	281.94	2483 S VILLAGE GREEN DR	MANN KEN
3935	111-650-013	SW	1	$	281.94	$	-	$	281.94	2471 S VILLAGE GREEN DR	DUARTE JOSE
3935	111-650-014	SW	1	$	281.94	$	-	$	281.94	2467 S VILLAGE GREEN DR	FUHLRODT JAMES ORVILLE REVOCABLE TRUST
3935	111-650-015	SW	1	$	281.94	$	-	$	281.94	2469 S VILLAGE GREEN DR	ROUND STEPHEN W 2015 REVOCABLE TRUST
3935	111-650-016	SW	1	$	281.94	$	-	$	281.94	2463 S VILLAGE GREEN DR	MYERS TONY
3935	111-650-017	SW	1	$	281.94	$	-	$	281.94	2465 S VILLAGE GREEN DR	STEFFEN SETH EDWIN
3935	111-650-018	SW	1	$	281.94	$	-	$	281.94	2461 S VILLAGE GREEN DR	KNIGHT KARLA K FAMILY REVOCABLE LIVING TRUST 1/12/20
3935	111-650-019	SW	1	$	281.94	$	-	$	281.94	2449 S VILLAGE GREEN DR	BREWER DEBORA S
3935	111-650-020	SW	1	$	281.94	$	-	$	281.94	2451 S VILLAGE GREEN DR	BLACKBURN SHELLY
3935	111-650-021	SW	1	$	281.94	$	-	$	281.94	2453 S VILLAGE GREEN DR	CAICCO JOSEPH

3935	111-650-022	SW		1	$ 281.94	$ -	$ 281.94	2455 S VILLAGE GREEN DR	SELITSCH HORST MICHAEL REVOCABLE LIVING TRUST 3/18/2
3935	111-650-023	SW		1	$ 281.94	$ -	$ 281.94	2457 S VILLAGE GREEN DR	OSIRIS CHARLES EMMANUEL
3935	111-650-024	SW		1	$ 281.94	$ -	$ 281.94	2459 S VILLAGE GREEN DR	KHALIL FOUAD M
3935	111-690-001	SW		1	$ 281.94	$ -	$ 281.94	2355 WESTBURY WAY	QUINN CLAYTON A INDIVIDUAL LIVING TRUST
3935	111-690-002	SW		1	$ 281.94	$ -	$ 281.94	2351 WESTBURY WAY	JC & DD PROPERTIES & MANAGEMENT LLC
3935	111-690-003	SW		1	$ 281.94	$ -	$ 281.94	2347 WESTBURY WAY	DAVIS MELANIE
3935	111-690-004	SW		1	$ 281.94	$ -	$ 281.94	2343 WESTBURY WAY	MASHHOON-MOSADDAD FAMILY TRUST
3935	111-690-005	SW		1	$ 281.94	$ -	$ 281.94	2339 WESTBURY WAY	CRANG FREDERICK E & ANNA MARIA REVOCABLE LIVING TRUS
3935	111-690-006	SW		1	$ 281.94	$ -	$ 281.94	2335 WESTBURY WAY	BRANQUINHO CONNIE LEE SEPARATE PROPERTY TRUST 3/3/20
3935	111-690-007	SW		1	$ 281.94	$ -	$ 281.94	2331 WESTBURY WAY	NYULASSY FERDINAND A
3935	111-690-008	SW		1	$ 281.94	$ -	$ 281.94	2327 WESTBURY WAY	PEREZ VICTOR J
3935	111-690-009	SW		1	$ 281.94	$ -	$ 281.94	2323 WESTBURY WAY	FISHBURN LEWIS R
3935	111-690-010	SW		1	$ 281.94	$ -	$ 281.94	2319 WESTBURY WAY	WHINERY CRYSTAL D
3935	111-690-011	SW		1	$ 281.94	$ -	$ 281.94	2315 WESTBURY WAY	DUBA MIKE & LUCY FAMILY TRUST
3935	111-690-012	SW		1	$ 281.94	$ -	$ 281.94	2311 WESTBURY WAY	SCHWIER PAMELA LIVING TRUST 1/26/2010
3935	111-690-013	SW		1	$ 281.94	$ -	$ 281.94	611 TAUNTON DR	BURUBELTZ JAMES PAUL
3935	111-690-014	SW		1	$ 281.94	$ -	$ 281.94	607 TAUNTON DR	DURAN ROBERT E
3935	111-690-015	SW		1	$ 281.94	$ -	$ 281.94	603 TAUNTON DR	LIMON ANGELICA
3935	111-690-016	SW		1	$ 281.94	$ -	$ 281.94	543 TAUNTON DR	HARMAN ZACHARY
3935	111-690-017	SW		1	$ 281.94	$ -	$ 281.94	535 TAUNTON DR	LEBERMAN ODIN F JR
3935	111-690-018	SW		1	$ 281.94	$ -	$ 281.94	527 TAUNTON DR	HERNANDEZ WILLIAM REVOCABLE FAMILY TRUST 8/1/18
3935	111-690-019	SW		1	$ 281.94	$ -	$ 281.94	517 TAUNTON DR	MALDONADO FRANK TRUST 3/11/99
3935	111-690-020	SW		1	$ 281.94	$ -	$ 281.94	509 TAUNTON DR	FROST FAMILY SURVIVORS TRUST A 1/31/96
3935	111-690-021	SW		1	$ 281.94	$ -	$ 281.94	501 TAUNTON DR	REID JASON
3935	111-690-022	SW		1	$ 281.94	$ -	$ 281.94	449 TAUNTON DR	WALKER MATTHEW JOSEPH
3935	111-690-023	SW		1	$ 281.94	$ -	$ 281.94	441 TAUNTON DR	RONQUILLO MICHELLE L
3935	111-690-024	SW		1	$ 281.94	$ -	$ 281.94	433 TAUNTON DR	OCHOA MARIO REVOCABLE FAMILY TRUST 12/9/10
3935	111-690-025	SW		1	$ 281.94	$ -	$ 281.94	2310 WESTBURY WAY	YORBA FAMILY TRUST 4/27/98
3935	111-690-026	SW		1	$ 281.94	$ -	$ 281.94	2314 WESTBURY WAY	DRURY MIKKI
3935	111-690-027	SW		1	$ 281.94	$ -	$ 281.94	2318 WESTBURY WAY	VALDEZ SOPHIA
3935	111-690-028	SW		1	$ 281.94	$ -	$ 281.94	2322 WESTBURY WAY	PARAMORE CHARLES TODD
3935	111-690-029	SW		1	$ 281.94	$ -	$ 281.94	2326 WESTBURY WAY	DEGLER ROBERT RAY
3935	111-690-030	SW		1	$ 281.94	$ -	$ 281.94	2330 WESTBURY WAY	BOUGHEY SIMON & LOLA FAMILY TRUST
3935	111-690-031	SW		1	$ 281.94	$ -	$ 281.94	2334 WESTBURY WAY	YORBA FAMILY TRUST 4/27/98
3935	111-690-032	SW		1	$ 281.94	$ -	$ 281.94	2338 WESTBURY WAY	TUTTLE DANIEL L
3935	111-690-033	SW		1	$ 281.94	$ -	$ 281.94	2342 WESTBURY WAY	WELLS CHARLES C
3935	111-690-034	SW		1	$ 281.94	$ -	$ 281.94	2346 WESTBURY WAY	SMIT JIMMY SEPARATE PROPERTY TRUST 5/2/18
3935	111-690-035	SW		1	$ 281.94	$ -	$ 281.94	2350 WESTBURY WAY	HUTSON SETH
3935	111-690-036	SW		1	$ 281.94	$ -	$ 281.94	2353 TIMSBURY WAY	GARCIA JESSE M & DORA 06/22/1999 LIVING TRUST
3935	111-690-037	SW		1	$ 281.94	$ -	$ 281.94	2349 TIMSBURY WAY	RICE MATTHEW & TERRI FAMILY TRUST 10/28/2014
3935	111-690-038	SW		1	$ 281.94	$ -	$ 281.94	2345 TIMSBURY WAY	MCGEHEE RANDALL S
3935	111-690-039	SW		1	$ 281.94	$ -	$ 281.94	2341 TIMSBURY WAY	BONTEMPO LAURA
3935	111-690-040	SW		1	$ 281.94	$ -	$ 281.94	2337 TIMSBURY WAY	DAVIS REVOCABLE TRUST 6/28/02
3935	111-690-041	SW		1	$ 281.94	$ -	$ 281.94	2333 TIMSBURY WAY	STORY ANDREA ROSE
3935	111-690-042	SW		1	$ 281.94	$ -	$ 281.94	2329 TIMSBURY WAY	RIPPY JOHN
3935	111-690-043	SW		1	$ 281.94	$ -	$ 281.94	2325 TIMSBURY WAY	EVANS FAMILY REVOCABLE TRUST 12/13/18
3935	111-690-044	SW		1	$ 281.94	$ -	$ 281.94	2321 TIMSBURY WAY	SAMUEL MARGUERITE LIVING TRUST 1/5/13
3935	111-690-045	SW		1	$ 281.94	$ -	$ 281.94	2317 TIMSBURY WAY	COSTELLO HOLLY D
3935	111-690-046	SW		1	$ 281.94	$ -	$ 281.94	2311 TIMSBURY WAY	KROPP FRED J
3935	111-690-047	SW		1	$ 281.94	$ -	$ 281.94	2307 TIMSBURY WAY	JONES FAMILY TRUST 10/12/94
3935	111-690-048	SW		1	$ 281.94	$ -	$ 281.94	2308 TIMSBURY WAY	VON HAMMERSTEIN CHARLES
3935	111-690-049	SW		1	$ 281.94	$ -	$ 281.94	2312 TIMSBURY WAY	FRICKELTON NORBERT L & BARBARA A FAMILY TRUST 4/12/1
3935	111-690-050	SW		1	$ 281.94	$ -	$ 281.94	2316 TIMSBURY WAY	JONES RODNEY
3935	111-690-051	SW		1	$ 281.94	$ -	$ 281.94	2320 TIMSBURY WAY	ARMSTRONG JAMES DREW FAMILY TRUST 3/25/14
3935	111-690-052	SW		1	$ 281.94	$ -	$ 281.94	2324 TIMSBURY WAY	ITZEL MICHELLE E
3935	111-690-053	SW		1	$ 281.94	$ -	$ 281.94	2328 TIMSBURY WAY	HODGETTS JEFFREY
3935	111-690-054	SW		1	$ 281.94	$ -	$ 281.94	2332 TIMSBURY WAY	VANIER JEANNINE MARIE 2009 REVOCABLE TRUST 1/19/09
3935	111-690-055	SW		1	$ 281.94	$ -	$ 281.94	2336 TIMSBURY WAY	GONZALES DOLORES F REVOCABLE TRUST 5/1/19
3935	111-690-056	SW		1	$ 281.94	$ -	$ 281.94	2340 TIMSBURY WAY	MOREY AMOS
3935	111-690-057	SW		1	$ 281.94	$ -	$ 281.94	2344 TIMSBURY WAY	MERLO BOBETTE V
3935	111-690-058	SW		1	$ 281.94	$ -	$ 281.94	2348 TIMSBURY WAY	ARMSTEAD ALANA L INDIVIDUAL LIVING TRUST 3/24/16
3935	111-690-059	SW		1	$ 281.94	$ -	$ 281.94	2352 TIMSBURY WAY	VILLA MANUEL F
3935	111-690-060	SW		1	$ 281.94	$ -	$ 281.94	2356 TIMSBURY WAY	NYE JEFFREY L
3935	111-690-061	SW		1	$ 281.94	$ -	$ 281.94	POBOX 4198	SOMERSET GARDENS OWNERS ASSOCIATION
3935	111-690-062	SW		1	$ 281.94	$ -	$ 281.94	2353 EASTBURY WAY	HRYNEZUK NANCY A
3935	111-690-063	SW		1	$ 281.94	$ -	$ 281.94	2349 EASTBURY WAY	GLASER SEAN RICHARD
3935	111-690-064	SW		1	$ 281.94	$ -	$ 281.94	2345 EASTBURY WAY	FRITZ PATRICK
3935	111-690-065	SW		1	$ 281.94	$ -	$ 281.94	2341 EASTBURY WAY	OKERBLOM ROBERT W
3935	111-690-066	SW		1	$ 281.94	$ -	$ 281.94	2337 EASTBURY WAY	HUBBARD ROGER M
3935	111-690-067	SW		1	$ 281.94	$ -	$ 281.94	2333 EASTBURY WAY	MCCOLLISTER LINDA S REVOCABLE TRUST 9/12/01
3935	111-690-068	SW		1	$ 281.94	$ -	$ 281.94	2329 EASTBURY WAY	NISHIMORI ANDREA A
3935	111-690-069	SW		1	$ 281.94	$ -	$ 281.94	2325 EASTBURY WAY	ALVAREZ MARIANA K
3935	111-690-070	SW		1	$ 281.94	$ -	$ 281.94	2321 EASTBURY WAY	CAUGHELL HAROLD & SANDRA REVOCABLE TRUST 12/20/18
3935	111-690-071	SW		1	$ 281.94	$ -	$ 281.94	2317 EASTBURY WAY	SIMON-KEGG FAMILY TRUST 12/22/2000
3935	111-690-072	SW		1	$ 281.94	$ -	$ 281.94	2311 EASTBURY WAY	BURCHETT DANIEL A
3935	111-690-073	SW		1	$ 281.94	$ -	$ 281.94	2309 EASTBURY WAY	DAWES DIANNE M FAMILY TRUST 2/18/11
3935	111-690-074	SW		1	$ 281.94	$ -	$ 281.94	2305 EASTBURY WAY	MAYNARD BRENDA LOUISE
3935	111-690-075	SW		1	$ 281.94	$ -	$ 281.94	427 TAUNTON DR	BAKER FREDERICK J & SALLY L 1998 TRUST 12/23/98
3935	111-690-076	SW		1	$ 281.94	$ -	$ 281.94	419 TAUNTON DR	SILVA FAMILY TRUST 10/16/04
3935	111-690-077	SW		1	$ 281.94	$ -	$ 281.94	411 TAUNTON DR	REES FAMILY TRUST 3/9/17
3935	111-690-078	SW		1	$ 281.94	$ -	$ 281.94	405 TAUNTON DR	RENFROW RYAN L
3935	111-690-079	SW		1	$ 281.94	$ -	$ 281.94	347 TAUNTON DR	SALAS EUGENE R
3935	111-690-080	SW		1	$ 281.94	$ -	$ 281.94	343 TAUNTON DR	BRACHMAN MICHAEL M
3935	111-690-081	SW		1	$ 281.94	$ -	$ 281.94	335 TAUNTON DR	HENDERSON MARISSA
3935	111-690-082	SW		1	$ 281.94	$ -	$ 281.94	2306 EASTBURY WAY	BAIER ROBBIN & JAMES REVOCABLE TRUST 6/4/14
3935	111-690-083	SW		1	$ 281.94	$ -	$ 281.94	2310 EASTBURY WAY	SON JUNG SOOK
3935	111-690-084	SW		1	$ 281.94	$ -	$ 281.94	2314 EASTBURY WAY	SALAS EUGENE R
3935	111-690-085	SW		1	$ 281.94	$ -	$ 281.94	2318 EASTBURY WAY	ENGURASOFF THERESA
3935	111-690-086	SW		1	$ 281.94	$ -	$ 281.94	2322 EASTBURY WAY	BRECKEL BUFFI MARIE
3935	111-690-087	SW		1	$ 281.94	$ -	$ 281.94	2326 EASTBURY WAY	SALIAN FAMILY TRUST 6/2/89
3935	111-690-088	SW		1	$ 281.94	$ -	$ 281.94	2330 EASTBURY WAY	CALIFORNIA GIANT INC
3935	111-690-089	SW		1	$ 281.94	$ -	$ 281.94	2334 EASTBURY WAY	KISIO STEPHEN R M
3935	111-690-090	SW		1	$ 281.94	$ -	$ 281.94	2338 EASTBURY WAY	SAMLOWSKI ADAM A
3935	111-690-091	SW		1	$ 281.94	$ -	$ 281.94	2342 EASTBURY WAY	PORPIGLIA FAMILY TRUST 10/2/07
3935	111-690-092	SW		1	$ 281.94	$ -	$ 281.94	2346 EASTBURY WAY	KATZ BETH RUBIN & ELI MD LIVING TRUST 5/21/01
3935	111-690-093	SW		1	$ 281.94	$ -	$ 281.94	2350 EASTBURY WAY	SALEH FAMILY SURVIVORS TRUST 10/29/91
3935	111-690-094	SW		1	$ 281.94	$ -	$ 281.94	2354 EASTBURY WAY	ALCARAZ FAMILY TRUST 4/16/07
3935	111-690-095	SW		1	$ 281.94	$ -	$ 281.94	POBOX 4198	SOMERSET GARDENS LLC
3935	111-700-001	SW		1	$ 281.94	$ -	$ 281.94	4331 FOXENWOOD CIR	SMITH CAMERON L & LINDA W FAMILY TRUST
3935	111-700-002	SW		1	$ 281.94	$ -	$ 281.94	4329 FOXENWOOD CIR	ADKINS STEVE A
3935	111-700-003	SW		1	$ 281.94	$ -	$ 281.94	4330 FOXENWOOD CIR	BEASLEY FAMILY TRUST 06/14/99
3935	111-700-004	SW		1	$ 281.94	$ -	$ 281.94	4328 FOXENWOOD CIR	MCDANIEL ANN CARLA FAMILY TRUST 3/30/12
3935	111-700-005	SW		1	$ 281.94	$ -	$ 281.94	4326 FOXENWOOD CIR	LEES TRUST 5/12/20
3935	111-700-006	SW		1	$ 281.94	$ -	$ 281.94	4322 FOXENWOOD CIR	AINSWORTH LADONNA I
3935	111-700-007	SW		1	$ 281.94	$ -	$ 281.94	4320 FOXENWOOD CIR	LEWIS MEL/SHARON LIVING TRUST 1/27/06
3935	111-700-008	SW		1	$ 281.94	$ -	$ 281.94	4318 FOXENWOOD CIR	MCCONNELL TRUST 11/10/1994
3935	111-700-009	SW		1	$ 281.94	$ -	$ 281.94	4316 FOXENWOOD CIR	NICCOLI REVOCABLE FAMILY TRUST
3935	111-700-010	SW		1	$ 281.94	$ -	$ 281.94	4314 FOXENWOOD CIR	MALONE REVOCABLE TRUST SURVIVORS TRUST A
3935	111-700-011	SW		1	$ 281.94	$ -	$ 281.94	4312 FOXENWOOD CIR	YORKE JOSEPH S
3935	111-700-012	SW		1	$ 281.94	$ -	$ 281.94	4310 FOXENWOOD CIR	WENGER-JONES JANICE K
3935	111-700-013	SW		1	$ 281.94	$ -	$ 281.94	4308 FOXENWOOD CIR	WENGER FAMILY REVOCABLE TRUST
3935	111-700-014	SW		1	$ 281.94	$ -	$ 281.94	4306 FOXENWOOD CIR	BRIGGS TERRY
3935	111-700-015	SW		1	$ 281.94	$ -	$ 281.94	4304 FOXENWOOD CIR	HORN WILLIAM TIMOTHY
3935	111-700-016	SW		1	$ 281.94	$ -	$ 281.94	4302 FOXENWOOD CIR	BRANNON RONALD A FAMILY SURVIVORS TRUST A
3935	111-700-017	SW		1	$ 281.94	$ -	$ 281.94	4362 FOXENWOOD CIR	TUCKER LLC
3935	111-700-018	SW		1	$ 281.94	$ -	$ 281.94	4360 FOXENWOOD CIR	HAMM JAMES P/NELL 2012 REVOCABLE TRUST 8/22/12
3935	111-700-019	SW		1	$ 281.94	$ -	$ 281.94	4358 FOXENWOOD CIR	LOXLEY-KEMP FAMILY REVOCABLE LIVING TRUST 1/22/20
3935	111-700-020	SW		1	$ 281.94	$ -	$ 281.94	4356 FOXENWOOD CIR	CHASE FAMILY TRUST 1/31/08
3935	111-700-021	SW		1	$ 281.94	$ -	$ 281.94	4354 FOXENWOOD CIR	ADAMS SANDRA JUNE FAMILY TRUST 10/20/16
3935	111-700-022	SW		1	$ 281.94	$ -	$ 281.94	4352 FOXENWOOD CIR	APPEL LAWRENCE W
3935	111-700-023	SW		1	$ 281.94	$ -	$ 281.94	4350 FOXENWOOD CIR	STRUNK FAMILY REVOCABLE TRUST 2/25/15
3935	111-700-024	SW		1	$ 281.94	$ -	$ 281.94	4348 FOXENWOOD CIR	CAVENDER EDWARD L & PEGGY A REVOCABLE TRUST 11/28/07
3935	111-700-025	SW		1	$ 281.94	$ -	$ 281.94	4346 FOXENWOOD CIR	SPAFFORD FAMILY TRUST 6/3/92
3935	111-700-026	SW		1	$ 281.94	$ -	$ 281.94	4344 FOXENWOOD CIR	LENIHAN ELIZABETH A
3935	111-700-027	SW		1	$ 281.94	$ -	$ 281.94	4342 FOXENWOOD CIR	RICHARDSON FAMILY TRUST 8/12/03
3935	111-700-028	SW		1	$ 281.94	$ -	$ 281.94	4340 FOXENWOOD CIR	BIRD FAMILY TRUST 7/9/03
3935	111-700-029	SW		1	$ 281.94	$ -	$ 281.94	4338 FOXENWOOD CIR	NATZKE GLENDA J SEPARATE PROPERTY TRUST
3935	111-700-030	SW		1	$ 281.94	$ -	$ 281.94	4336 FOXENWOOD CIR	MARQUEZ DENISE M
3935	111-700-031	SW		1	$ 281.94	$ -	$ 281.94	4334 FOXENWOOD CIR	TWITCHELL VALERIE V FAMILY TRUST 6/9/09
3935	111-700-032	SW		1	$ 281.94	$ -	$ 281.94	4332 FOXENWOOD CIR	COUEY REVOCABLE TRUST 8/18/89
3935	111-700-033	SW		1	$ 281.94	$ -	$ 281.94	POBOX 1867	FOXENWOOD GARDEN VILLAS IV OWNERS ASSOCIATION
3935	111-710-001	SW		1	$ 586.28	$ -	$ 586.28	2640 INDUSTRIAL PKWY 200	CALIFORNIA CENTRAL COAST CHAPTER NATIONAL ELECTRICAL
3935	111-710-002	SW		1	$ 586.28	$ -	$ 586.28	2640 INDUSTRIAL PKWY 100	PINETREE DEVELOPMENT LLC
3935	111-710-003	SW		1	$ 586.28	$ -	$ 586.28	2646 INDUSTRIAL PKWY 100	ROINESTAD FAMILY TRUST 9/15/02
3935	111-710-004	SW		1	$ 586.28	$ -	$ 586.28	2646 INDUSTRIAL PKWY 200	HUTCHINSON FAMILY TRUST 1/8/04
3935	111-710-005	SW		1	$ 586.28	$ -	$ 586.28	2648 INDUSTRIAL PKWY 100	BROWN FAMILY TRUST
3935	111-710-006	SW		1	$ 586.28	$ -	$ 586.28	2650 INDUSTRIAL PKWY 100	FEHG 1 LLC
3935	111-710-007	SW		1	$ 586.28	$ -	$ 586.28	2650 INDUSTRIAL PKWY 200	JOHNSON BRADLEY D
3935	111-720-001	SW		1	$ 586.28	$ -	$ 586.28	2617 SKYWAY DR	RICONN GROUP
3935	111-720-002	SW		1	$ 586.28	$ -	$ 586.28	2615 SKYWAY DR A	MONAERO ENGINEERING INC
3935	111-730-001	SW		1	$ 586.28	$ -	$ 586.28	2601 SKYWAY DR	WHITAKER KATHY LEE
3935	111-730-002	SW		1	$ 586.28	$ -	$ 586.28	2601 SKYWAY DR	WHITAKER KATHY LEE
3935	111-740-001	SW	Coyway	1	$ 586.28	$ 272.14	$ 858.42	2342 PROFESSIONAL PKWY 100	ADAMS SCOTT EUGENE
3935	111-740-002	SW	Coyway	1	$ 586.28	$ 364.68	$ 950.96	2342 PROFESSIONAL PKWY 110	PARKWAY ASSOCIATES LLC
3935	111-740-003	SW	Coyway	1	$ 586.28	$ 22.74	$ 609.03	2342 PROFESSIONAL PKWY 120	PARKWAY ASSOCIATES LLC
3935	111-740-004	SW	Coyway	1	$ 586.28	$ 403.11	$ 989.40	2342 PROFESSIONAL PKWY 260	PARKWAY ASSOCIATES LLC
3935	111-740-005	SW	Coyway	1	$ 586.28	$ 129.40	$ 715.69	2342 PROFESSIONAL PKWY 210	ROINESTAD FAMILY TRUST 9/15/02
3935	111-740-006	SW	Coyway	1	$ 586.28	$ 559.97	$ 1,146.25	2342 PROFESSIONAL PKWY 200	CCO ENTERPRISES LLC
3935	111-750-001	SW		1	$ 586.28	$ -	$ 586.28	2295 A ST	PALBROOK LLC
3935	111-750-002	SW		1	$ 586.28	$ -	$ 586.28	2285 A ST	C2 CELLARS INC
3935	111-750-003	SW		1	$ 586.28	$ -	$ 586.28	2275 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-004	SW		1	$ 586.28	$ -	$ 586.28	2265 A ST	LAUREL CROWN ENTERPRISE LLC
3935	111-750-005	SW		1	$ 586.28	$ -	$ 586.28	2255 A ST	TORREZ JASON & ANN-MURIE REVOCABLE FAMILY TRUST 10/3
3935	111-750-006	SW		1	$ 586.28	$ -	$ 586.28	2245 A ST	WAY FAMILY SURVIVORS TRUST 2/4/88

3935	111-750-007	SW	1	$	586.28	$	-	$	586.28	2321 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-008	SW	1	$	586.28	$	-	$	586.28	2317 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-009	SW	1	$	586.28	$	-	$	586.28	2313 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-010	SW	1	$	586.28	$	-	$	586.28	2311 A ST	SINOR JONATHAN DANIEL
3935	111-750-011	SW	1	$	586.28	$	-	$	586.28	2309 A ST	COSSA ANTHONY W FAMILY TRUST
3935	111-750-012	SW	1	$	586.28	$	-	$	586.28	2305 A ST	HALBERN MICHAEL F
3935	111-750-013	SW	1	$	586.28	$	-	$	586.28	2301 A ST	RONALD NICHOLS FAMILY PROPERTIES- A STREET LLC
3935	111-750-014	SW	1	$	586.28	$	-	$	586.28	2353 A ST	BLOUGH FAMILY TRUST 12/7/05
3935	111-750-015	SW	1	$	586.28	$	-	$	586.28	2349 A ST	FERINI 2005 FAMILY TRUST
3935	111-750-016	SW	1	$	586.28	$	-	$	586.28	2345 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-017	SW	1	$	586.28	$	-	$	586.28	2341 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-018	SW	1	$	586.28	$	-	$	586.28	2337 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-019	SW	1	$	586.28	$	-	$	586.28	2333 A ST	WHITE JONAS W
3935	111-750-020	SW	1	$	586.28	$	-	$	586.28	2329 A ST	ROEMER ROBERT & SHARON FAMILY TRUST 10/29/07
3935	111-750-021	SW	1	$	586.28	$	-	$	586.28	2325 A ST	CALIFORNIA COASTAL INVESTMENTS LLC
3935	111-750-023	SW	1	$	586.28	$	-	$	586.28	2381 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-024	SW	1	$	586.28	$	-	$	586.28	2377 A ST	SURVIVORS TRUST A 1/10/90
3935	111-750-025	SW	1	$	586.28	$	-	$	586.28	2373 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-026	SW	1	$	586.28	$	-	$	586.28	2369 A ST	ROEMER ROBERT/SHARON FAMILY TRUST 10/29/07
3935	111-750-027	SW	1	$	586.28	$	-	$	586.28	2365 A ST	GEORGE MICHAEL W & PATRICIA L 2003 FAMIILY TRUST
3935	111-750-028	SW	1	$	586.28	$	-	$	586.28	2361 A ST	GEORGE MICHAEL W & PATRICIA L 2003 FAMIILY TRUST
3935	111-750-029	SW	1	$	586.28	$	-	$	586.28	2357 A ST	WEST A PROPERTIES LLC
3935	111-750-031	SW	1	$	586.28	$	-	$	586.28	2397 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-032	SW	1	$	586.28	$	-	$	586.28	2393 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-033	SW	1	$	586.28	$	-	$	586.28	2389 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-034	SW	1	$	586.28	$	-	$	586.28	2225 A ST	A STREET BUSINESS CENTER LLC
3935	111-750-037	SW	1	$	586.28	$	-	$	586.28	2385 A ST	BLACKJACK FARMS EQUIPMENT INC
3935	111-750-043	SW	1	$	586.28	$	-	$	586.28	2399 A ST	A STREET BUSINESS CENTER LLC
3935	111-760-017	SW	1	$	586.28	$	-	$	586.28	1451 FAIRWAY DR	MALDONADO FRANK
3935	111-760-018	SW	1	$	586.28	$	-	$	586.28	1455 FAIRWAY DR	FRANCE REVOCABLE FAMILY TRUST 3/6/02
3935	111-760-024	SW	1	$	586.28	$	-	$	586.28	1467 FAIRWAY DR	GALLUP GARY C TRUST
3935	111-760-025	SW	1	$	586.28	$	-	$	586.28	1459 FAIRWAY DR	B & D PARTNERS
3935	111-760-027	SW	1	$	586.28	$	-	$	586.28	1427 FAIRWAY DR	FAIRWAY SMX LLC
3935	111-760-028	SW	1	$	586.28	$	-	$	586.28	1367 FAIRWAY DR	FAIRWAY SMX LLC
3935	111-780-001	SW	1	$	281.94	$	-	$	281.94	293 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-002	SW	1	$	281.94	$	-	$	281.94	285 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-003	SW	1	$	281.94	$	-	$	281.94	277 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-004	SW	1	$	281.94	$	-	$	281.94	269 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-005	SW	1	$	281.94	$	-	$	281.94	261 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-006	SW	1	$	281.94	$	-	$	281.94	253 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-007	SW	1	$	281.94	$	-	$	281.94	245 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-008	SW	1	$	281.94	$	-	$	281.94	237 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-009	SW	1	$	281.94	$	-	$	281.94	229 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-010	SW	1	$	281.94	$	-	$	281.94	221 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-011	SW	1	$	281.94	$	-	$	281.94	213 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-012	SW	1	$	281.94	$	-	$	281.94	205 W MCCOY LN	MCCOY HOLDINGS LLC
3935	111-780-013	SW	1	$	281.94	$	-	$	281.94	2387 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-014	SW	1	$	281.94	$	-	$	281.94	2379 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-015	SW	1	$	281.94	$	-	$	281.94	2371 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-016	SW	1	$	281.94	$	-	$	281.94	2363 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-017	SW	1	$	281.94	$	-	$	281.94	2355 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-018	SW	1	$	281.94	$	-	$	281.94	2347 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-019	SW	1	$	281.94	$	-	$	281.94	2339 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-020	SW	1	$	281.94	$	-	$	281.94	2331 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-021	SW	1	$	281.94	$	-	$	281.94	2323 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-022	SW	1	$	281.94	$	-	$	281.94	2315 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-023	SW	1	$	281.94	$	-	$	281.94	2291 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-024	SW	1	$	281.94	$	-	$	281.94	2283 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-025	SW	1	$	281.94	$	-	$	281.94	2275 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-026	SW	1	$	281.94	$	-	$	281.94	2267 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-027	SW	1	$	281.94	$	-	$	281.94	2259 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-028	SW	1	$	281.94	$	-	$	281.94	2251 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-029	SW	1	$	281.94	$	-	$	281.94	2243 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-030	SW	1	$	281.94	$	-	$	281.94	2235 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-031	SW	1	$	281.94	$	-	$	281.94	2227 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-032	SW	1	$	281.94	$	-	$	281.94	2219 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-033	SW	1	$	281.94	$	-	$	281.94	2211 PROFESSIONAL PKWY	MCCOY HOLDINGS LLC
3935	111-780-034	SW	1	$	281.94	$	-	$	281.94	206 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-035	SW	1	$	281.94	$	-	$	281.94	214 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-036	SW	1	$	281.94	$	-	$	281.94	222 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-037	SW	1	$	281.94	$	-	$	281.94	230 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-038	SW	1	$	281.94	$	-	$	281.94	238 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-039	SW	1	$	281.94	$	-	$	281.94	246 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-040	SW	1	$	281.94	$	-	$	281.94	254 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-041	SW	1	$	281.94	$	-	$	281.94	262 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-042	SW	1	$	281.94	$	-	$	281.94	270 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-043	SW	1	$	281.94	$	-	$	281.94	278 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-044	SW	1	$	281.94	$	-	$	281.94	286 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-045	SW	1	$	281.94	$	-	$	281.94	294 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-046	SW	1	$	281.94	$	-	$	281.94	302 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-047	SW	1	$	281.94	$	-	$	281.94	310 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-048	SW	1	$	281.94	$	-	$	281.94	318 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-049	SW	1	$	281.94	$	-	$	281.94	326 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-050	SW	1	$	281.94	$	-	$	281.94	334 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-051	SW	1	$	281.94	$	-	$	281.94	342 COOLEY LN	MCCOY HOLDINGS LLC
3935	111-780-052	SW	1	$	281.94	$	-	$	281.94	443 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-053	SW	1	$	281.94	$	-	$	281.94	435 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-054	SW	1	$	281.94	$	-	$	281.94	427 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-055	SW	1	$	281.94	$	-	$	281.94	419 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-056	SW	1	$	281.94	$	-	$	281.94	344 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-057	SW	1	$	281.94	$	-	$	281.94	336 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-058	SW	1	$	281.94	$	-	$	281.94	328 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-059	SW	1	$	281.94	$	-	$	281.94	320 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-060	SW	1	$	281.94	$	-	$	281.94	312 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-061	SW	1	$	281.94	$	-	$	281.94	304 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-062	SW	1	$	281.94	$	-	$	281.94	2215 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-063	SW	1	$	281.94	$	-	$	281.94	2223 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-064	SW	1	$	281.94	$	-	$	281.94	2231 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-065	SW	1	$	281.94	$	-	$	281.94	2239 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-066	SW	1	$	281.94	$	-	$	281.94	2247 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-067	SW	1	$	281.94	$	-	$	281.94	2255 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-068	SW	1	$	281.94	$	-	$	281.94	2263 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-069	SW	1	$	281.94	$	-	$	281.94	2271 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-070	SW	1	$	281.94	$	-	$	281.94	2279 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-071	SW	1	$	281.94	$	-	$	281.94	2287 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-072	SW	1	$	281.94	$	-	$	281.94	2305 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-073	SW	1	$	281.94	$	-	$	281.94	2313 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-074	SW	1	$	281.94	$	-	$	281.94	2321 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-075	SW	1	$	281.94	$	-	$	281.94	2329 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-076	SW	1	$	281.94	$	-	$	281.94	2337 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-077	SW	1	$	281.94	$	-	$	281.94	2345 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-078	SW	1	$	281.94	$	-	$	281.94	2353 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-079	SW	1	$	281.94	$	-	$	281.94	2361 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-080	SW	1	$	281.94	$	-	$	281.94	2369 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-081	SW	1	$	281.94	$	-	$	281.94	2377 PIZZARO DR	MCCOY HOLDINGS LLC
3935	111-780-082	SW	1	$	281.94	$	-	$	281.94	2397 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-083	SW	1	$	281.94	$	-	$	281.94	2393 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-084	SW	1	$	281.94	$	-	$	281.94	2389 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-085	SW	1	$	281.94	$	-	$	281.94	2385 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-086	SW	1	$	281.94	$	-	$	281.94	2381 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-087	SW	1	$	281.94	$	-	$	281.94	2377 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-088	SW	1	$	281.94	$	-	$	281.94	2365 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-089	SW	1	$	281.94	$	-	$	281.94	2361 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-090	SW	1	$	281.94	$	-	$	281.94	2357 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-091	SW	1	$	281.94	$	-	$	281.94	2353 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-092	SW	1	$	281.94	$	-	$	281.94	2349 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-093	SW	1	$	281.94	$	-	$	281.94	2345 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-094	SW	1	$	281.94	$	-	$	281.94	2247 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-095	SW	1	$	281.94	$	-	$	281.94	2243 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-096	SW	1	$	281.94	$	-	$	281.94	2239 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-097	SW	1	$	281.94	$	-	$	281.94	2235 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-098	SW	1	$	281.94	$	-	$	281.94	2231 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-099	SW	1	$	281.94	$	-	$	281.94	2227 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-100	SW	1	$	281.94	$	-	$	281.94	232 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-101	SW	1	$	281.94	$	-	$	281.94	224 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-102	SW	1	$	281.94	$	-	$	281.94	216 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-103	SW	1	$	281.94	$	-	$	281.94	208 CASTILLO WAY	MCCOY HOLDINGS LLC
3935	111-780-104	SW	1	$	281.94	$	-	$	281.94	2207 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-105	SW	1	$	281.94	$	-	$	281.94	2211 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-106	SW	1	$	281.94	$	-	$	281.94	2215 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-107	SW	1	$	281.94	$	-	$	281.94	2219 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-108	SW	1	$	281.94	$	-	$	281.94	2223 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-109	SW	1	$	281.94	$	-	$	281.94	2251 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-110	SW	1	$	281.94	$	-	$	281.94	2255 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-111	SW	1	$	281.94	$	-	$	281.94	2259 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-112	SW	1	$	281.94	$	-	$	281.94	2263 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-113	SW	1	$	281.94	$	-	$	281.94	2267 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-114	SW	1	$	281.94	$	-	$	281.94	2329 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-115	SW	1	$	281.94	$	-	$	281.94	2333 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-116	SW	1	$	281.94	$	-	$	281.94	2337 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-117	SW	1	$	281.94	$	-	$	281.94	2341 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-118	SW	1	$	281.94	$	-	$	281.94	2369 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-119	SW	1	$	281.94	$	-	$	281.94	2371 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-120	SW	1	$	281.94	$	-	$	281.94	2373 CARRASCO WAY	MCCOY HOLDINGS LLC

3935	111-780-121	SW		1	$ 281.94	$ -	$ 281.94	2375 CARRASCO WAY	MCCOY HOLDINGS LLC
3935	111-780-122	SW		1	$ 281.94	$ -	$ 281.94	217 CABRILLO DR	MCCOY HOLDINGS LLC
3935	111-780-123	SW		1	$ 281.94	$ -	$ 281.94	225 CABRILLO DR	MCCOY HOLDINGS LLC
3935	111-780-124	SW		1	$ 281.94	$ -	$ 281.94	233 CABRILLO DR	MCCOY HOLDINGS LLC
3935	111-780-125	SW		1	$ 281.94	$ -	$ 281.94	241 CABRILLO DR	MCCOY HOLDINGS LLC
3935	117-240-015	SW		1	$ 586.28	$ -	$ 586.28	1253 LA BREA AVE	HAYWARD TRUSS CO LLC
3935	117-240-017	SW		1	$ 586.28	$ -	$ 586.28	1326 W STOWELL RD	LAUREL CROWN ENTERPRISE LLC
3935	117-240-021	SW		1	$ 582.41	$ -	$ 582.41	1400 W STOWELL RD	L & T HOWARD LAND MANAGEMENT CO LLC
3935	117-240-034	SW		1	$ 586.29	$ -	$ 569.21	LA BREA AVE.	AUXIN HOLDINGS, LLC
3935	117-240-040	SW		1	$ 1,172.57	$ -	$ 1,172.57	1349 LA BREA AVE	LINEAGE MASTER RE 3 LLC
3935	117-240-045	SW	Village at Westgate Ranch	1	$ 1,172.57	$ -	$ 1,172.57	1505 BLOSSER RD	THE MARKETPLACE AT WESTGATE LP (CA)
3935	117-240-048	SW		1	$ 1,172.57	$ -	$ 1,172.57	1505 BLOSSER RD	THE MARKETPLACE AT WESTGATE LP (CA)
3935	117-240-049	SW		1	$ 159,686.95	$ -	$ 159,686.95	1311 BATTLES RD	VILLA DEL SOL LP
3935	117-250-003	SW		1	$ 586.28	$ -	$ 586.28	1321 S BROADWAY	RALPHS GROCERY COMPANY
3935	117-300-003	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1511 S BROADWAY	ATWOOD WILLIAM & MATILDA TRUST 9/1/15
3935	117-300-009	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1531 S BROADWAY	NODLEW INC
3935	117-300-010	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1533 S BROADWAY	STOWELL CENTER LLC
3935	117-300-013	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1539 S BROADWAY	JENSEN FAMILY RESIDUAL TRUST
3935	117-300-018	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1549 S BROADWAY	GALLISON GEORGE G/DONNA B FAM TR 3-4-87
3935	117-300-024	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	133 W BATTLES RD	RAMIREZ JOSE LUIS
3935	117-300-030	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1567 STOWELL CENTER PLZ	OSWALD JERRY A/MARY E
3935	117-300-031	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1565 STOWELL CENTER PLZ	OSWALD JERRY A/MARY E
3935	117-300-032	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1563 STOWELL CENTER PLZ	GALLISON GEORGE G & DONNA B TRUSTEES
3935	117-300-035	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1557 STOWELL CENTER PLZ	CHAVEZ ISIDRO
3935	117-300-036	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1555 STOWELL CENTER PLZ	MORGAN LARRY E TRUSTEE
3935	117-300-037	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1553 STOWELL CENTER PLZ	KWON SOON C/SANG IN
3935	117-300-061	SW	Stowell Center Plaza	1	$ 586.28	$ 5,211.31	$ 5,797.59	1505 STOWELL CENTER PLZ	MCMAHAN FAMILY QTIP TRUST 1/25/84
3935	117-300-062	SW	Stowell Center Plaza	1	$ 586.28	$ 1,421.40	$ 2,007.69	1555 S BROADWAY	GALLISON GEORGE G/DONNA B FAM TR 3-4-87
3935	117-300-063	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1519 S BROADWAY	GIN FAMILY TRUST A 12/17/05
3935	117-300-066	SW	Stowell Center Plaza	1	$ 586.28	$ 2,090.63	$ 2,676.91	1539 STOWELL CENTER PLZ	GOODWILL INDUSTRIES OF VENTURA & SB CNTY
3935	117-300-067	SW	Stowell Center Plaza	1	$ 586.28	$ 725.91	$ 1,312.19	1535 S BROADWAY	TATSUNO RAYMOND F FAMILY TRUST 12/11/92
3935	117-300-068	SW	Stowell Center Plaza	1	$ 586.28	$ 1,421.40	$ 2,007.69	1521 STOWELL CENTER PLZ	CHAPMAN ROBERT L REV TR 6-6-92
3935	117-300-069	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1517 1/2 STOWELL CENTER PLZ	TOMOOKA BROTHERS
3935	117-300-070	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1515 S BROADWAY	OLIVERA PROPERTIES LLC
3935	117-300-072	SW	Stowell Center Plaza	1	$ 586.28	$ 1,421.40	$ 2,007.69	1543 STOWELL CENTER PLZ	CHAPMAN ROBERT L REV TR 6-6-92
3935	117-300-073	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1577 STOWELL CENTER PLZ	SAIED HOSAIN A
3935	117-300-074	SW	Stowell Center Plaza	1	$ 586.28	$ 1,421.40	$ 2,007.69	1569 STOWELL CENTER PLZ	LEGASPI LUIS F & ANA GABRIELA REVOCABLE FAMILY TRUST
3935	117-300-075	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1541 S BROADWAY	OLIVERA PROPERTIES LLC
3935	117-300-076	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1545 S BROADWAY	NODLEW INC
3935	117-300-077	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1527 STOWELL CENTER PLZ	GALLISON FAMILY TRUST 3/4/87
3935	117-300-078	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1559 STOWELL CENTER PLZ	GIN FAMILY TRUST A 12/17/2005
3935	117-300-082	SW	Stowell Center Plaza	1	$ 586.28	$ 752.19	$ 1,338.47	1529 S BROADWAY	ALLEN KENT N & ROBIN R REVOCABLE TRUST 06/17/1998
3935	117-300-083	SW	Stowell Center Plaza	1	$ 586.28	$ 2,090.63	$ 2,676.91	1523 S BROADWAY A	ALLEN KENT N & ROBIN R REVOCABLE TRUST 06/17/1998
3935	117-300-084	SW	Stowell Center Plaza	1	$ 586.28	$ -	$ 586.28	116 W ENOS DR	JOSHI DHAGASH
3935	117-300-085	SW	Stowell Center Plaza	1	$ 586.28	$ 586.33	$ 1,172.61	1507 S BROADWAY	LEMOS FAMILY TRUST 11/13/19
3935	117-300-086	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1551 STOWELL CENTER PLZ	SYLVESTER DONALD W
3935	117-300-087	SW	Stowell Center Plaza	1	$ 586.28	$ 82.97	$ 669.25	1549 STOWELL CENTER PLZ	KIM JASON B
3935	117-310-019	SW		1	$ 586.28	$ -	$ 586.28	1650 BLACK RD	WINDSET FARMS CALIFORNIA INC
3935	117-320-003	SW		1	$ 586.28	$ -	$ 586.28	1599 W BETTERAVIA RD	AFP LLC
3935	117-320-008	SW		1	$ 586.28	$ -	$ 586.28	1525 W BETTERAVIA RD	COLE ENTERPRISES LLC
3935	117-330-077	SW		1	$ 281.94	$ -	$ 281.94	1720 S DEPOT ST	VBC VIZCAYA LP
3935	117-330-078	SW		1	$ 281.94	$ -	$ 281.94	521 SONYA LN	VBC VIZCAYA LP
3935	117-330-084	SW		1	$ 586.28	$ -	$ 586.28	2050 S BLOSSER RD	BRADLEY LAND COMPANY THE
3935	117-330-093	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11		CITY OF SANTA MARIA
3935	117-330-095	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11		CITY OF SANTA MARIA
3935	117-330-096	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1970 BISCAYNE ST	SANTA MARIA-BONITA SCHOOL DISTRICT
3935	117-330-100	SW		1	$ 586.28	$ -	$ 586.28	2100 S BLOSSER RD	RABOBANK
3935	117-340-058	SW		1	$ 586.28	$ -	$ 586.28	335 W BETTERAVIA RD	NODLEW INC
3935	117-340-068	SW		1	$ 586.28	$ -	$ 586.28	119 W BETTERAVIA RD	FREDA FRANCIS D & ALIDA 1991 TRUST
3935	117-340-082	SW		1	$ 586.28	$ -	$ 586.28	226 DAL PORTO LN	INTERCITY CHURCH OF SANTA MARIA
3935	117-340-083	SW		1	$ 586.28	$ -	$ 586.28	218 DAL PORTO LN	TILECO DISTRIBUTORS INC
3935	117-340-087	SW		1	$ 586.28	$ -	$ 586.28	2125 S BROADWAY 105	FREDA FRANCIS D & ALIDA 1991 TRUST
3935	117-340-088	SW		1	$ 586.28	$ -	$ 586.28	2125 S BROADWAY 101-A	FREDA FRANCIS D & ALIDA 1991 TRUST
3935	117-340-089	SW		1	$ 281.94	$ -	$ 281.94	475 DAL PORTO LN	TRUONG VO C & NORMA E REVOCABLE LIVING TRUST 05/23/2
3935	117-340-090	SW		1	$ 281.94	$ -	$ 281.94	473 DAL PORTO LN	MARRERO AARON
3935	117-340-091	SW		1	$ 281.94	$ -	$ 281.94	471 DAL PORTO LN	ESPINOZA ALFONSO
3935	117-340-092	SW		1	$ 281.94	$ -	$ 281.94	465 DAL PORTO LN	MEDINA ABIGAIL
3935	117-340-093	SW		1	$ 563.88	$ -	$ 563.88	467 DAL PORTO LN	GARDNER HARMON C/MARIAN LIIVNG TRUST A 2/1/79
3935	117-340-094	SW		1	$ 281.94	$ -	$ 281.94	469 DAL PORTO LN	LABUGUEN EDINA A
3935	117-490-024	SW		1	$ 586.28	$ -	$ 586.28	1611 S BROADWAY	ANISHAN SERVICES INC
3935	117-500-012	SW		1	$ 586.28	$ -	$ 586.28		NOLAN SEAN J
3935	117-500-015	SW		1	$ 586.28	$ -	$ 586.28	115 CARMEN LN	JENKINS JANET PATRICIA TRUST 7/30/93
3935	117-500-016	SW		1	$ 586.28	$ -	$ 586.28		JENKINS JANET PATRICIA TRUST 7/30/93
3935	117-500-028	SW		1	$ 586.28	$ -	$ 586.28	1919 S BROADWAY	SAMPSON SASH & SCREEN INC
3935	117-500-029	SW		1	$ 586.28	$ -	$ 586.28	1925 S BROADWAY	NOLAN SEAN J
3935	117-500-031	SW		1	$ 586.28	$ -	$ 586.28	1811 S BROADWAY	FILER REALTORS INC
3935	117-500-032	SW		1	$ 586.28	$ -	$ 586.28	1825 S BROADWAY	HERITAGE OAKS BANK
3935	117-700-001	SW		1	$ 281.94	$ -	$ 281.94	603 VISTA CIR	LAKE LAWRENCE/THELMA H LIVING TRUST 9/13/07
3935	117-700-002	SW		1	$ 281.94	$ -	$ 281.94	607 VISTA CIR	ALEJO JOSE M
3935	117-700-003	SW		1	$ 281.94	$ -	$ 281.94	611 VISTA CIR	MALDONADO ALBERTO SANCHEZ
3935	117-700-004	SW		1	$ 281.94	$ -	$ 281.94	615 VISTA CIR	BANANIA DANIEL FLORES/ELDA G
3935	117-700-005	SW		1	$ 281.94	$ -	$ 281.94	619 VISTA CIR	CALANGAN ALEXANDER B
3935	117-700-006	SW		1	$ 563.89	$ -	$ 563.89	625 VISTA CIR	OROSCO JATZIRY
3935	117-700-007	SW		1	$ 281.94	$ -	$ 281.94	629 VISTA CIR	SOTO JESUS A
3935	117-700-008	SW		1	$ 281.94	$ -	$ 281.94	633 VISTA CIR	MENDEZ ROSA M
3935	117-700-009	SW		1	$ 281.94	$ -	$ 281.94	637 VISTA CIR	KALINIC MILAN
3935	117-700-010	SW		1	$ 281.94	$ -	$ 281.94	643 VISTA CIR	GONZALEZ ERIC
3935	117-700-011	SW		1	$ 281.94	$ -	$ 281.94	647 VISTA CIR	PAUL FRITZGERALD
3935	117-700-012	SW		1	$ 281.94	$ -	$ 281.94	646 VISTA CIR	PAZ MARK A FAMILY TRUST 04/26/2013
3935	117-700-013	SW		1	$ 281.94	$ -	$ 281.94	640 VISTA CIR	GUTIERREZ ROSA ELENA
3935	117-700-014	SW		1	$ 281.94	$ -	$ 281.94	636 VISTA CIR	DOUGALL ARTHUR
3935	117-700-015	SW		1	$ 281.94	$ -	$ 281.94	614 VISTA CIR	OVERBY LESLIE C
3935	117-700-016	SW		1	$ 281.94	$ -	$ 281.94	604 VISTA CIR	GONZALEZ JOSE L FRANCO
3935	117-700-017	SW		1	$ 281.94	$ -	$ 281.94	1905 S VALLEY VISTA	DUMADARA ROSEMARIE
3935	117-700-018	SW		1	$ 281.94	$ -	$ 281.94	1909 S VALLEY VISTA	RUIZ HENRY STEVEN
3935	117-700-019	SW		1	$ 281.94	$ -	$ 281.94	1917 S VALLEY VISTA	VANSCHOYCK ALBERT W
3935	117-700-020	SW		1	$ 281.94	$ -	$ 281.94	1921 S VALLEY VISTA	FERNANDEZ JOSEPH R
3935	117-700-021	SW		1	$ 281.94	$ -	$ 281.94	1927 S VALLEY VISTA	GUTIERREZ JOSE FRANCISCO JR
3935	117-700-022	SW		1	$ 281.94	$ -	$ 281.94	1931 S VALLEY VISTA	SCHONFELD FAMILY TRUST 3/17/11
3935	117-700-023	SW		1	$ 281.94	$ -	$ 281.94	1937 S VALLEY VISTA	DE LA PENA RICARDO I
3935	117-700-024	SW		1	$ 281.94	$ -	$ 281.94	1946 VISTA DEL ORO	CALANGAN ADRIAN B
3935	117-700-025	SW		1	$ 281.94	$ -	$ 281.94	1942 VISTA DEL ORO	GUERRERO JOSE JESUS
3935	117-700-026	SW		1	$ 281.94	$ -	$ 281.94	1938 VISTA DEL ORO	MARCUM TRISTAN
3935	117-700-027	SW		1	$ 281.94	$ -	$ 281.94	1934 VISTA DEL ORO	DRAKE WILLIAM & JULIA FAMILY REVOCABLE TRUST 2/15/19
3935	117-700-028	SW		1	$ 281.94	$ -	$ 281.94	1930 VISTA DEL ORO	GARCIA CUITLAHUAC C
3935	117-700-029	SW		1	$ 281.94	$ -	$ 281.94	1926 VISTA DEL ORO	SCHATZ STAR
3935	117-700-030	SW		1	$ 563.88	$ -	$ 563.88	1922 VISTA DEL ORO	DURAN JOSE
3935	117-700-031	SW		1	$ 281.94	$ -	$ 281.94	1918 VISTA DEL ORO	RODRIGUEZ JUAN A
3935	117-700-032	SW		1	$ 281.94	$ -	$ 281.94	1914 VISTA DEL ORO	GOMEZ FAUSTINO
3935	117-700-033	SW		1	$ 281.94	$ -	$ 281.94	1908 VISTA DEL ORO	ESTRADA EVA MARIA
3935	117-700-034	SW		1	$ 281.94	$ -	$ 281.94	1902 VISTA DEL ORO	SANCHEZ DEBORAH ANN
3935	117-700-035	SW		1	$ 281.94	$ -	$ 281.94	1903 CARMENITA CT	BROWN JAMES E
3935	117-700-036	SW		1	$ 281.94	$ -	$ 281.94	1911 CARMENITA CT	CASTILLO LUISA LETICIA
3935	117-700-037	SW		1	$ 281.94	$ -	$ 281.94	1919 CARMENITA CT	JIMENEZ SELINA
3935	117-700-038	SW		1	$ 281.94	$ -	$ 281.94	1927 CARMENITA CT	ROBERTS MARGARET
3935	117-700-039	SW		1	$ 563.89	$ -	$ 563.89	1935 CARMENITA CT	LUA RAMONA GRIMALDO
3935	117-700-040	SW		1	$ 281.94	$ -	$ 281.94	1941 CARMENITA CT	ROMERO MARIO ANTHONY
3935	117-700-041	SW		1	$ 281.94	$ -	$ 281.94	1946 CARMENITA CT	NAVARRO MANUEL
3935	117-700-042	SW		1	$ 281.94	$ -	$ 281.94	1940 CARMENITA CT	GARIETZ RHONDA M
3935	117-700-043	SW		1	$ 281.94	$ -	$ 281.94	1934 CARMENITA CT	HOLE DONALD J/WRENETTE K REVOCABLE TRUST 3/22/12
3935	117-700-044	SW		1	$ 281.94	$ -	$ 281.94	1920 CARMENITA CT	LORENZO LOLITA M
3935	117-700-045	SW		1	$ 281.94	$ -	$ 281.94	1918 CARMENITA CT	JARA EDWARD
3935	117-700-046	SW		1	$ 281.94	$ -	$ 281.94	1910 CARMENITA CT	CARTER GEARY
3935	117-700-047	SW		1	$ 281.94	$ -	$ 281.94	1902 CARMENITA CT	CARIGO GREG
3935	117-700-048	SW		1	$ 281.94	$ -	$ 281.94	1904 S VALLEY VISTA	RODRIGUEZ MIGUEL ASUNCION
3935	117-700-049	SW		1	$ 281.94	$ -	$ 281.94	1908 S VALLEY VISTA	CISNEROS JAIME
3935	117-700-050	SW		1	$ 281.94	$ -	$ 281.94	1916 S VALLEY VISTA	VELASCO JOSE E
3935	117-700-051	SW		1	$ 281.94	$ -	$ 281.94	1920 S VALLEY VISTA	CANSINO PABLO
3935	117-700-052	SW		1	$ 281.94	$ -	$ 281.94	1919 VISTA DEL ORO	SAGISI EDWIN M/LORI B
3935	117-700-053	SW		1	$ 281.94	$ -	$ 281.94	1915 VISTA DEL ORO	ZARATE HECTOR CHAVEZ
3935	117-700-054	SW		1	$ 281.94	$ -	$ 281.94	1907 VISTA DEL ORO	TORRES EDNA CASTILLO REVOCABLE LIVING TRUST 4/10/18
3935	117-700-055	SW		1	$ 281.94	$ -	$ 281.94	1903 VISTA DEL ORO	TORRES REVOCABLE TRUST 3/8/09
3935	117-770-014	SW		1	$ 586.28	$ -	$ 586.28	1265 W BETTERAVIA RD	BLUEROCK INVESTORS 1 LLC
3935	117-770-050	SW	Westgate Ranch	1	$ 57,516.33	$ 88,603.88	$ 146,120.21	1240 BETHEL LN	WESTGATE COURTYARDS L P
3935	117-770-052	SW	Westgate Ranch	1	$ 586.28	$ 434.33	$ 1,020.62		SANTA MARIA-BONITA SCHOOL DISTRICT
3935	117-770-054	SW	Westgate Ranch	1	$ 586.28	$ 434.33	$ 1,020.62		SANTA MARIA-BONITA SCHOOL DISTRICT
3935	117-770-056	SW	Village at Westgate Ranch	1	$ 1,758.85	$ 545.47	$ 2,304.32	1611 S BLOSSER RD	NAPHT LLC
3935	117-770-059	SW	Village at Westgate Ranch	1	$ 59,489.93	$ 115,093.24	$ 174,583.17	1245 W SONYA LN 10	SIENA AT WESTGATE L P
3935	117-780-001	SW		1	$ 281.94	$ -	$ 281.94	1454 JACARANDA CT	HERNANDEZ ALBERT
3935	117-780-002	SW		1	$ 281.94	$ -	$ 281.94	2128 PASEO PALMILLA	CHAVEZ TRUST 9/27/05
3935	117-780-003	SW		1	$ 563.89	$ -	$ 563.89	2114 CALLE MIRASOL	REYES JORGE ARMANDO UBIAS
3935	117-780-004	SW		1	$ 281.94	$ -	$ 281.94	2118 CALLE MIRASOL	BITTICKS JAMES E
3935	117-780-005	SW		1	$ 281.94	$ -	$ 281.94	2122 CALLE MIRASOL	JIMENEZ JUNIOR
3935	117-780-006	SW		1	$ 281.94	$ -	$ 281.94	2130 CALLE MIRASOL	AVILA SAMUEL
3935	117-780-007	SW		1	$ 281.94	$ -	$ 281.94	2136 CALLE MIRASOL	DUENES JERONIMA HUIZAR
3935	117-780-008	SW		1	$ 281.94	$ -	$ 281.94	2140 CALLE MIRASOL	CISNEROS MARIA D
3935	117-780-009	SW		1	$ 281.94	$ -	$ 281.94	2146 CALLE MIRASOL	MARTINEZ MARTHA
3935	117-780-010	SW		1	$ 281.94	$ -	$ 281.94	1404 VIA ARBOLITOS	CARDENAS RAFAEL REYES
3935	117-780-011	SW		1	$ 281.94	$ -	$ 281.94	1408 VIA ARBOLITOS	MARISCAL MARTIN L
3935	117-780-012	SW		1	$ 281.94	$ -	$ 281.94	1412 VIA ARBOLITOS	KUBOSHIMA PETER J
3935	117-780-013	SW		1	$ 281.94	$ -	$ 281.94	1416 VIA ARBOLITOS	CALLES GILBERT
3935	117-780-014	SW		1	$ 281.94	$ -	$ 281.94	1420 VIA ARBOLITOS	RINCON FAMILY TRUST 1/3/06
3935	117-780-015	SW		1	$ 281.94	$ -	$ 281.94	1424 VIA ARBOLITOS	SHERER DEREK
3935	117-780-016	SW		1	$ 281.94	$ -	$ 281.94	1428 VIA ARBOLITOS	VALENCIA ROSA M

3935	117-780-017	SW	1	$	281.94	$	-	$	281.94	1432 VIA ARBOLITOS	HANLOCK FAMILY REVOCABLE LIVING TRUST 10/3/91
3935	117-780-018	SW	1	$	281.94	$	-	$	281.94	1436 VIA ARBOLITOS	MUELLER JOEL M/MARIA M
3935	117-780-019	SW	1	$	281.94	$	-	$	281.94	1440 VIA ARBOLITOS	ROBLES VIRGINIA
3935	117-780-020	SW	1	$	281.94	$	-	$	281.94	1444 VIA ARBOLITOS	PANIAGUA ROGELIO
3935	117-780-021	SW	1	$	281.94	$	-	$	281.94	1448 VIA ARBOLITOS	FLOWERS DAVID
3935	117-780-022	SW	1	$	281.94	$	-	$	281.94	1452 VIA ARBOLITOS	BOZULICH MICHAEL A
3935	117-780-023	SW	1	$	281.94	$	-	$	281.94	1456 VIA ARBOLITOS	HERNANDEZ FRANK
3935	117-780-024	SW	1	$	281.94	$	-	$	281.94	1460 ARBOLITOS CT	GOMEZ BRIGIDO
3935	117-780-025	SW	1	$	281.94	$	-	$	281.94	1464 ARBOLITOS CT	RODRIGUEZ EVA
3935	117-780-026	SW	1	$	281.94	$	-	$	281.94	1468 ARBOLITOS CT	EQUITY TRUST COMPANY CUSTODIAN FBO SCHULTZ ALBERT L
3935	117-780-027	SW	1	$	281.94	$	-	$	281.94	1469 ARBOLITOS CT	GONZALEZ ANGEL DANIEL
3935	117-780-028	SW	1	$	563.88	$	-	$	563.88	1465 ARBOLITOS CT	BARRAGAN SALVADOR
3935	117-780-029	SW	1	$	845.83	$	-	$	845.83	1461 ARBOLITOS CT	MALDONADO IVAN
3935	117-780-030	SW	1	$	281.94	$	-	$	281.94	2144 PASEO PALMILLA	SANCHEZ EVODIA MALDONADO
3935	117-780-031	SW	1	$	281.94	$	-	$	281.94	2148 PASEO PALMILLA	SANCHEZ ROMAN
3935	117-780-032	SW	1	$	281.94	$	-	$	281.94	1449 VIA ARBOLITOS	LEON JESUS GARCIA
3935	117-780-033	SW	1	$	281.94	$	-	$	281.94	1445 VIA ARBOLITOS	ELIAS PEDRO
3935	117-780-034	SW	1	$	281.94	$	-	$	281.94	1441 VIA ARBOLITOS	GUZMAN CELERINO
3935	117-780-035	SW	1	$	281.94	$	-	$	281.94	1437 VIA ARBOLITOS	WAHLBERG RICHARD
3935	117-780-036	SW	1	$	281.94	$	-	$	281.94	1433 VIA ARBOLITOS	FORCADO JAVIER/MARIA G
3935	117-780-037	SW	1	$	281.94	$	-	$	281.94	1429 VIA ARBOLITOS	ALVARADO PEDRO
3935	117-780-038	SW	1	$	281.94	$	-	$	281.94	1425 VIA ARBOLITOS	RUIZ STEVE
3935	117-780-039	SW	1	$	281.94	$	-	$	281.94	1421 VIA ARBOLITOS	VITAL JOSE LUIS/ROSALVA
3935	117-780-040	SW	1	$	281.94	$	-	$	281.94	1417 VIA ARBOLITOS	PAYNE FAMILY TRUST 11/2/16
3935	117-780-041	SW	1	$	281.94	$	-	$	281.94	1415 VIA ARBOLITOS	PANTOJA DARIO DEJESUS
3935	117-780-042	SW	1	$	281.94	$	-	$	281.94	1409 W VIA ARBOLITOS	ASMANN FAMILY TRUST 8/29/2003
3935	117-780-043	SW	1	$	281.94	$	-	$	281.94	1410 PASEO JACARANDA	MANG KYLE J
3935	117-780-044	SW	1	$	281.94	$	-	$	281.94	1411 PASEO JACARANDA	WAGAR DAVID D/CATHY A
3935	117-780-045	SW	1	$	281.94	$	-	$	281.94	1458 JACARANDA CT	DAVIS DOROTHY V
3935	117-780-046	SW	1	$	281.94	$	-	$	281.94	1462 JACARANDA CT	MINERA ALMA URREA
3935	117-780-047	SW	1	$	281.94	$	-	$	281.94	1466 JACARANDA CT	HERNANDEZ TONY
3935	117-780-048	SW	1	$	281.94	$	-	$	281.94	1467 JACARANDA CT	RAMIREZ EDGAR
3935	117-780-049	SW	1	$	281.94	$	-	$	281.94	1463 JACARANDA CT	MENDOZA GRISELDA ALVAREZ
3935	117-780-050	SW	1	$	281.94	$	-	$	281.94	1459 JACARANDA CT	SEBASTIAN EUFRACIA
3935	117-780-051	SW	1	$	281.94	$	-	$	281.94	1436 CALLE LAURELES	GARZA DAVID/ELIZABETH C
3935	117-780-052	SW	1	$	281.94	$	-	$	281.94	1439 PASEO JACARANDA	OROZCO MARIA J
3935	117-780-053	SW	1	$	281.94	$	-	$	281.94	1435 PASEO JACARANDA	RUIZ PRISCILIANO J
3935	117-780-054	SW	1	$	563.88	$	-	$	563.88	1431 PASEO JACARANDA	MALDONADO JOEL
3935	117-780-055	SW	1	$	281.94	$	-	$	281.94	1427 PASEO JACARANDA ST	BARRAGAN DANIEL
3935	117-780-056	SW	1	$	845.83	$	-	$	845.83	1423 PASEO JACARANDA	BELMONTES ENRIQUE M
3935	117-780-057	SW	1	$	563.88	$	-	$	563.88	1419 PASEO JACARANDA	CHAVEZ CORNELIO
3935	117-780-058	SW	1	$	281.94	$	-	$	281.94	1417 PASEO JACARANDA	SWALLING FAMILY TRUST 9/2/16
3935	117-780-059	SW	1	$	281.94	$	-	$	281.94	1416 PASEO JACARANDA	CORONA JESSICA VENEGAS
3935	117-780-060	SW	1	$	281.94	$	-	$	281.94	1418 PASEO JACARANDA	PALLAI VALERIE
3935	117-780-061	SW	1	$	281.94	$	-	$	281.94	1422 PASEO JACARANDA	CASTILLO FAMILY TRUST 5/24/17
3935	117-780-062	SW	1	$	281.94	$	-	$	281.94	1426 PASEO JACARANDA	AMBROSIO GRACIELA
3935	117-780-063	SW	1	$	281.94	$	-	$	281.94	1430 PASEO JACARANDA	ARIAS RAFAEL SANCHEZ
3935	117-780-064	SW	1	$	281.94	$	-	$	281.94	1434 PASEO JACARANDA	BASULTO RIGOBERTO L JR
3935	117-780-065	SW	1	$	281.94	$	-	$	281.94	1438 PASEO JACARANDA	SANCHEZ GINA 2009 REVOCABLE LIVING TRUST 1/21/09
3935	117-780-066	SW	1	$	281.94	$	-	$	281.94	1442 PASEO JACARANDA	JIMENEZ ALVARO F
3935	117-780-067	SW	1	$	563.88	$	-	$	563.88	1446 PASEO JACARANDA	MARTINEZ ERICK DANIEL
3935	117-780-068	SW	1	$	281.94	$	-	$	281.94	1450 PASEO JACARANDA	ZEPEDA JUAN ANTONIO
3935	117-780-069	SW	1	$	281.94	$	-	$	281.94	1459 CALLE LAURELES	BIENERT RICHARD D TRUST 12/12/89
3935	117-780-070	SW	1	$	281.94	$	-	$	281.94	1455 CALLE LAURELES	FLORES KENT
3935	117-780-071	SW	1	$	281.94	$	-	$	281.94	1451 CALLE LAURELES	DEGEUS DUANE J
3935	117-780-072	SW	1	$	281.94	$	-	$	281.94	1447 CALLE LAURELES	CASTRO SUSAN R
3935	117-780-073	SW	1	$	281.94	$	-	$	281.94	1443 CALLE LAURELES	GAUNA MANUEL JR
3935	117-780-074	SW	1	$	281.94	$	-	$	281.94	1439 CALLE LAURELES	PINON ELEUTERIO HERRERA
3935	117-790-010	SW	1	$	281.94	$	-	$	281.94	1456 CALLE MARGARITA	KORPELA GARRY
3935	117-790-011	SW	1	$	281.94	$	-	$	281.94	1452 CALLE MARGARITA	HAWKINS CHRISTOPHER A/DEBRA A
3935	117-790-012	SW	1	$	281.94	$	-	$	281.94	1450 CALLE MARGARITA	NUNEZ RUBEN V/SUSY A
3935	117-790-013	SW	1	$	281.94	$	-	$	281.94	1448 CALLE MARGARITA	SMITH LEONA L
3935	117-790-014	SW	1	$	281.94	$	-	$	281.94	1444 CALLE MARGARITA	BERNARDO JOYCE
3935	117-790-015	SW	1	$	281.94	$	-	$	281.94	1440 CALLE MARGARITA	RAMIREZ JESUS
3935	117-790-016	SW	1	$	281.94	$	-	$	281.94	1436 CALLE MARGARITA	RENFRO MICHAEL D
3935	117-790-017	SW	1	$	281.94	$	-	$	281.94	1430 CALLE MARGARITA	LUQUIN MANUEL HERNANDEZ
3935	117-790-018	SW	1	$	281.94	$	-	$	281.94	1426 CALLE MARGARITA	LARA BAUDELIO
3935	117-790-019	SW	1	$	281.94	$	-	$	281.94	1424 CALLE MARGARITA	WALDHERR CAROL J REVOCABLE LIVING TRUST 8/11/98
3935	117-790-020	SW	1	$	281.94	$	-	$	281.94	1420 CALLE MARGARITA	CHARETTE GERALD F
3935	117-790-021	SW	1	$	281.94	$	-	$	281.94	1416 CALLE MARGARITA	ESCOBEDO OSCAR
3935	117-790-022	SW	1	$	281.94	$	-	$	281.94	1414 CALLE MARGARITA	CEPEDA ELPIDIO/LUZ MARIA
3935	117-790-023	SW	1	$	281.94	$	-	$	281.94	2015 CALLE MIRASOL	PLASCENCIA ARTURO M
3935	117-790-024	SW	1	$	281.94	$	-	$	281.94	2023 CALLE MIRASOL	BROGDON ANITA L REVOCABLE LIVING TRUST 3/12/15
3935	117-790-025	SW	1	$	281.94	$	-	$	281.94	2030 CALLE MIRASOL	WISENER MATTHEW JON
3935	117-790-026	SW	1	$	281.94	$	-	$	281.94	2024 CALLE MIRASOL	ELENES HEYDI
3935	117-790-027	SW	1	$	281.94	$	-	$	281.94	2018 CALLE MIRASOL	CANDAN ERCAN
3935	117-790-028	SW	1	$	281.94	$	-	$	281.94	2012 CALLE MIRASOL	SCHROEDER JENNIFER R
3935	117-790-029	SW	1	$	281.94	$	-	$	281.94	2006 CALLE MIRASOL	SCHLERETH MATTHEW S
3935	117-790-030	SW	1	$	281.94	$	-	$	281.94	1403 CALLE MARGARITA	JACOBS RONALD K/LINDA A
3935	117-790-031	SW	1	$	281.94	$	-	$	281.94	1407 CALLE MARGARITA	RODRIGUEZ DOMINGO FERMIN
3935	117-790-032	SW	1	$	281.94	$	-	$	281.94	1411 CALLE MARGARITA	JAMES LARRY V SR/ADA M
3935	117-790-033	SW	1	$	281.94	$	-	$	281.94	1415 CALLE MARGARITA	BREEZE LESTER RAY/PATRICIA CHARLENE
3935	117-790-034	SW	1	$	281.94	$	-	$	281.94	1417 CALLE MARGARITA	VILLARUZ-LABASTIDA MERCEDES
3935	117-790-035	SW	1	$	281.94	$	-	$	281.94	1421 CALLE MARGARITA	MORAN DANILO ALONSO
3935	117-790-036	SW	1	$	281.94	$	-	$	281.94	1425 CALLE MARGARITA	ZUNIGA CRISTAL
3935	117-790-037	SW	1	$	281.94	$	-	$	281.94	1427 CALLE MARGARITA	MACHET MATHEW MICHAEL
3935	117-790-038	SW	1	$	281.94	$	-	$	281.94	1431 CALLE MARGARITA	BLACK DARRELL R
3935	117-790-039	SW	1	$	281.94	$	-	$	281.94	1435 CALLE MARGARITA	TUASON BELLA D
3935	117-790-040	SW	1	$	281.94	$	-	$	281.94	1439 CALLE MARGARITA	GRASSO PHILIP BENJAMIN
3935	117-790-041	SW	1	$	281.94	$	-	$	281.94	1443 CALLE MARGARITA	CASTRO FELIX S/VIRGINIA A
3935	117-790-042	SW	1	$	281.94	$	-	$	281.94	1447 CALLE MARGARITA	VILLALPANDO RAQUEL
3935	117-790-043	SW	1	$	281.94	$	-	$	281.94	1449 CALLE MARGARITA	BRAWDY JAMES L JR
3935	117-790-044	SW	1	$	281.94	$	-	$	281.94	1451 CALLE MARGARITA	PALACIOS MICHAEL
3935	117-790-045	SW	1	$	281.94	$	-	$	281.94	1455 CALLE MARGARITA	SILVA ALBERT & CAROLINE FAMILY TRUST
3935	117-800-001	SW	1	$	281.94	$	-	$	281.94	1467 VIA ROSA	RAMIREZ DELFINO
3935	117-800-002	SW	1	$	281.94	$	-	$	281.94	1463 VIA ROSA	GONZALEZ MARIA E
3935	117-800-003	SW	1	$	281.94	$	-	$	281.94	1459 VIA ROSA	VASQUEZ AZALEA
3935	117-800-004	SW	1	$	281.94	$	-	$	281.94	1451 VIA ROSA	MICHEL ARMANDO A/PATRICIA
3935	117-800-005	SW	1	$	281.94	$	-	$	281.94	2104 PASEO PALMILLA	SANTOS RODOLFO R
3935	117-800-006	SW	1	$	281.94	$	-	$	281.94	2108 PASEO PALMILLA	MARQUEZ LEONARD PETER & SOFIA CATALINA FAM TRUST 9/1
3935	117-800-007	SW	1	$	1,127.78	$	-	$	1,127.78	2114 PASEO PALMILLA	SANCHEZ RAFAEL
3935	117-800-008	SW	1	$	281.94	$	-	$	281.94	2118 PASEO PALMILLA	GORDON CURTIS JAMES/FLORENCE ELIZABETH
3935	117-800-009	SW	1	$	281.94	$	-	$	281.94	2122 PASEO PALMILLA	HOLLINSEAD BLANCHE ROSE REVOCABLE TRUST 10/10/08
3935	117-800-012	SW	1	$	281.94	$	-	$	281.94	1468 MIRASOL CT	GREELEY GREGORY E/LAURA A
3935	117-800-013	SW	1	$	563.89	$	-	$	563.89	1469 MIRASOL CT	RAMIREZ ERIC
3935	117-800-014	SW	1	$	281.94	$	-	$	281.94	1465 MIRASOL CT	DELGADILLO TERESA
3935	117-800-015	SW	1	$	281.94	$	-	$	281.94	1461 MIRASOL CT	VELANTE DANILO PARDO
3935	117-800-017	SW	1	$	563.89	$	-	$	563.89	1460 MIRASOL CT	VALTIERRA BLADIMIR U LEGASPI
3935	117-800-018	SW	1	$	563.88	$	-	$	563.88	1464 MIRASOL CT	ESCALANTE FRANKLIN DE LA CRUZ
3935	117-800-019	SW	1	$	281.94	$	-	$	281.94	1447 VIA ROSA	MARTIN JERRY/MARY TRUST 5/6/05
3935	117-800-020	SW	1	$	281.94	$	-	$	281.94	1445 VIA ROSA	AGUINALDO MARIO/EVANGELINE
3935	117-800-021	SW	1	$	281.94	$	-	$	281.94	1441 VIA ROSA	TORRES ARTURO SANDOVAL
3935	117-800-022	SW	1	$	563.88	$	-	$	563.88	1437 VIA ROSA	MARTINEZ MARTINEZ CESAR
3935	117-800-023	SW	1	$	281.94	$	-	$	281.94	1433 VIA ROSA	CRUZ ARNULFO
3935	117-800-024	SW	1	$	281.94	$	-	$	281.94	1431 VIA ROSA	ZARAGOZA JESSE M
3935	117-800-025	SW	1	$	281.94	$	-	$	281.94	1427 VIA ROSA	CASTANEDA CHRISTIAN JOSE GALAZ
3935	117-800-026	SW	1	$	281.94	$	-	$	281.94	1423 VIA ROSA	BARDALES ANTONIO CRUZ
3935	117-800-027	SW	1	$	281.94	$	-	$	281.94	1419 VIA ROSA	POTTS PATRICIA L LIVING TRUST 4/19/14
3935	117-800-028	SW	1	$	281.94	$	-	$	281.94	1415 VIA ROSA	TORRES FRANCISCO
3935	117-800-029	SW	1	$	281.94	$	-	$	281.94	1411 VIA ROSA	TORRES FRANCISCO
3935	117-800-030	SW	1	$	281.94	$	-	$	281.94	1409 VIA ROSA	MATAUTIA ALAN MICHAEL JR
3935	117-800-031	SW	1	$	281.94	$	-	$	281.94	2031 CALLE MIRASOL	GARVER GARY L JR
3935	117-800-032	SW	1	$	281.94	$	-	$	281.94	2036 CALLE MIRASOL	GARCIA ANTONIO RAMIREZ
3935	117-800-033	SW	1	$	281.94	$	-	$	281.94	2102 CALLE MIRASOL	HERNANDEZ JOSE A MONTANO
3935	117-800-034	SW	1	$	281.94	$	-	$	281.94	2106 CALLE MIRASOL	ESPINOSA ALFREDO H/MARTHA A
3935	117-800-035	SW	1	$	281.94	$	-	$	281.94	2110 CALLE MIRASOL	LUCAS FERDINAND M
3935	117-800-036	SW	1	$	281.94	$	-	$	281.94	1408 CALLE LAURELES	LECLAIRE LIVING TRUST 6/7/07
3935	117-800-037	SW	1	$	281.94	$	-	$	281.94	1412 CALLE LAURELES	DE LA CRUZ PASCUAL/CONSUELO M
3935	117-800-038	SW	1	$	281.94	$	-	$	281.94	1416 CALLE LAURELES	MARTINEZ IRMA L TRUST 4/18/20
3935	117-800-039	SW	1	$	281.94	$	-	$	281.94	1420 CALLE LAURELES	PADILLA RAUL MARTINEZ/BERTHA A
3935	117-800-040	SW	1	$	281.94	$	-	$	281.94	1424 CALLE LAURELES	HERNANDEZ GERMAN
3935	117-800-041	SW	1	$	563.89	$	-	$	563.89	1428 CALLE LAURELES	ZARATE JOSE LUIS
3935	117-800-042	SW	1	$	281.94	$	-	$	281.94	1432 CALLE LAURELES	ROBLES MARIA ELENA FIGUEROA
3935	117-800-043	SW	1	$	281.94	$	-	$	281.94	1435 CALLE LAURELES	PEREZ MANUEL
3935	117-800-044	SW	1	$	281.94	$	-	$	281.94	1431 CALLE LAURELES	QUINTANA RODNEY JOSEPH
3935	117-800-045	SW	1	$	281.94	$	-	$	281.94	1427 CALLE LAURELES	CARTER NEARLIN III
3935	117-800-046	SW	1	$	281.94	$	-	$	281.94	1423 CALLE LAURELES	CALDERON HECTOR
3935	117-800-047	SW	1	$	281.94	$	-	$	281.94	1419 CALLE LAURELES	BONIFACE ROBERT & CARRE FAMILY TRUST 9/7/18
3935	117-800-048	SW	1	$	281.94	$	-	$	281.94	1415 CALLE LAURELES	CASTILLO MARIA G
3935	117-800-049	SW	1	$	281.94	$	-	$	281.94	1411 CALLE LAURELES	MERCADO JOSE ROGELIO
3935	117-800-050	SW	1	$	281.94	$	-	$	281.94	1407 CALLE LAURELES	NARTATEZ VICKI M
3935	117-800-051	SW	1	$	281.94	$	-	$	281.94	1408 VIA ROSA	ANDA YLEANA VELASCO
3935	117-800-052	SW	1	$	281.94	$	-	$	281.94	1412 VIA ROSA	CANGELOSI FAMILY TRUST 6/5/90
3935	117-800-053	SW	1	$	281.94	$	-	$	281.94	1416 VIA ROSA	CLARK RICHARD A
3935	117-800-054	SW	1	$	563.89	$	-	$	563.89	1420 VIA ROSA	ALMADIN ANTONIO M
3935	117-800-055	SW	1	$	281.94	$	-	$	281.94	1424 VIA ROSA	PENN-BARTLEY TRUST 9/12/90
3935	117-800-056	SW	1	$	281.94	$	-	$	281.94	1428 VIA ROSA	ZEPEDA GABRIEL J
3935	117-800-057	SW	1	$	281.94	$	-	$	281.94	1430 VIA ROSA	PRENDERGAST PETER WILLIAM
3935	117-800-058	SW	1	$	281.94	$	-	$	281.94	1432 VIA ROSA	GARIN FERNANDO/VICTORIA D
3935	117-800-059	SW	1	$	845.83	$	-	$	845.83	1436 VIA ROSA	CLONTS RODNEY
3935	117-800-060	SW	1	$	281.94	$	-	$	281.94	1440 VIA ROSA	SOTO TONY V
3935	117-800-061	SW	1	$	281.94	$	-	$	281.94	1444 VIA ROSA	SCOTTI JOSEPH A
3935	117-800-062	SW	1	$	281.94	$	-	$	281.94	1446 VIA ROSA	JENNINGS ROLAND II
3935	117-820-001	SW	1	$	586.28	$	-	$	586.28	1482 BLACK RD	FOOTE DOLORES J TRUSTEE

3935	117-820-004	SW		1	$	586.28	$ -	$	586.28	1916 W STOWELL RD	VBMB PROPERTIES A JOINT VENTURE
3935	117-820-006	SW		1	$	586.28	$ -	$	586.28	1720 W STOWELL RD	BETTERAVIA INVESTMENTS LLC
3935	117-820-008	SW		1	$	586.28	$ -	$	586.28	STOWELL	BETTERAVIA INVESTMENTS LLC
3935	117-820-027	SW		1	$	586.28	$ -	$	586.28	1890 W STOWELL RD	CALIFORNIA GIANT INC
3935	117-820-028	SW		1	$	586.28	$ -	$	586.28	1850 W STOWELL RD	BETTERAVIA INVESTMENTS LLC
3935	117-820-039	SW		1	$	586.28	$ -	$	586.28	POBOX 50045	DRISCOLL STRAWBERRY ASSOCIATES INC
3935	117-820-040	SW		1	$	586.28	$ -	$	586.28	1430 S E ST	DRISCOLL STRAWBERRY ASSOCIATES INC
3935	117-840-001	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1443 SONYA LN	SHUBERT FAMILY TRUST 8/19/2004
3935	117-840-002	SW	Westgate Ranch	1	$	845.83	$ 1,303.00	$	2,148.83	1439 SONYA LN	FERRER MARGARITA REVOCABLE FAMILY TRUST 12/3/15
3935	117-840-003	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1435 SONYA LN	TOLEDO JUDY INDIVIDUAL LIVING TRUST
3935	117-840-004	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1431 SONYA LN	CARDENAS JOSE
3935	117-840-005	SW	Westgate Ranch	1	$	845.83	$ 1,303.00	$	2,148.83	1427 SONYA LN	SANCHEZ DAVID BALDERAS
3935	117-840-006	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1423 SONYA LN	GUILLEN JON ABRAHM PANGRAMUYEN
3935	117-840-007	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1419 SONYA LN	SHOUN BRUCE A
3935	117-840-008	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1415 SONYA LN	RODRIGUEZ MARTHA PATRICIA
3935	117-840-009	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1409 SONYA LN	TAMANG ADRIAN G
3935	117-840-010	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1405 SONYA LN	REYES REBECCA
3935	117-840-011	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1401 SONYA LN	TEJEDA-CHAVEZ VICTOR
3935	117-840-012	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1402 BUNCH CT	ADELHELM CLIFFORD G
3935	117-840-013	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1406 BUNCH CT	FLORES GILDARDO M
3935	117-840-014	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1410 BUNCH CT	VALDIVIEZO FAMILY TRUST 12/6/06
3935	117-840-015	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1416 BUNCH CT	TREJO IRMA IRENE
3935	117-840-016	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1420 MARSALA AVE	DUBIN ERIC S
3935	117-840-017	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1424 MARSALA AVE	UCP WORK INC
3935	117-840-018	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1428 MARSALA AVE	GUZMAN PEDRO
3935	117-840-019	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1432 MARSALA AVE	CURCI ADELAIDA
3935	117-840-020	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1436 MARSALA AVE	PATEL DHARAMESH K
3935	117-840-021	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1440 MARSALA AVE	PULLEN RODDRICK LANAIR
3935	117-840-022	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1444 MARSALA AVE	GUERRA SALVADOR MICHAEL JR
3935	117-840-023	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1731 SANTILLAN AVE	PEACHEY CLAUDE & LINDA REVOCABLE LIVING TRUST
3935	117-840-024	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1725 SANTILLAN AVE	GUTIERREZ FROYLAN G JR
3935	117-840-025	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1717 SANTILLAN AVE	TORRES MARISOL JIMENEZ
3935	117-840-026	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1711 SANTILLAN AVE	LEE YOUNG JA REVOCABLE TRUST
3935	117-840-027	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1707 SANTILLAN AVE	KEIDAOUI YOUSSEF R
3935	117-840-028	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1701 SANTILLAN AVE	MAGANA JESSE
3935	117-840-029	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1702 TROPEA AVE	STARESINIC BARBARA S
3935	117-840-030	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1708 TROPEA AVE	PHILLIPS FAMILY TRUST
3935	117-840-031	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1403 BUNCH CT	TANGNAES GE XU
3935	117-840-032	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1407 BUNCH CT	BROWN JUSTIN
3935	117-840-033	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1411 BUNCH CT	POWELL TROY DEAN
3935	117-840-034	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1706 ANDORRA CT	MORASH GEORGE & MARY JANE REVOCABLE FAMILY TRUST 6/8
3935	117-840-035	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1704 ANDORRA CT	OLIVARES MAYER E
3935	117-840-036	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1416 LE RIDA AVE	ROINESTAD FAMILY REVOCABLE TRUST 4/17/07
3935	117-840-037	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1709 TROPEA AVE	GEORGE BILL L
3935	117-840-038	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1417 MARSALA AVE	JENSEN VERL M
3935	117-840-039	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1419 MARSALA AVE	BARRAGAN SALVADOR
3935	117-840-040	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1421 MARSALA AVE	CORBETT JOHN
3935	117-840-041	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1429 MARSALA AVE	AVILA JOSEPH JR
3935	117-840-042	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1433 MARSALA AVE	CAPITAIN SANDRA K TRUST 2/3/2015
3935	117-840-043	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1435 MARSALA AVE	SOSA GREGORY
3935	117-840-044	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1720 SANTILLAN AVE	ALVINO EUGENE P
3935	117-840-045	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1714 SANTILLAN AVE	CURCI LAWRENCE & ADELAIDA LIVING TRUST
3935	117-840-046	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1708 SANTILLAN AVE	VALADEZ ROBERTO
3935	117-840-047	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1706 SANTILLAN AVE	AMADOR JENNIFER A
3935	117-840-048	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1432 LE RIDA AVE	CHAVEZ GILDARDO
3935	117-840-049	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1707 ANDORRA CT	OLIVARES ALFONSO
3935	117-840-050	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1711 ANDORRA CT	SERDA LINDA A
3935	117-850-001	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1649 SANTILLAN AVE	BRAUN LAWRENCE A & CONSUELO C LIVING TRUST
3935	117-850-002	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1645 SANTILLAN AVE	CASTILLO SAUL
3935	117-850-003	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1639 SANTILLAN AVE	FRANK STEVE
3935	117-850-004	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1635 SANTILLAN AVE	WAGSTAFF LEONETTA
3935	117-850-005	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1629 SANTILLAN AVE	LANDRON JUAN
3935	117-850-006	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1623 SANTILLAN AVE	ROAM IDA M SEPARATE PROPERTY TRUST 4/12/2013
3935	117-850-007	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1617 SANTILLAN AVE	HOLLAND JACK SCOTT
3935	117-850-008	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1611 SANTILLAN AVE	MOON FAMILY TRUST
3935	117-850-009	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1605 SANTILLAN AVE	CROSBY EDDY
3935	117-850-010	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1441 ALMERIA AVE	SANTOS FAUSTINO
3935	117-850-011	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1437 ALMERIA AVE	DE LEON JOHN & SUSAN FAMILY TRUST 6/6/14
3935	117-850-012	SW	Westgate Ranch	1	$	563.88	$ 868.66	$	1,432.54	1433 ALMERIA AVE	COVARRUBIAS SUSANA FLORES
3935	117-850-013	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1429 ALMERIA AVE	LESLIE JONATHAN R & KARA ANNE S REVOCABLE LIVING TRU
3935	117-850-014	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1421 ALMERIA AVE	CONTRERAS YALEN
3935	117-850-015	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1419 ALMERIA AVE	PEREZ IGNACIO
3935	117-850-016	SW	Westgate Ranch	1	$	563.88	$ 868.66	$	1,432.54	1415 ALMERIA AVE	CHRISTENBERRY HAROLD KEITH
3935	117-850-017	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1411 ALMERIA AVE	SANTOS JOSE M
3935	117-850-018	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1407 ALMERIA AVE	RAMIREZ RAUL O
3935	117-850-019	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1403 ALMERIA AVE	RUIZ ROBERTO S
3935	117-850-020	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1606 TROPEA AVE	DELCARMEN MARIA REVOCABLE FAMILY TRUST 2/8/08
3935	117-850-021	SW	Westgate Ranch	1	$	563.88	$ 868.66	$	1,432.54	1610 TROPEA AVE	ALVAREZ DAVID A
3935	117-850-022	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1616 TROPEA AVE	PAZ JAVIER ORTEGA
3935	117-850-023	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1620 TROPEA AVE	SANCHEZ IMELDA
3935	117-850-024	SW	Westgate Ranch	1	$	563.88	$ 868.66	$	1,432.54	1626 TROPEA AVE	MACIAS J ANTONIO
3935	117-850-025	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1630 TROPEA AVE	STEVENS FAMILY TRUST 2/13/02
3935	117-850-026	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1636 TROPEA AVE	ACOSTA JOHN L INDIVIDUAL LIVING TRUST 5/14/19
3935	117-850-027	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1640 TROPEA AVE	VELASCO SALVADOR
3935	117-850-028	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1644 TROPEA AVE	LOPEZ VICTOR M
3935	117-850-029	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1646 SANTILLAN AVE	VILLAROS JERRYL V
3935	117-850-030	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1640 SANTILLAN AVE	JANSSEN JEAN A TRUST 5/3/11
3935	117-850-031	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1636 SANTILLAN AVE	COTE FAMILY TRUST 5/2/05
3935	117-850-032	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1430 AVOLA AVE	ZSOKA PATRICIA C
3935	117-850-033	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1426 AVOLA AVE	MAGANA LUIS
3935	117-850-034	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1422 AVOLA AVE	SHAVER PAUL BARTON
3935	117-850-035	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1418 AVOLA AVE	HOWSE REVOCABLE LIVING TRUST
3935	117-850-036	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1414 AVOLA AVE	VILLAROS JENNIFER V
3935	117-850-037	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1410 AVOLA AVE	PATTERSON JOHN M
3935	117-850-038	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1637 TROPEA AVE	MERAZ JOSE R
3935	117-850-039	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1417 LE RIDA AVE	HAMPTON WAYNE R
3935	117-850-040	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1421 LE RIDA AVE	LLAMAS JOSE MANUEL
3935	117-850-041	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1425 LE RIDA AVE	HORNBACK THOMAS A
3935	117-850-042	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1429 LE RIDA AVE	WATSON REGGIE D
3935	117-850-043	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1433 LE RIDA AVE	FORGETTE LEO/AUDREY FAMILY TRUST 1/24/01
3935	117-850-044	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1624 SANTILLAN AVE	COVARRUBIAS MIREYA LUNA
3935	117-850-045	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1618 SANTILLAN AVE	SALCEDO JUAN CARLOS
3935	117-850-046	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1612 SANTILLAN AVE	ARAIZA DOLORES
3935	117-850-047	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1428 ALMERIA AVE	HARSHMAN ROBERT J
3935	117-850-048	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1424 ALMERIA AVE	KAGAWA HISAHIKO
3935	117-850-049	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1420 ALMERIA AVE	RUIZ ROBERT M LIVING TRUST 7/14/05
3935	117-850-050	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1416 ALMERIA AVE	OBAID MAZEN A
3935	117-850-051	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1412 ALMERIA AVE	AGUILAR MOISES RUIZ
3935	117-850-052	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1611 TROPEA AVE	RODRIGUEZ JUAN M
3935	117-850-053	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1617 TROPEA AVE	KAGAWA HISAHIKO
3935	117-850-054	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1415 AVOLA AVE	KASSIM ABDULHALIM HUSSAIN
3935	117-850-055	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1419 AVOLA AVE	CASEBOLT DONALD & MARY ANN LIVING TRUST 6/15/04
3935	117-850-056	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1423 AVOLA AVE	MORA JORGE A
3935	117-850-057	SW	Westgate Ranch	1	$	281.94	$ 434.33	$	716.28	1427 AVOLA AVE	CASTILLO EDUARDO
3935	117-850-058	SW	Westgate Ranch	1	$	563.88	$ 868.66	$	1,432.54	1431 AVOLA AVE	ACOSTA RAYMOND
3935	117-860-001	SW		1	$	281.94	$ -	$	281.94	2049 PINNACLE DR	HERRERA JOSE M
3935	117-860-002	SW		1	$	281.94	$ -	$	281.94	2045 PINNACLE DR	TUPAS RIZALDY T
3935	117-860-003	SW		1	$	281.94	$ -	$	281.94	2039 PINNACLE DR	JIMENEZ DAVID RAUL
3935	117-860-004	SW		1	$	281.94	$ -	$	281.94	2033 PINNACLE DR	DE LA PAZ NOE HERRERA
3935	117-860-005	SW		1	$	281.94	$ -	$	281.94	2027 PINNACLE DR	CARUSO VINCENT C
3935	117-860-006	SW		1	$	281.94	$ -	$	281.94	2021 PINNACLE DR	LINK ALEJANDRO JOSE
3935	117-860-007	SW		1	$	563.88	$ -	$	563.88	2015 PINNACLE DR	ALMARAZ JAIME
3935	117-860-008	SW		1	$	281.94	$ -	$	281.94	2009 PINNACLE DR	MARTINEZ ADAN
3935	117-860-009	SW		1	$	281.94	$ -	$	281.94	2003 PINNACLE DR	WRIGHT BRANDON G
3935	117-860-010	SW		1	$	281.94	$ -	$	281.94	2010 PINNACLE DR	MELGOZA JOSE ZARATE
3935	117-860-011	SW		1	$	281.94	$ -	$	281.94	2016 PINNACLE DR	SMITH RONALD LYNN
3935	117-860-012	SW		1	$	563.88	$ -	$	563.88	2022 PINNACLE DR	TOSCANO-MENDOZA LEONEL
3935	117-860-013	SW		1	$	281.94	$ -	$	281.94	2028 PINNACLE DR	MALDONADO FRANCISCO VIGIL
3935	117-860-014	SW		1	$	281.94	$ -	$	281.94	2034 PINNACLE DR	HANSON GENE C
3935	117-860-015	SW		1	$	281.94	$ -	$	281.94	2040 PINNACLE DR	CEDILLO MIGUEL
3935	117-860-016	SW		1	$	281.94	$ -	$	281.94	2046 PINNACLE DR	DESLONGCHAMPS JOAN LIVING TRUST 8/29/13
3935	117-860-017	SW		1	$	281.94	$ -	$	281.94	1333 VIA ROSA	DUCA BRIANA NICOLE
3935	117-860-018	SW		1	$	281.94	$ -	$	281.94	2035 MOLERA DR	HUDSON DONALD A
3935	117-860-019	SW		1	$	281.94	$ -	$	281.94	2029 MOLERA DR	RUSSELL FAMILY TRUST 4/15/19
3935	117-860-020	SW		1	$	281.94	$ -	$	281.94	2023 MOLERA DR	MEDINA AMBER K
3935	117-860-021	SW		1	$	281.94	$ -	$	281.94	2017 MOLERA DR	LEE YOUNG JA REVOCABLE TRUST 6/11/1996
3935	117-860-022	SW		1	$	281.94	$ -	$	281.94	2011 MOLERA DR	SOUKSAVATDY BOUNCHAN
3935	117-860-023	SW		1	$	281.94	$ -	$	281.94	2005 MOLERA DR	CHEEVER SARAH E INDIVIDUALLY LIVING TRUST 9/5/13
3935	117-860-024	SW		1	$	281.94	$ -	$	281.94	2002 MOLERA DR	MALDONADO-RODRIGUEZ KAREN JEANNETTE
3935	117-860-025	SW		1	$	281.94	$ -	$	281.94	2006 MOLERA DR	NAVA LOURDES I
3935	117-860-026	SW		1	$	281.94	$ -	$	281.94	2012 MOLERA DR	CAMBA TEOFILO JR
3935	117-860-027	SW		1	$	281.94	$ -	$	281.94	2018 MOLERA DR	GUARDADO MARYBEL A
3935	117-860-028	SW		1	$	281.94	$ -	$	281.94	2024 MOLERA DR	HERNANDEZ HOLLY C
3935	117-860-029	SW		1	$	281.94	$ -	$	281.94	2030 MOLERA DR	ANDRADE SHERRY L REVOCABLE LIVING TRUST 4/12/12
3935	117-860-030	SW		1	$	281.94	$ -	$	281.94	2036 MOLERA DR	CARBAJAL MARIA
3935	117-860-031	SW		1	$	281.94	$ -	$	281.94	1327 VIA ROSA	TORRES RENERIO DE GUZMAN
3935	117-860-032	SW		1	$	281.94	$ -	$	281.94	1321 VIA ROSA	ST CLAIR MICHAEL J
3935	117-860-033	SW		1	$	281.94	$ -	$	281.94	2037 S HUMBOLDT DR	MAYORGA VICTOR M
3935	117-860-034	SW		1	$	281.94	$ -	$	281.94	2031 S HUMBOLDT DR	HERNANDEZ CRISTINO
3935	117-860-035	SW		1	$	281.94	$ -	$	281.94	2025 S HUMBOLDT DR	KINGSLEY ELIZABETH ANN LIVING TRUST 08/14/2014
3935	117-860-036	SW		1	$	281.94	$ -	$	281.94	2019 S HUMBOLDT DR	SIMAS ROBERT L JR
3935	117-860-037	SW		1	$	281.94	$ -	$	281.94	2011 S HUMBOLDT DR	OLIVERA DELFINA REVOCABLE TRUST
3935	117-860-038	SW		1	$	281.94	$ -	$	281.94	2007 S HUMBOLDT DR	BLANCO ERIC R
3935	117-860-039	SW		1	$	281.94	$ -	$	281.94	2001 S HUMBOLDT DR	CHEEK CONSTANCE JO

3935	117-860-040	SW		1	$	281.94	$	-	$	281.94	2008 S HUMBOLDT DR	WU TINGTING
3935	117-860-041	SW		1	$	281.94	$	-	$	281.94	2012 S HUMBOLDT DR	PACHECO JENNA M
3935	117-860-042	SW		1	$	281.94	$	-	$	281.94	2020 S HUMBOLDT DR	DE VERA ROBERT
3935	117-860-043	SW		1	$	281.94	$	-	$	281.94	2026 S HUMBOLDT DR	DIAZ MIGUEL
3935	117-860-044	SW		1	$	281.94	$	-	$	281.94	2032 S HUMBOLDT DR	BRAVO ISAURA
3935	117-860-045	SW		1	$	281.94	$	-	$	281.94	2038 S HUMBOLDT DR	KINGSLEY ELIZABETH ANN LIVING TRUST 08/14/2014
3935	117-860-046	SW		1	$	281.94	$	-	$	281.94	1311 VIA ROSA	COTA ANTHONY J JR
3935	117-860-047	SW		1	$	281.94	$	-	$	281.94	2047 LASSEN DR	PRICHARD TOM
3935	117-860-048	SW		1	$	281.94	$	-	$	281.94	2041 LASSEN DR	SAN JUAN JAIME
3935	117-860-049	SW		1	$	563.88	$	-	$	563.88	2035 LASSEN DR	MORGRET JENNIFER L
3935	117-860-050	SW		1	$	281.94	$	-	$	281.94	2029 LASSEN DR	ARREDONDO JUAN RAMON
3935	117-860-051	SW		1	$	563.88	$	-	$	563.88	2023 LASSEN DR	ALVAREZ ARTURO
3935	117-860-052	SW		1	$	281.94	$	-	$	281.94	2017 LASSEN DR	KINGSLEY WAYNE TRUST 5/8/2007
3935	117-860-053	SW		1	$	281.94	$	-	$	281.94	2011 LASSEN DR	MACHUCA JUAN
3935	117-860-054	SW		1	$	281.94	$	-	$	281.94	2004 LASSEN DR	MARTINEZ CRISTINA L
3935	117-860-055	SW		1	$	281.94	$	-	$	281.94	2010 LASSEN DR	ALBANO ROSALIND JANE
3935	117-860-056	SW		1	$	281.94	$	-	$	281.94	2016 LASSEN DR	CARO FAMILY TRUST
3935	117-860-057	SW		1	$	281.94	$	-	$	281.94	2022 LASSEN DR	ALEMAN FLORENTINO JR
3935	117-860-058	SW		1	$	281.94	$	-	$	281.94	2028 LASSEN DR	SPORTSMAN RICHARD EUGENE
3935	117-860-059	SW		1	$	281.94	$	-	$	281.94	2034 LASSEN DR	ZEPEDA DALIA H
3935	117-860-060	SW		1	$	281.94	$	-	$	281.94	2040 LASSEN DR	CARDONA JANELLE M
3935	117-860-061	SW		1	$	281.94	$	-	$	281.94	2046 LASSEN DR	SANTANA LINDA L
3935	117-860-062	SW		1	$	281.94	$	-	$	281.94	1241 VIA ROSA	AGUILERA JORGE DIAS
3935	117-860-063	SW		1	$	281.94	$	-	$	281.94	2039 TRINITY DR	ARANDIA JOSEPH C
3935	117-860-064	SW		1	$	281.94	$	-	$	281.94	2033 TRINITY DR	SANCHEZ EFREN
3935	117-860-065	SW		1	$	281.94	$	-	$	281.94	2027 TRINITY DR	BARTON NICKOLAS P
3935	117-860-066	SW		1	$	281.94	$	-	$	281.94	2021 TRINITY DR	BINGHAM JOSEPH
3935	117-860-067	SW		1	$	281.94	$	-	$	281.94	2015 TRINITY DR	FUNKHOUSER HOLLIE D
3935	117-860-068	SW		1	$	281.94	$	-	$	281.94	2009 TRINITY DR	SOLANO PAUL
3935	117-860-069	SW		1	$	281.94	$	-	$	281.94	2003 TRINITY DR	OLIVERA CLAUDIA E
3935	117-860-070	SW		1	$	281.94	$	-	$	281.94	2002 TRINITY DR	RODRIGUEZ JOSE TRINIDAD REVOCABLE FAMILY TRUST
3935	117-860-071	SW		1	$	281.94	$	-	$	281.94	2008 TRINITY DR	CRUZ GUADALUPE NASHELY MARIN
3935	117-860-072	SW		1	$	281.94	$	-	$	281.94	2014 TRINITY DR	MACIEL JOSE FRANCISCO
3935	117-860-073	SW		1	$	281.94	$	-	$	281.94	2020 TRINITY DR	LOWDEN DAVID R
3935	117-860-074	SW		1	$	281.94	$	-	$	281.94	2026 TRINITY DR	CAMARENA MODESTO
3935	117-860-075	SW		1	$	281.94	$	-	$	281.94	2032 TRINITY DR	COVARRUBIAS GLORIA ESTELA
3935	117-860-076	SW		1	$	281.94	$	-	$	281.94	2038 TRINITY DR	CASTILLO MARCELINO A
3935	117-860-077	SW		1	$	281.94	$	-	$	281.94	2044 TRINITY DR	BROWN LORIE G
3935	117-870-001	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1402 SONYA LN	LAPORGA 2008 FAMILY TRUST 10/10/08
3935	117-870-002	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1406 SONYA LN	BROWN BILLY W/DIANA Y
3935	117-870-003	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1410 SONYA LN	GARCELLANO EDWARD W
3935	117-870-004	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1414 SONYA LN	CARR FAMILY TRUST 9/12/12
3935	117-870-005	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1418 SONYA LN	VILLAROS IDA V
3935	117-870-006	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1422 SONYA LN	VILLAROS JERRYL
3935	117-870-007	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1426 SONYA LN	SERVIN CORTEZ FAMILY TRUST 11/27/19
3935	117-870-008	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1430 SONYA LN	MENA BETHANIA
3935	117-870-009	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1434 SONYA LN	GREGORY AARON THOMAS
3935	117-870-010	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1438 SONYA LN	VELASCO CARLOS
3935	117-870-011	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1442 SONYA LN	BANDEL KENNETH W
3935	117-870-012	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1444 SONYA LN	MIRAMONTES GUSTAVO JAVIER
3935	117-870-013	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1446 SONYA LN	HOLFORD MICHAEL A
3935	117-870-014	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1448 SONYA LN	MIRELES JULIAN
3935	117-870-015	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1450 SONYA LN	PAZ CARLOS
3935	117-870-016	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1452 SONYA LN	ARCHULETA MATHILDA
3935	117-870-017	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1454 SONYA LN	ZAFARALLA EDGAR G
3935	117-870-018	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1456 SONYA LN	CONTRERAS JULIAN
3935	117-870-019	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1455 BETHEL LN	ALEJO OSCAR
3935	117-870-020	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1453 BETHEL LN	HERNANDEZ OSCAR
3935	117-870-021	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1451 BETHEL LN	TRUONG VO C & NORMA E REVOCABLE LIVING TRUST
3935	117-870-022	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1449 BETHEL LN	AYALA CARLOS H
3935	117-870-023	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1447 BETHEL LN	MEDINA SARAI AYALA
3935	117-870-024	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1445 BETHEL LN	TILLEY ROBERT L
3935	117-870-025	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1443 BETHEL LN	MACEDO RUIZ FAMILY TRUST 3/28/2013
3935	117-870-026	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1441 BETHEL LN	CALDERON JAIME
3935	117-870-027	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1437 BETHEL LN	TRUONG VO C & NORMA E REVOCABLE LIVING TRUST 5/23/07
3935	117-870-028	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1815 ALHAMBRA AVE	CORTEZ VICTOR M
3935	117-870-029	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1816 ALHAMBRA AVE	CALDERON JAIME
3935	117-870-030	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1427 BETHEL LN	MAGANA JULIE M
3935	117-870-031	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1423 BETHEL LN	LOYA MIGUEL ANGEL
3935	117-870-032	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1419 SABRINA CT	BROWN JOINT LIVING TRUST 11/14/01
3935	117-870-033	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1415 SABRINA CT	CHAVEZ GERARDO
3935	117-870-034	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1411 SABRINA CT	ROBERTS VALENTINA N SEPARATE PROPERTY TRUST
3935	117-870-035	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1407 SABRINA CT	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17
3935	117-870-036	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1403 SABRINA CT	GOMEZ MIGUEL/RAQUEL 2011 REVOCABLE TRUST 9/16/11
3935	117-870-037	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1404 SABRINA CT	METZGER JEFFREY
3935	117-870-038	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1408 SABRINA CT	MEDINA ARMANDO REVOCABLE LIVING TRUST 9/27/12
3935	117-870-039	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1416 BETHEL LN	DACUYCUY NANNETTE S
3935	117-870-040	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1420 BETHEL LN	MARTINEZ JOHNNY P
3935	117-870-041	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1424 BETHEL LN	ARGUIJO OLGA
3935	117-870-042	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1428 BETHEL LN	SANCHEZ HAISTEM JAVIER
3935	117-870-043	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1830 ALHAMBRA AVE	RAINS CRYSTAL
3935	117-870-044	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1836 ALHAMBRA AVE	TOCHE-VITAL EMILIO
3935	117-870-045	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1842 ALHAMBRA AVE	HOUGAARD FAMILY TRUST 4/16/96
3935	117-870-046	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1843 ALHAMBRA AVE	TAGLIAVINI DIANE M
3935	117-870-047	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1837 ALHAMBRA AVE	RAMIREZ ROSA
3935	117-870-048	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1831 ALHAMBRA AVE	PARKER JOEL E
3935	117-870-049	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1825 ALHAMBRA AVE	VILLAROS LETICIA B
3935	117-870-050	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1436 BETHEL LN	CORTEZ ANTONIO C
3935	117-870-051	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1440 BETHEL LN	BOHLKE DENNIS LEE
3935	117-870-052	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1828 MODELLO AVE	MABANSAG LIZA MARIE A
3935	117-870-053	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1834 MODELLO AVE	ORDUZ ERIKA EMILCE GIRALDO
3935	117-870-054	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1842 MODELLO AVE	GALVAN JAMES B
3935	117-870-055	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1841 MODELLO AVE	MACIAS CLEMENTE F
3935	117-870-056	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1835 MODELLO AVE	FELIX ALEJANDRO J
3935	117-870-057	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1829 MODELLO AVE	SANIATAN GENARO Q
3935	117-870-058	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1823 MODELLO AVE	HOFFMAN PAMELA J
3935	117-870-059	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1819 MODELLO AVE	MORALES JOSE ANTONIO
3935	117-870-060	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1822 CONCHITA AVE	SAGRERO ABRAHAM J
3935	117-870-061	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1824 CONCHITA AVE	DE LA TORRE OMAR
3935	117-870-062	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1828 CONCHITA AVE	RUIZ ANA M
3935	117-870-063	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1832 CONCHITA AVE	LOPEZ CARLOS
3935	117-870-064	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1838 CONCHITA AVE	CANAS VICENTE
3935	117-870-065	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1847 CONCHITA AVE	VEA EDGAR M
3935	117-870-066	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1843 CONCHITA AVE	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17
3935	117-870-067	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1837 CONCHITA AVE	SAIZ RUSSELL M
3935	117-870-068	SW	Westgate Ranch	1	$	563.89	$	868.66	$	1,432.55	1833 CONCHITA AVE	NAVARRO JESUS M
3935	117-870-069	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1829 CONCHITA AVE	CONTRERAS MARIE M
3935	117-870-070	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1825 CONCHITA AVE	VASQUEZ GUILLERMO
3935	117-870-071	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1821 CONCHITA AVE	MIRELES JULIAN
3935	117-870-072	SW	Westgate Ranch	1	$	845.83	$	1,303.00	$	2,148.83	1824 ROSITA AVE	RAMOS FAMILY TRUST 5/4/07
3935	117-870-073	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1826 ROSITA AVE	TUBBS TRAVIS B
3935	117-870-074	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1830 ROSITA AVE	HELLER JASON
3935	117-870-075	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1836 ROSITA AVE	PENA MARIA
3935	117-870-076	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1840 ROSITA AVE	RODRIGUEZ ENRIQUE
3935	117-870-077	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1844 ROSITA AVE	PIMENTEL ANGELES C
3935	117-870-078	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1845 ROSITA AVE	JACOBS GOLDEN EAGLE TRUST 12/3/19
3935	117-870-079	SW	Westgate Ranch	1	$	845.83	$	1,303.00	$	2,148.83	1841 ROSITA AVE	BARRAGAN ABRAHAM
3935	117-870-080	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1837 ROSITA AVE	HU JAMES TAI
3935	117-870-081	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1831 ROSITA AVE	ARAIZAGA ALEJANDRO
3935	117-870-082	SW	Westgate Ranch	1	$	563.89	$	868.66	$	1,432.55	1827 ROSITA AVE	VEGA GABRIELA
3935	117-870-083	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1823 ROSITA AVE	GUANA MONICA
3935	117-870-084	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1819 ROSITA AVE	REYES KATIA UBIAS
3935	117-870-085	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1815 ROSITA AVE	MAXWELL TONY L
3935	117-870-086	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1809 ROSITA AVE	ESPINOZA JOSE A
3935	117-870-087	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1805 ROSITA AVE	GONZALES STEPHEN C
3935	117-870-088	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1801 ROSITA AVE	BUMANGLAG DONALD & ELSIE FAMILY TRUST 1/8/16
3935	117-870-089	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1802 ROSITA AVE	DIONISIO CATHLEEN S
3935	117-870-090	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1806 ROSITA AVE	AHMED FARID HUSSEIN
3935	117-870-091	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1810 ROSITA AVE	SANIATAN GEORGE Q
3935	117-880-001	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1903 ROSITA AVE	BERGER MARIAN SPECIAL NEEDS TRUST
3935	117-880-002	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1909 ROSITA AVE	TRUONG VO C & NORMA E REVOCABLE LIVING TRUST
3935	117-880-003	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1915 ROSITA AVE	LARES FAMILY TRUST 8/26/13
3935	117-880-004	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1921 ROSITA AVE	LAM ANH
3935	117-880-005	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1927 ROSITA AVE	CALDERON JAIME
3935	117-880-006	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1933 ROSITA AVE	GROTE FAMILY TRUST 10/10/12
3935	117-880-007	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1939 ROSITA AVE	HERNANDEZ ALBERT
3935	117-880-008	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1945 ROSITA AVE	RITUALO EDGAR CARINO
3935	117-880-009	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1468 TRIMERA AVE	MURRIETTA PAUL & SHEILA LIVING TRUST 11/4/2014
3935	117-880-010	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1464 TRIMERA AVE	DELGADILLO JORGE
3935	117-880-011	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1460 TRIMERA AVE	CALDERWOOD FAMILY TRUST 9/5/13
3935	117-880-012	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1456 TRIMERA AVE	MONTIEL LADISLADO
3935	117-880-013	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1452 TRIMERA AVE	ANAYA GIL
3935	117-880-014	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1448 TRIMERA AVE	CURTIS JEFFREY A
3935	117-880-015	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1444 TRIMERA AVE	CANTORAL EDWIN
3935	117-880-016	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1440 TRIMERA AVE	MAGANA BALTAZAR G
3935	117-880-017	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1436 TRIMERA AVE	GOLDSMITH HEATHER A
3935	117-880-018	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1432 TRIMERA AVE	ROJAS ARTURO
3935	117-880-019	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1426 TRIMERA AVE	SALAZAR MARIO
3935	117-880-020	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1422 TRIMERA AVE	SALGADO DANIEL R
3935	117-880-021	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1418 TRIMERA AVE	RUIZ JIMMIE
3935	117-880-022	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1414 TRIMERA AVE	FLORES FAMILY TRUST 4/30/94
3935	117-880-023	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1410 TRIMERA AVE	MCCONNELL JOHN/KAREN FAMILY TRUST 12/22/94
3935	117-880-024	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1406 TRIMERA AVE	GARCIA NORMA L
3935	117-880-025	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1402 TRIMERA AVE	WILDE CRAIG B

3935	117-880-026	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1946 YBARRA AVE	MANALO LAURO T JR & MITCHELL RICHARD A REVOCABLE LIV
3935	117-880-027	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1942 YBARRA AVE	ANDERSEN ANTON R
3935	117-880-028	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1938 YBARRA AVE	PEREZ ALEJANDRA JESUS
3935	117-880-029	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1934 YBARRA AVE	MARTINEZ MICHAEL A
3935	117-880-030	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1930 YBARRA AVE	STEVENSON JILL K
3935	117-880-031	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1926 YBARRA AVE	AUTRY L H 1997 LIVING TRUST
3935	117-880-032	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1922 YBARRA AVE	SALAZAR ENRIQUE
3935	117-880-033	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1918 YBARRA AVE	VAN MUYSEN DIANE MARIE
3935	117-880-034	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1914 YBARRA AVE	TELL ERLIN
3935	117-880-035	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1910 YBARRA AVE	CRISP ANDREW
3935	117-880-036	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1906 YBARRA AVE	WILLIAMS ANNA LEAH
3935	117-880-037	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1902 YBARRA AVE	VIDAL ROBET A/NANCY J LIVING TRUST 4/23/08
3935	117-880-038	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1907 YBARRA AVE	WALTON BOONIE
3935	117-880-039	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1911 YBARRA AVE	GANATTA 1999 GRANTOR EXEMPT TR
3935	117-880-040	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1917 YBARRA AVE	SIAMON AL
3935	117-880-041	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1921 YBARRA AVE	MORA FRANCISCO
3935	117-880-042	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1925 YBARRA AVE	HERRERA ANDRES JR
3935	117-880-043	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1929 YBARRA AVE	CONTRERAS OSBALDO
3935	117-880-044	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1933 YBARRA AVE	LEE CARL E
3935	117-880-045	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1937 YBARRA AVE	GUZMAN JACQUELINE
3935	117-880-046	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1941 YBARRA AVE	ANDERSON DAVID J
3935	117-880-047	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1411 TRIMERA AVE	VASQUEZ RENE
3935	117-880-048	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1417 TRIMERA AVE	GODINEZ RAMIRO
3935	117-880-049	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1946 LAS POSAS AVE	HERRERA MARISELA
3935	117-880-050	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1940 LAS POSAS AVE	CHAVEZ GILDARDO G
3935	117-880-051	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1934 LAS POSAS AVE	AMADOR ALEXANDER JOHN SR
3935	117-880-052	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1928 LAS POSAS AVE	LANE JAMES M
3935	117-880-053	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1922 LAS POSAS AVE	BOGATZ HOWARD I
3935	117-880-054	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1916 LAS POSAS AVE	LANDEY LUIS E
3935	117-880-055	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1910 LAS POSAS AVE	CASTILLO JAIME & LYDIA LIVING TRUST 8/31/2006
3935	117-880-056	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1904 LAS POSAS AVE	MURSHED WADDAH A
3935	117-880-058	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1923 LAS POSAS AVE	JOHNSON GABRIEL B
3935	117-880-059	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1929 LAS POSAS AVE	JEFFERS FAMILY TRUST
3935	117-880-060	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1935 LAS POSAS AVE	BADUA MANOLITO B
3935	117-880-061	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1943 LAS POSAS AVE	SERRANO FAMILY REVOCABLE TRUST 5/14/97
3935	117-880-062	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1947 LAS POSAS AVE	GARCIA ELIZABETH ANN
3935	117-880-063	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1431 TRIMERA AVE	KENNINGTON FAMILY TRUST 6/14/14
3935	117-880-064	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1936 NOROESTE AVE	RAYA CECILIA
3935	117-880-065	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1928 NOROESTE AVE	FORTNER ROSALIE N
3935	117-880-066	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1922 NOROESTE AVE	MORGAN CRAIG D
3935	117-880-067	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1916 NOROESTE AVE	GRAEBER MARION G TRUST 2/14/00
3935	117-880-069	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1905 NOROESTE AVE	KNOWLTON WILLIAM ROBERT
3935	117-880-070	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1911 NOROESTE AVE	MALDONADO ELIADORA
3935	117-880-071	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1917 NOROESTE AVE	RICH EDDIE J
3935	117-880-072	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1923 NOROESTE AVE	CHAVEZ ALDO
3935	117-880-073	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1929 NOROESTE AVE	AHMED YAHYA
3935	117-880-074	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1935 NOROESTE AVE	BAUTISTA SUNNY
3935	117-880-075	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1939 NOROESTE AVE	LEBLANC FAMILY TRUST 2/5/15
3935	117-880-076	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1946 REGINA CT	ESCARZAGA HENRY & YOLANDA TRUST 7/11/2013
3935	117-880-077	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1942 REGINA CT	CORTES BERNABE MEDINA
3935	117-880-078	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1932 REGINA CT	FRESNE KATHLEEN S
3935	117-880-079	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1922 REGINA CT	CALVILLO JACQUELYN
3935	117-880-080	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1912 REGINA CT	MACIEL J FRANCISCO
3935	117-880-081	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1902 REGINA CT	TRUONG VO C & NORMA E REVOCABLE LIVING TRUST 5/23/07
3935	117-880-082	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1905 REGINA CT	LEVENTIS PAUL P
3935	117-880-083	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1915 REGINA CT	RAMOS FAMILY TRUST
3935	117-880-084	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1925 REGINA CT	PLASCENCIA JOSE A
3935	117-880-085	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1935 REGINA CT	MENDOZA VARGAS EDUARDO
3935	117-880-086	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1945 REGINA CT	SIORDIA FRED A
3935	117-880-087	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1459 TRIMERA AVE	CONTRERAS RIGOBERTO MORALES
3935	117-880-088	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1463 TRIMERA AVE	LOPEZ MARCELINO SILVAS
3935	117-880-089	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1922 ROSITA AVE	BEATTY JOANNE V REVOCABLE FAMILY TRUST 6/3/19
3935	117-880-090	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1916 ROSITA AVE	VALENCIA ESTHELA
3935	117-880-091	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1910 ROSITA AVE	ROBERTUS THOMAS B
3935	117-880-092	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1904 ROSITA AVE	OBAID HUSSEIN
3935	117-880-098	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1910 NOROESTE AVE	OCHOA ALBERTO
3935	117-880-099	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1917 LAS POSAS AVE	U S BANK TRUSTEE
3935	117-890-001	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1344 BETHEL LN	AGUIRRE EDGAR I
3935	117-890-002	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1338 BETHEL LN	MADAUS KRISTOPHER J
3935	117-890-003	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1332 BETHEL LN	FLORES FAMILY TRUST 4/30/94
3935	117-890-004	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1326 BETHEL LN	JANBAY HENNY
3935	117-890-005	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1322 BETHEL LN	TRUONG VO C & NORMA E REVOCABLE LIVING TRUST
3935	117-890-006	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1323 ELIZA DR	FORCADO ALEXANDRA
3935	117-890-007	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1329 ELIZA DR	HOANG HENRY DE
3935	117-890-008	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1333 ELIZA LN	WIRICK CAMDEN L
3935	117-890-009	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1339 ELIZA DR	JIMENEZ ARTURO GALEGOS
3935	117-890-010	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1345 ELIZA DR	VEGA FRANCISCO JR
3935	117-890-011	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1909 CORBINA DR	SANTOS RYAN R
3935	117-890-012	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1911 CORBINA DR	ASHBROOK GUY LARRY SR
3935	117-890-013	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1338 ELIZA DR	GONZALEZ JOSE ANTONIO CANO
3935	117-890-014	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1345 DUVALI DR	GARCIA RAMIRO
3935	117-890-015	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1339 DUVALI DR	JIMENEZ TRINIDAD
3935	117-890-016	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1333 DUVALI DR	GOMEZ MIGUEL/RAQUEL 2011 REVOCABLE TRUST 9/16/11
3935	117-890-017	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1327 DUVALI DR	VANDERHOOK TINA REVOCABLE TRUST
3935	117-890-018	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1321 DUVALI DR	ENRIQUEZ ELOY
3935	117-890-019	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1315 DUVALI DR	BARROW BONNIE J
3935	117-890-020	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1309 DUVALI DR	HARP KATIE
3935	117-890-021	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1303 DUVALI DR	MENDOZA JOSE H
3935	117-890-022	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1247 DUVALI DR	MCLEAN FAMILY TRUST 9/15/05
3935	117-890-023	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1241 DUVALI DR	FRANCK MAITE GARCIA
3935	117-890-024	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1235 DUVALI DR	THORSTENSON CHAD CURTIS
3935	117-890-025	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1917 TRINITY DR	DARROW MARGIE J INDIVIDUAL LIVING TRUST 8/31/16
3935	117-890-026	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1915 TRINITY DR	ALEJO OSCAR
3935	117-890-027	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1232 ELIZA DR	ECHAVARRIA GLORIA LIVING TRUST
3935	117-890-028	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1234 ELIZA DR	PICEK DAVID
3935	117-890-029	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1240 ELIZA DR	ARROYO RICARDO
3935	117-890-030	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1246 ELIZA DR	CARRASCO FRANCISCO
3935	117-890-031	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1304 ELIZA DR	LOMELI-RIVERA AXEL O
3935	117-890-032	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1310 ELIZA DR	CANTU JOSE L
3935	117-890-033	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1316 ELIZA DR	RUIZ ESTHER
3935	117-890-034	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1322 ELIZA DR	HERNANDEZ ALEXANDER
3935	117-890-035	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1328 ELIZA DR	ESPARZA JOSE D
3935	117-890-036	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1334 ELIZA DR	MCGHIE ROBERT & JOYCE FAMILY TRUST
3935	117-890-037	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1233 ELIZA DR	BRANIFF MARGARET L REVOCABLE TRUST
3935	117-890-038	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1239 ELIZA DR	PRAISSMAN LARRY D
3935	117-890-039	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1245 ELIZA DR	DELOZA EVERARDO & CONSUELO REVOC FAMILY TRUST 07/14/
3935	117-890-040	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1305 ELIZA DR	RETZER RONNIE LEE
3935	117-890-041	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1311 ELIZA DR	GONZALEZ-GODINEZ ALEJANDRO
3935	117-890-042	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1310 BETHEL LN	ALVAREZ JOSE ANGEL
3935	117-890-043	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1308 BETHEL LN	MORGRET MATT
3935	117-890-044	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1302 BETHEL LN	RENTERIA ANGEL
3935	117-900-001	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1915 CORBINA DR	PORTER GERALD G & MAUREEN JOINT LIVING TRUST
3935	117-900-002	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1919 CORBINA DR	HERNANDEZ BENITO
3935	117-900-003	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1923 CORBINA DR	NICHOLSON STEVEN
3935	117-900-004	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1927 CORBINA DR	MARTIN MARLA E
3935	117-900-005	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1931 CORBINA DR	ANDRADE PILAR
3935	117-900-006	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1935 CORBINA DR	DACHEFF STEPHEN & MARY GRACE TRUST 3/3/17
3935	117-900-007	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1939 CORBINA DR	LOPEZ ROBERT CARLYLE
3935	117-900-008	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1943 CORBINA DR	DILL BRIAN GLENN & SHANNA LYNN REVOCABLE LIVING TRUS
3935	117-900-009	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1947 CORBINA DR	JUNG KEVIN
3935	117-900-010	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1949 CORBINA DR	ZAMUDIO MANUEL
3935	117-900-011	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1948 CORBINA DR	OGAWA SEAN T
3935	117-900-012	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1946 CORBINA DR	MORA HECTOR GIRON
3935	117-900-013	SW	Westgate Ranch	1	$	563.89	$	868.66	$	1,432.55	1944 CORBINA DR	CONTRERAS JOSE LUIS FIGUEROA
3935	117-900-014	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1940 CORBINA DR	LOPEZ RAMON
3935	117-900-015	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1350 DUVALI DR	AVALOS GILBERTO ZARATE
3935	117-900-016	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1346 DUVALI DR	MAURER ROBERT S & DONNA A REVOCABLE FAMILY TRUST 11/
3935	117-900-017	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1340 DUVALI DR	JONES BEATRICE E
3935	117-900-018	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1336 DUVALI DR	HERNANDEZ IGNACIO ARIAS
3935	117-900-019	SW	Westgate Ranch	1	$	563.88	$	868.66	$	1,432.54	1933 ESTRIGA CT	URBAN MAE
3935	117-900-020	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1937 ESTRIGA CT	ROY BRANDON ARTHUR
3935	117-900-021	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1943 ESTRIGA CT	AGUILAR QUIOMAR MAYO
3935	117-900-022	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1947 ESTRIGA CT	SANCHEZ ROMAN GOMEZ
3935	117-900-023	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1946 ESTRIGA CT	AGUILA ENRIQUE
3935	117-900-024	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1942 ESTRIGA CT	RODRIGUEZ RONALD A
3935	117-900-025	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1938 ESTRIGA CT	DAY WILLIAM R JR
3935	117-900-026	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1934 ESTRIGA CT	SHELEY JONATHAN
3935	117-900-027	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1930 ESTRIGA CT	CABRERA ALEJANDRO
3935	117-900-028	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1316 DUVALI DR	LUCKCUCK FAMILY TRUST
3935	117-900-029	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1310 DUVALI DR	ALCANTAR JUAN CARLOS
3935	117-900-030	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1304 DUVALI DR	EVANS FRANCES
3935	117-900-031	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1937 CRIMEA CT	GERACI STEVEN V
3935	117-900-032	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1941 CRIMEA CT	VIKEN TIM A
3935	117-900-033	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1945 CRIMEA CT	SOTO-OROPEZA RAMON
3935	117-900-034	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1949 CRIMEA CT	DAVILA EDWARD REVOCABLE TRUST 11/26/19
3935	117-900-035	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1948 CRIMEA CT	DELATORRE PEDRO
3935	117-900-036	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1944 CRIMEA CT	WEALS BRAD T
3935	117-900-037	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1940 CRIMEA CT	GUTIERREZ FROYLAN JR
3935	117-900-038	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1938 CRIMEA CT	HINMAN FAMILY TRUST 7/25/14
3935	117-900-039	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1936 CRIMEA CT	MCLEAN FAMILY TRUST
3935	117-900-040	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1932 CRIMEA CT	HERNANDEZ CARLOS
3935	117-900-041	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1928 CRIMEA CT	LUNA JEFFREY
3935	117-900-042	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1923 TRINITY DR	GARCIA JANELL F
3935	117-900-043	SW	Westgate Ranch	1	$	281.94	$	434.33	$	716.28	1927 TRINITY DR	BRAWNER TIM

3935	117-900-044	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1931	TRINITY DR	MCLEAN FAMILY TRUST 9/15/05
3935	117-900-045	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1935	TRINITY DR	SOR PETER
3935	117-900-046	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1939	TRINITY DR	MCLEAN FAMILY TRUST 9/15/05
3935	117-900-047	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1943	TRINITY DR	LEE INAH
3935	117-900-048	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1947	TRINITY DR	NICOLAS MONETTE
3935	117-900-049	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1946	TRINITY DR	MONTEJANO JUSTIN
3935	117-900-050	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1942	TRINITY DR	GONZALEZ-VEGA MARIO
3935	117-900-051	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1938	TRINITY DR	FLORES-BERG DENISE NANETTE
3935	117-900-052	SW	Westgate Ranch	1	$ 563.88	$ 868.66	$ 1,432.54	1934	TRINITY DR	CERVANTES MARTIN
3935	117-900-053	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1930	TRINITY DR	BRAWNER TIM
3935	117-900-054	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1926	TRINITY DR	NAJERA MANUEL
3935	117-900-055	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1924	TRINITY DR	CHOUR BUN K
3935	117-900-056	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1920	TRINITY DR	SHU DAVID
3935	117-900-057	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1918	TRINITY DR	GOMEZ & RAQUEL 2011 REVOCABLE TRUST
3935	117-900-058	SW	Westgate Ranch	1	$ 281.94	$ 434.33	$ 716.28	1916	TRINITY DR	REYES MAYRA P
3935	117-970-001	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1821	BUNGALOW DR	MUSCIO FAMILY TRUST 4/12/03
3935	117-970-002	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1815	BUNGALOW DR	ZACARIAS FREDDY S
3935	117-970-003	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1809	BUNGALOW DR	SOTO FERNANDO
3935	117-970-004	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1805	BUNGALOW DR	TUCAY GERALD VALDEZ
3935	117-970-005	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1801	BUNGALOW DR	DEMITION REYNALDO C
3935	117-970-006	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1804	BUNGALOW DR	VILLANUEVA REDENTOR M
3935	117-970-007	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1808	BUNGALOW DR	PASCUAL ARNULFO CRUZ
3935	117-970-008	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1812	BUNGALOW DR	STEWART DONALD R
3935	117-970-009	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	535	PRAIRIE LN	CLARK IRVIN K & EARLEEN P 1997 REVOCABLE TRUST
3935	117-970-010	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	529	PRAIRIE LN	CABACUNGAN JUDE
3935	117-970-011	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1815	CITRUS CT	ROBINSON CHERYLE M
3935	117-970-012	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1811	CITRUS CT	PACHECO GABRIEL A
3935	117-970-013	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1807	CITRUS CT	BASA CARLO Q
3935	117-970-014	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1803	CITRUS CT	MELENDREZ GERARDO
3935	117-970-015	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1802	CITRUS CT	WOODING FAMILY TRUST
3935	117-970-016	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	1806	CITRUS CT	RAMIREZ JOSEPH P R
3935	117-970-017	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1810	CITRUS CT	HUITRON RICARDO C JR
3935	117-970-018	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	1814	CITRUS CT	ANAYA VICTOR
3935	117-970-019	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	511	PRAIRIE LN	EDELEN RICHARD
3935	117-970-020	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	437	PRAIRIE LN	PEREZ GENE E
3935	117-970-021	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	1817	CANOPY DR	AGUILAR ALBERTO MONTANO
3935	117-970-022	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1811	CANOPY DR	ROMERO MARCELO
3935	117-970-023	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1809	CANOPY DR	YING XU
3935	117-970-024	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1805	CANOPY DR	WALLS RICHARD
3935	117-970-025	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1804	CANOPY DR	RILVERIA JESSICA B
3935	117-970-026	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1808	CANOPY DR	NAVARRO LUIS ARMANDO
3935	117-970-027	SW	Cherrywood Estates	1	$ 563.89	$ 889.25	$ 1,453.13	1812	CANOPY DR	VITAL JUAN LUIS
3935	117-970-028	SW	Cherrywood Estates	1	$ 845.83	$ 1,333.87	$ 2,179.70	1816	CANOPY DR	ARANDIA DENNIS
3935	117-970-029	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	419	PRAIRIE LN	VITAL JOSE LUIS
3935	117-970-030	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	409	PRAIRIE LN	AYALA MIGUEL G
3935	117-970-031	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1815	GABLE LN	VIZCARRA RAFAEL MENDEZ
3935	117-970-032	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1811	GABLE LN	VENEGAS ENRIQUE
3935	117-970-033	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1807	GABLE LN	TORRES BENJAMIN D
3935	117-970-034	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1803	GABLE LN	GARCIA PEDRO G
3935	117-970-035	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1802	GABLE LN	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17
3935	117-970-036	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	1806	GABLE LN	GUERECA JORGE
3935	117-970-037	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1810	GABLE LN	OLADOKE ABIOLA OLUFUNLAYO
3935	117-970-038	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1814	GABLE LN	SANCHEZ MARCO A
3935	117-970-039	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1818	GABLE LN	UNDAN ERNIE
3935	117-970-040	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1822	GABLE LN	KNIGHT DOROTHY A REVOCABLE TRUST
3935	117-970-041	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1826	GABLE LN	RAMIREZ MANUEL OSCAR
3935	117-970-042	SW	Cherrywood Estates	1	$ 845.83	$ 1,333.87	$ 2,179.70	1825	BUNGALOW DR	RUBALCAVA HECTOR R
3935	117-970-043	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1828	BUNGALOW DR	PEREZ MAYRA
3935	117-970-044	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	528	PRAIRIE LN	HOSCH MARIA L
3935	117-970-045	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	522	PRAIRIE LN	ESCALERA MANUEL
3935	117-970-046	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	516	PRAIRIE LN	HERNANDEZ JAIME MUNIZ
3935	117-970-047	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	510	PRAIRIE LN	GALVAN SILVINA
3935	117-970-048	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	504	PRAIRIE LN	ARGUELLES RAFAEL SANCHEZ
3935	117-970-049	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	436	PRAIRIE LN	ESPINOZA JAVIER T
3935	117-970-050	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	428	PRAIRIE LN	RAMIREZ RUBEN
3935	117-970-051	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	422	PRAIRIE LN	MITCHELL DEMARQUES E
3935	117-970-052	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	416	PRAIRIE LN	MORALES ROSALINDA
3935	117-970-053	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	410	PRAIRIE LN	EKELAND KAREN
3935	117-970-054	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1829	GABLE LN	SERENE ABODE LLC
3935	117-980-001	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1834	GABLE LN	KNIGHT DOROTHY A REVOCABLE TRUST
3935	117-980-002	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1838	GABLE LN	SANG NEIL A LIM
3935	117-980-003	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1842	GABLE LN	DHILLON HARINDER SINGH
3935	117-980-004	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1846	GABLE LN	TORRES VIRGILIO D
3935	117-980-005	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1850	GABLE LN	CORONA PEDRO MARISCAL
3935	117-980-006	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1854	GABLE LN	RIOS ARNULFO
3935	117-980-007	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1858	GABLE LN	LAGAN CRISTINA B
3935	117-980-008	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1862	GABLE LN	AVALOS MARGARET
3935	117-980-009	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	402	WOOD MILL LN	MURGUIA PATRICIA M
3935	117-980-010	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	408	WOOD MILL LN	INONG CHITA A
3935	117-980-011	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	414	WOOD MILL LN	CAMPBELL JOHN JR
3935	117-980-012	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	420	WOOD MILL LN	JC & DD PROPERTIES LLC
3935	117-980-013	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	426	WOOD MILL LN	NEVAREZ ANGELA
3935	117-980-014	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	432	WOOD MILL LN	YUTAN WILLON T
3935	117-980-015	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	438	WOOD MILL LN	TAPIA JOSE L
3935	117-980-016	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	504	WOOD MILL LN	BARAJAS RIGOBERTO
3935	117-980-017	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	510	WOOD MILL LN	GONZALEZ URBANO
3935	117-980-018	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	516	WOOD MILL LN	WEISSMAN REVOCABLE LIVING TRUST 11/14/89
3935	117-980-019	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	522	WOOD MILL LN	NOVOA DAVID
3935	117-980-020	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	528	WOOD MILL LN	ALLEN MICHAELLE SUE
3935	117-980-021	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	534	WOOD MILL LN	CARROLL JOSEPH T
3935	117-980-022	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	540	WOOD MILL LN	TANGNAES GE XU
3935	117-980-023	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1857	BUNGALOW DR	RAMIREZ JORGE CARMONA
3935	117-980-024	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1853	BUNGALOW DR	DESAI NIRAJ
3935	117-980-025	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1849	BUNGALOW DR	DANCEL ARMANDO
3935	117-980-026	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1845	BUNGALOW DR	PONCE ALFREDO GONZALEZ
3935	117-980-027	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1841	BUNGALOW DR	LI CHONG REN & XU YING FAMILY TRUST 2005
3935	117-980-028	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1837	BUNGALOW DR	GONZALEZ FAMILY TRUST 8/13/2004
3935	117-980-029	SW	Cherrywood Estates	1	$ 563.89	$ 889.25	$ 1,453.14	1833	BUNGALOW DR	CUEVAS JORGE
3935	117-980-030	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	1829	BUNGALOW DR	DE LOS SANTOS ALBERTO
3935	117-980-031	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1833	GABLE LN	VARELA JESUS MANUEL GRIJALVA
3935	117-980-032	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	409	TIMBER LN	LI CHONG REN & XU YING FAMILY TRUST 2005
3935	117-980-033	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	419	TIMBER LN	SUAREZ SERGIO BARRERA
3935	117-980-034	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	425	TIMBER LN	MUSCIO FAMILY TRUST 04/12/2003
3935	117-980-035	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	431	TIMBER LN	KALL JANETE ROSELI
3935	117-980-036	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	437	TIMBER LN	RODRIGUEZ ARMANDO MURILLO
3935	117-980-037	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	501	TIMBER LN	MOLINERO HECTOR MARTINEZ
3935	117-980-038	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	507	TIMBER LN	MASHHOON FAMILY TRUST 4/28/98
3935	117-980-039	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	515	TIMBER LN	SAMARASENA AISHANA A
3935	117-980-040	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	523	TIMBER LN	FLEMING JOHN
3935	117-980-041	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	531	TIMBER LN	EULOGIO TIMOTEO
3935	117-980-042	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1832	BUNGALOW DR	LOPEZ MARGARET
3935	117-980-043	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	530	TIMBER LN	VEGA FORTINO
3935	117-980-044	SW	Cherrywood Estates	1	$ 845.83	$ 1,333.87	$ 2,179.70	524	TIMBER LN	PRADO BERNARDO
3935	117-980-045	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	516	TIMBER LN	ZAMUDIO MARIA G
3935	117-980-046	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	508	TIMBER LN	CLARK CINZIA
3935	117-980-047	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	502	TIMBER LN	BOYD REBECCA BAUMANN
3935	117-980-048	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	440	TIMBER LN	GUZMAN DEAN N
3935	117-980-049	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	434	TIMBER LN	MAGANA FAMILY REVOCABLE TRUST 10/26/14
3935	117-980-050	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	428	TIMBER LN	SALCEDO JUAN
3935	117-980-051	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	422	TIMBER LN	SCZEPANIK MICHAEL
3935	117-980-052	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	414	TIMBER LN	CAICCO JOSEPH
3935	117-980-053	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1847	GABLE LN	KNIGHT DOROTHY A REVOCABLE TRUST
3935	117-980-054	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1851	GABLE LN	POPPLEWELL JAMES M L/EST
3935	117-980-055	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	415	WOOD MILL LN	POPPLEWELL JAMES M
3935	117-980-056	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	421	WOOD MILL LN	SOLORZA JOSE R
3935	117-980-057	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	427	WOOD MILL LN	HERRERA MARTIN SERGIO
3935	117-980-058	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	433	WOOD MILL LN	VALDOVINOS MARIANA
3935	117-980-059	SW	Cherrywood Estates	1	$ 563.88	$ 889.25	$ 1,453.13	439	WOOD MILL LN	MORALES HUMBERTO
3935	117-980-060	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	505	WOOD MILL LN	MARTINEZ HUGO SANCHEZ
3935	117-980-061	SW	Cherrywood Estates	1	$ 845.83	$ 1,333.86	$ 2,179.69	511	WOOD MILL LN	MORALES RICARDO CARIAS
3935	117-980-062	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	517	WOOD MILL LN	STEFONO RUBY
3935	117-980-063	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	523	WOOD MILL LN	ALVAREZ FAMILY TRUST 6/27/12
3935	117-980-064	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	529	WOOD MILL LN	MANRIQUEZ LEONARDO E
3935	117-980-065	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1846	BUNGALOW DR	RAPANUT NENITA DUCAY
3935	117-980-066	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1828	FLORA WAY	MEZA ARTURO
3935	117-980-067	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1832	FLORA WAY	DELGADILLO REGINO R
3935	117-980-068	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1836	FLORA WAY	FOROUGHI PARIVASH
3935	117-980-069	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1840	FLORA WAY	MARTINEZ ROSAURA
3935	117-980-070	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1844	FLORA WAY	MARTINEZ ANTONIO
3935	117-980-071	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1848	FLORA WAY	RODRIGUEZ MANUEL ZAMUDIO
3935	117-980-072	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1852	FLORA WAY	RYAN MICHAEL
3935	117-980-073	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1856	FLORA WAY	DIAZ FRANCISCO R
3935	117-980-074	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1860	FLORA WAY	GARCIA-SUAREZ MANUEL ALEJANDRO
3935	117-980-075	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1861	FLORA WAY	GONZALEZ-CALDERA ABRAHAM
3935	117-980-076	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1857	FLORA WAY	BOLANOS ARTURO
3935	117-980-077	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1853	FLORA WAY	RAZO HUGO R
3935	117-980-078	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1849	FLORA WAY	JIMENEZ RAMIRO
3935	117-980-079	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1845	FLORA WAY	BOLANOS ARTURO
3935	117-980-080	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1841	FLORA WAY	GONZALES HECTOR JOSE
3935	117-980-081	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1837	FLORA WAY	GAONA MIKE A
3935	117-980-082	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1833	FLORA WAY	JUAREZ AUSTREBERTO JR
3935	117-980-083	SW	Cherrywood Estates	1	$ 281.94	$ 444.62	$ 726.57	1829	FLORA WAY	PAMPENA JOSEPH
3935	117-990-001	SW		1	$ 5,078.86	$ -	$ 5,078.86			PALMETTO GROUP LLC
3935	117-990-002	SW		1	$ 8,246.38	$ -	$ 8,246.38			PALMETTO GROUP LLC

3935	117-990-003	SW		1	$	91,044.95	$	-	$	91,044.95		PALMETTO GROUP LLC
3935	117-990-004	SW		1	$	6,115.50	$	-	$	6,115.50		PALMETTO GROUP LLC
3935	117-990-005	SW		1	$	5,849.91	$	-	$	5,849.91		PALMETTO GROUP LLC
3935	117-990-006	SW		1	$	1,588.15	$	-	$	1,588.15		PALMETTO GROUP LLC
3935	117-990-007	SW		1	$	1,818.52	$	-	$	1,818.52		PALMETTO GROUP LLC
3935	117-990-008	SW		1	$	1,818.52	$	-	$	1,818.52		PALMETTO GROUP LLC
3935	117-990-009	SW		1	$	1,876.10	$	-	$	1,876.10		PALMETTO GROUP LLC
3935	117-990-010	SW		1	$	2,336.84	$	-	$	2,336.84		PALMETTO GROUP LLC
3935	117-990-011	SW		1	$	5,600.35	$	-	$	5,600.35		PALMETTO GROUP LLC
3935	117-990-012	SW		1	$	5,542.76	$	-	$	5,542.76		PALMETTO GROUP LLC
3935	117-990-013	SW		1	$	4,371.73	$	-	$	4,371.73		PALMETTO GROUP LLC
3935	117-990-014	SW		1	$	4,333.33	$	-	$	4,333.33		PALMETTO GROUP LLC
3935	117-990-015	SW		1	$	2,490.42	$	-	$	2,490.42		PALMETTO GROUP LLC
3935	117-990-016	SW		1	$	3,066.33	$	-	$	3,066.33		PALMETTO GROUP LLC
3935	117-990-017	SW		1	$	2,816.76	$	-	$	2,816.76		PALMETTO GROUP LLC
3935	117-990-018	SW		1	$	2,797.57	$	-	$	2,797.57		PALMETTO GROUP LLC
3935	117-990-019	SW		1	$	4,390.93	$	-	$	4,390.93		PALMETTO GROUP LLC
3935	117-990-020	SW		1	$	8,172.76	$	-	$	8,172.76		PALMETTO GROUP LLC
3935	118-005-010	SW	Rose Garden Village	1	$	3,007.24	$	5,420.98	$	8,428.22	1735 BISCAYNE ST 108	BISCAYNE ST TIC OWNER I LLC
3935	118-005-011	SW	Rose Garden Village	1	$	3,007.24	$	5,420.98	$	8,428.22	1735 BISCAYNE ST 113	BISCAYNE ST TIC OWNER I LLC
3935	118-005-013	SW	Rose Garden Village	1	$	3,007.24	$	5,420.98	$	8,428.22		BISCAYNE ST TIC OWNER I LLC
3935	118-005-016	SW	Rose Garden Village	1	$	3,007.24	$	5,420.98	$	8,428.22	1735 BISCAYNE ST 149	BISCAYNE ST TIC OWNER I LLC
3935	118-005-017	SW	Rose Garden Village	1	$	3,007.24	$	5,420.98	$	8,428.22	1735 BISCAYNE ST Rec Ro	BISCAYNE ST TIC OWNER I LLC
3935	118-005-018	SW	Rose Garden Village	1	$	3,007.24	$	5,420.98	$	8,428.22	1735 S BISCAYNE ST 101	BISCAYNE ST TIC OWNER I LLC
3935	118-008-001	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1703 CAPITOLA ST	MINESES MARK ANTHONY
3935	118-008-002	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1709 CAPITOLA ST	ANGUIANO FRANCISCO J ARREDONDO
3935	118-008-003	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1715 CAPITOLA ST	BECERRA JAMES
3935	118-008-004	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1721 CAPITOLA ST	FLORES MANUEL A
3935	118-008-005	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1727 CAPITOLA ST	RUVALCABA JUAN
3935	118-008-006	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1733 CAPITOLA ST	ORNELAS ANGEL
3935	118-008-007	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1739 CAPITOLA ST	LARA OCTAVIO
3935	118-008-008	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1745 CAPITOLA ST	GOMEZ PETRA SECILIA
3935	118-008-009	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1751 CAPITOLA ST	RAMOS RODOLFO A JR
3935	118-008-010	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1757 CAPITOLA ST	VEGA-SILVA JUAN CARLOS
3935	118-008-011	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1048 GRANADA ST	BLATCHLEY RYAN TAYLOR
3935	118-008-012	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1042 GRANADA ST	RODRIGUEZ BERNARDO JR
3935	118-008-013	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1038 GRANADA ST	PLACENCIA FAMILY 2007 REVOCABLE TRUST 5/29/07
3935	118-008-014	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1032 GRANADA ST	LAGAN RICHARD R
3935	118-008-015	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1028 GRANADA ST	CELAYA-RAMIREZ ALFREDO
3935	118-008-016	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1024 GRANADA ST	HERRERA LORENA
3935	118-008-017	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1020 GRANADA ST	TELLEZ JORGE APARICIO
3935	118-008-018	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1016 GRANADA ST	HAAS MATTHEW
3935	118-008-019	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1010 GRANADA ST	ZACAPA HERMAN A
3935	118-008-020	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1006 GRANADA ST	LOPEZ MANUEL C
3935	118-008-021	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1002 GRANADA ST	CEPEDA LUZ-MARIA
3935	118-008-022	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1754 PARAISO DR	ADAME TERESA MARIA
3935	118-008-023	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1748 PARAISO DR	CHAVEZ LUCIANO
3935	118-008-024	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1742 PARAISO DR	CHAO VAY C
3935	118-008-025	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1736 PARAISO DR	DEEM ROYCE
3935	118-008-026	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1730 PARAISO DR	MEDRANO JESUS JR
3935	118-008-027	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1724 PARAISO DR	TORRES VICTOR
3935	118-008-028	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1718 PARAISO DR	KARPAN HARRY D
3935	118-008-029	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1714 PARAISO DR	ECHEVERRIA JOEL AGUILERA
3935	118-008-030	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1708 PARAISO DR	ALDAMA GERARDO A
3935	118-008-031	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1704 PARAISO DR	ANAYA JUAN M
3935	118-008-032	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1703 PARAISO DR	LANDEY MARCO JR
3935	118-008-033	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1709 PARAISO DR	SNYDER ROBERT STEPHEN & KATHLEEN J REVOCABLE LIVING
3935	118-008-034	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1715 PARAISO DR	MCGILL CLYDE LARK III
3935	118-008-035	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1719 PARAISO DR	KACHI CHADI
3935	118-008-036	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1725 PARAISO DR	LEDEZMA ROGELIO
3935	118-008-037	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1731 PARAISO DR	GOLDBERG GERALD JACOB
3935	118-008-038	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1737 PARAISO DR	NYBACK BARBARA J
3935	118-008-039	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1743 PARAISO DR	LEON LUIS A
3935	118-008-040	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1017 GRANADA ST	PROBST ONA JEAN REVOCABLE LIVING TRUST
3935	118-008-041	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1734 ADLER CT	LAU KENRIC
3935	118-008-042	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1728 ADLER CT	TAMAYO JULIO
3935	118-008-043	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1722 ADLER CT	COFFEE MARY L
3935	118-008-044	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1716 ADLER CT	LINDGREN JON G
3935	118-008-045	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1712 ADLER CT	DELGADO VICTOR
3935	118-008-046	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1708 ADLER CT	AMEZCUA MIGUEL MACIEL
3935	118-008-047	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1702 ADLER CT	B & S SONS LLC
3935	118-008-048	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1701 ADLER CT	MUNIZ LORETTA VICTORIA
3935	118-008-049	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1707 ADLER CT	GARCIA DANIEL
3935	118-008-050	SW	Rose Garden Village	1	$	845.83	$	1,524.73	$	2,370.56	1711 ADLER CT	CUEVA MARISOL
3935	118-008-051	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1717 ADLER CT	BARAJAS YADIRA
3935	118-008-052	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1723 ADLER CT	COATES JOHN
3935	118-008-053	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1729 ADLER CT	RACE LISA ANNE
3935	118-008-054	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1735 ADLER CT	ZARATE JESUS
3935	118-008-055	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1741 ADLER CT	RUVALCABA EDGAR ZIGGY
3935	118-008-056	SW	Rose Garden Village	1	$	845.83	$	1,524.73	$	2,370.56	1748 CAPITOLA ST	ACOSTA CESAR
3935	118-008-057	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1742 CAPITOLA ST	MORALES VICTOR M
3935	118-008-058	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1736 CAPITOLA ST	CARONAN JASON JACINTO PASCUA
3935	118-008-059	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1730 CAPITOLA ST	CALVO PIERRE
3935	118-008-060	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1724 CAPITOLA ST	CASTILLO MARK DARELL ERICE
3935	118-008-061	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1718 CAPITOLA ST	CHAPPELL RONALD G
3935	118-008-062	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1710 CAPITOLA ST	REISS JONATHAN A
3935	118-008-063	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1704 CAPITOLA ST	ROBINSON ARTIS FAMILY TRUST 10/1/91
3935	118-009-001	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1655 CAPITOLA ST	GUZMAN FILOGONIO GARCIA
3935	118-009-002	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1649 CAPITOLA ST	BERGER DANIEL ALEXANDER & ANALISSE REVOCABLE TRUST 6
3935	118-009-003	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1643 CAPITOLA ST	TON KEVIN
3935	118-009-004	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1635 CAPITOLA ST	BURKHART GEORGIA OLENE
3935	118-009-005	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1629 CAPITOLA ST	HUGHES RONALD D INDIVIDUAL LIVING TRUST 6/30/09
3935	118-009-006	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1623 CAPITOLA ST	HERNANDEZ MICHAEL
3935	118-009-007	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1617 CAPITOLA ST	ALVARADO HERMINIO
3935	118-009-008	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1611 CAPITOLA ST	GONZALEZ JOSE DOMINGO CHAVEZ
3935	118-009-009	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1607 CAPITOLA ST	CAMACHO ELVIRA GARCIA
3935	118-009-010	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1601 CAPITOLA ST	RUIZ JUAN M
3935	118-009-011	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1045 ANABELLE ST	PEREZ LUIS ROMAN
3935	118-009-012	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1039 ANABELLE ST	SINCLAIR GABE R TRUST 12/7/07
3935	118-009-013	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1035 ANABELLE ST	ROSA PATRICIA A
3935	118-009-014	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1031 ANABELLE ST	BURGOS LUIS ANTONIO
3935	118-009-015	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1027 ANABELLE ST	FADEL LAMA ISSA
3935	118-009-016	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1023 ANABELLE ST	MAWAS FERAS
3935	118-009-017	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1019 ANABELLE ST	WELCH BOBBY JR
3935	118-009-018	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1015 ANABELLE ST	CORTES ANTONIO MEDINA
3935	118-009-019	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1011 ANABELLE ST	FLORES CLAUDIA VEGA
3935	118-009-020	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1007 ANABELLE ST	FARAH SAFAA
3935	118-009-021	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1003 ANABELLE ST	TRIGUEROS HILDA TRUST 8/31/17
3935	118-009-022	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1602 PARAISO DR	ARANGUA GUSTAVO
3935	118-009-023	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1608 PARAISO DR	MARTIN RICHARD F
3935	118-009-024	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1614 PARAISO DR	RUFFINO STEPHAN
3935	118-009-025	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1620 PARAISO DR	TOBIAS CHRISTOPHER EVANT
3935	118-009-026	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1626 PARAISO DR	HO SON THANH
3935	118-009-027	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1632 PARAISO DR	PETERSEN ISMAEL
3935	118-009-028	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1638 PARAISO DR	AGUILERA OFELIA
3935	118-009-029	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1644 PARAISO DR	CAMARENA JAVIER JESUS
3935	118-009-030	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1650 PARAISO DR	MENDEZ ROBERT EDWARD SR
3935	118-009-031	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1656 PARAISO DR	CERVANTES ANA M BASILIO
3935	118-009-032	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1653 PARAISO DR	CHAVEZ FAMILY TRUST 12/31/98
3935	118-009-033	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1647 PARAISO DR	CHASE JIM & SANDRA LIVING TRUST
3935	118-009-034	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1641 PARAISO DR	HERNANDEZ JUAN
3935	118-009-035	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1635 PARAISO DR	RAMIREZ RODNEY L
3935	118-009-036	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1629 PARAISO DR	MARTINEZ MIRIAM
3935	118-009-037	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1623 PARAISO DR	FERNANDES MARK M
3935	118-009-038	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	1619 PARAISO DR	CASTRO RICARDO I
3935	118-009-039	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1609 PARAISO DR	NAVARRO BRAULIO
3935	118-009-040	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1016 ANABELLE ST	HERNANDEZ FILEMON JARQUIN
3935	118-009-041	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1612 BELMONT CT	PONCE RICARDO
3935	118-009-042	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1620 BELMONT CT	FREEMAN LILLY
3935	118-009-043	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1628 BELMONT CT	JIMENEZ-ROLON HUGO
3935	118-009-044	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1634 BELMONT CT	OANI KENNY C
3935	118-009-045	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1640 BELMONT CT	LEVASHEFF PETER H
3935	118-009-046	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1646 BELMONT CT	BALCERA RENATO D
3935	118-009-047	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1654 BELMONT CT	TRAN VINH Q
3935	118-009-048	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1651 BELMONT CT	CARDENAS ALBERTO/DELFINA TRUST 12/12/03
3935	118-009-049	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1645 BELMONT CT	GARCIA JESUS ESTRADA
3935	118-009-050	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1637 BELMONT CT	DIAZ FRANCISCO J JR
3935	118-009-051	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1631 BELMONT CT	QUILALA ANTONIO
3935	118-009-052	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1625 BELMONT CT	FLORES EMILIA AYON
3935	118-009-053	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1617 BELMONT CT	HUERAMO HORACIO FULGENCIO
3935	118-009-054	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1611 BELMONT CT	ZAYER NEDA
3935	118-009-055	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1605 BELMONT CT	GUEVARA RUBEN
3935	118-009-056	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1608 CAPITOLA ST	PON JOSEPH C
3935	118-009-057	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1616 CAPITOLA ST	RIVERA WILFRED E
3935	118-009-058	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1622 CAPITOLA ST	MARMOLEJO ANTONIO H PONCE
3935	118-009-059	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1628 CAPITOLA ST	CANO DANIEL
3935	118-009-060	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1634 CAPITOLA ST	ESCAMILLA XAVIER
3935	118-009-061	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1640 CAPITOLA ST	PEREZ JOEL PAZ
3935	118-009-062	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1646 CAPITOLA ST	MORALES-AVILA ROBERTO CARLOS
3935	118-009-063	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1652 CAPITOLA ST	RADOSEVICH SCOTT A
3935	118-010-001	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1627 JANELLE LN	LEDEZMA ROGELIO
3935	118-010-002	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1621 JANELLE LN	TORRES RENATO
3935	118-010-003	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1615 JANELLE LN	LEON EVAMARIE
3935	118-010-004	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	1609 JANELLE LN	TEH TEE JANE

3935	118-010-005	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	1603	JANELLE LN	GAGNON JOSEPH P
3935	118-010-006	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	943	MENUSA CT	ALEJANDRE WILIBALDO
3935	118-010-007	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	939	MENUSA CT	PALACIOS ERIC
3935	118-010-008	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	935	MENUSA CT	HEIGHES AREN
3935	118-010-009	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	931	MENUSA CT	ROBLES MARIA ELENA FIGUEROA
3935	118-010-010	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	927	MENUSA CT	FLORES FRANCISCO J
3935	118-010-011	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	923	MENUSA CT	WATKINS OLGA
3935	118-010-012	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	919	MENUSA CT	CARDENAS GERARDO
3935	118-010-013	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	915	MENUSA CT	QUINTERO JOSE L
3935	118-010-014	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	911	MENUSA CT	OLIVAS GRACIELA
3935	118-010-015	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	907	MENUSA CT	ALCARAZ ROBERTO S
3935	118-010-016	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	903	MENUSA CT	ESTRADA MARTIN J
3935	118-010-017	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	904	MENUSA CT	COLLIER DEIRDRE
3935	118-010-018	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	910	MENUSA CT	PEDROCHE ROMEO R JR
3935	118-010-019	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	914	MENUSA CT	ESTRADA GILBERTO
3935	118-010-020	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	918	MENUSA CT	ANDO MARY FERN SOLIANO
3935	118-010-021	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	922	MENUSA CT	REYES NOEMI
3935	118-010-022	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	928	MENUSA CT	SPAGNOLO TRUST 6/8/20
3935	118-010-023	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	932	MENUSA CT	CERVANTES RIOS MARTIN
3935	118-010-024	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	936	MENUSA CT	PALACIOS BRENDA SIORIDIA
3935	118-010-025	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	938	MENUSA CT	RIVAS LUIS A
3935	118-010-026	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	1622	JANELLE LN	NUNEZ ANDRES V
3935	118-010-027	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	929	NARTATEZ CT	URIAS ANDREA MAXINE
3935	118-010-028	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	923	NARTATEZ CT	POSAS ANTONIO JR
3935	118-010-029	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	919	NARTATEZ CT	CUENCA IRMA
3935	118-010-030	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	915	NARTATEZ CT	DURAN GIOVANNI
3935	118-010-031	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	909	NARTATEZ CT	OSBORNE DANA M
3935	118-010-032	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	905	NARTATEZ CT	MOLINA MELISSA
3935	118-010-033	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	901	NARTATEZ CT	BEDOLLA FRANCISCA
3935	118-010-034	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	902	NARTATEZ CT	ROJAS RAFAEL
3935	118-010-035	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	906	NARTATEZ CT	MURILLO JUAN C
3935	118-010-036	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	910	NARTATEZ CT	VALENCIA RICARDO
3935	118-010-037	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	916	NARTATEZ CT	MILLER MICHAEL P
3935	118-010-038	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	920	NARTATEZ CT	HERNANDEZ JASON
3935	118-010-039	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	924	NARTATEZ CT	ESPINOSA MICHAEL BRANDON
3935	118-010-040	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	930	NARTATEZ CT	RIOS AGUSTIN & GUADALUPE REVOCABLE FAMILY TRUST 11/1
3935	118-010-041	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	934	NARTATEZ CT	GUTIERREZ CRESCENCIO
3935	118-010-042	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	940	NARTATEZ CT	GALLAGHER JAMES
3935	118-010-043	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	946	NARTATEZ CT	AYORE RICHARD
3935	118-010-044	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	950	NARTATEZ CT	LARIBA TIMOTHY J
3935	118-010-045	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	947	PROVANCE AVE	BRUNSON SETH
3935	118-010-046	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	941	PROVANCE AVE	LEYVA EDUARDO SILVA
3935	118-010-047	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	937	PROVANCE AVE	PARDO RICARDO A & MARTHA C LIVING TRUST 9/10/18
3935	118-010-048	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	933	PROVANCE AVE	ZEPEDA MARIA LUISA
3935	118-010-049	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	929	PROVANCE AVE	VELAZQUEZ JOSE
3935	118-010-050	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	925	PROVANCE AVE	HOLMES TIFFANY
3935	118-010-051	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	921	PROVANCE AVE	QUINONES ENRIQUE JR
3935	118-010-052	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	915	PROVANCE AVE	NAVARRO HECTOR MANUEL
3935	118-010-053	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	911	PROVANCE AVE	MAGALLON RAUL C
3935	118-010-054	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	907	PROVANCE AVE	HUANG WILBUR
3935	118-010-055	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	905	PROVANCE AVE	SOTO LIVING TRUST 3/5/18
3935	118-010-058	SW	Rose Garden Village	160	$ 45,110.85	$ 81,319.04	$ 126,429.89	BATTLES RD		CENTENNIAL GARDENS LP
3935	118-011-001	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	946	PROVANCE AVE	MOLINA FRANK
3935	118-011-002	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	940	PROVANCE AVE	BRAVO RODOLFO C
3935	118-011-003	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	936	PROVANCE AVE	GUTIERREZ EVERARDO
3935	118-011-004	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	932	PROVANCE AVE	OVERMAN SALLY M
3935	118-011-005	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	928	PROVANCE AVE	TOLAN CAMERON T
3935	118-011-006	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	926	PROVANCE AVE	MOCKLER MARIA M REVOCABLE TRUST
3935	118-011-007	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	922	PROVANCE AVE	PEREYRA JUAN ANTONIO
3935	118-011-008	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	914	PROVANCE AVE	PULLMAN MARK A
3935	118-011-009	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	910	PROVANCE AVE	AGUAYO ISMAEL MENA
3935	118-011-010	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	906	PROVANCE AVE	TOMOLILLO DANIEL VINCENT
3935	118-011-011	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	903	ALBA CT	BELTRAN MARISELDA GALVAN
3935	118-011-012	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	909	ALBA CT	EVANGELISTA DIANA J
3935	118-011-013	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	915	ALBA CT	GOMEZ HEDY
3935	118-011-014	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	919	ALBA CT	BAYSINGER JOHN
3935	118-011-015	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	923	ALBA CT	MOORE GREGORY J
3935	118-011-016	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	927	ALBA CT	DELRIO ANASTACIO
3935	118-011-017	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	931	ALBA CT	ZAMORA JAIME
3935	118-011-018	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	935	ALBA CT	TRUJILLO JOHNNY
3935	118-011-019	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	939	ALBA CT	LOPEZ BUTCH A
3935	118-011-020	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	943	ALBA CT	CHACON JULIO C
3935	118-011-021	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	942	ALBA CT	BROUSSARD MONA LISA
3935	118-011-022	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	938	ALBA CT	RUFFINO STEPHAN
3935	118-011-023	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	934	ALBA CT	MENDOZA CESAR
3935	118-011-024	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	930	ALBA CT	LEE YOUNG JA
3935	118-011-025	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	928	ALBA CT	FRANCO JUAN ORDUNA
3935	118-011-026	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	922	ALBA CT	SACHS JASON L
3935	118-011-027	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	918	ALBA CT	BAUTISTA JENNIFIR
3935	118-011-028	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	912	ALBA CT	LUA JULIAN ALBERTO MONTANO
3935	118-011-029	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	904	ALBA CT	DICKERSON CHRISTOPHER
3935	118-011-030	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	905	BURGUNDY CT	ALVAREZ JOSE J
3935	118-011-031	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	911	BURGUNDY CT	LARA HECTOR J
3935	118-011-032	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	917	BURGUNDY CT	MCDONALD CRAIG W
3935	118-011-033	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	923	BURGUNDY CT	MARTINO CHRISTOPHER MILLER
3935	118-011-034	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	929	BURGUNDY CT	GARCIA JESSE
3935	118-011-035	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	935	BURGUNDY CT	COFFIELD SHARON LIVING TRUST 6/21/14
3935	118-011-036	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	941	BURGUNDY CT	SANCHEZ ERASMO
3935	118-011-037	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	947	BURGUNDY CT	HERNANDEZ CRESCENCIO FLORES
3935	118-011-038	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	946	BURGUNDY CT	NUNEZ CRISTINA
3935	118-011-039	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	940	BURGUNDY CT	DUECK WAYNE R
3935	118-011-040	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	934	BURGUNDY CT	MARTIN JOSHUA E
3935	118-011-041	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	928	BURGUNDY CT	SHAIBI FAHMI M
3935	118-011-042	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	922	BURGUNDY CT	STROMNES STEVEN R
3935	118-011-043	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	916	BURGUNDY CT	WHITTAKER KENT
3935	118-011-044	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	910	BURGUNDY CT	KATZ BETH RUBIN & ELI LIVING TRUST 5/21/01
3935	118-011-045	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	906	BURGUNDY CT	TAN ANDERSON
3935	118-012-001	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	844	DAMASK CT	POOLE JARROD R
3935	118-012-002	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	838	DAMASK CT	BUCIO OSCAR
3935	118-012-003	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	832	DAMASK CT	VILLANUEVA GERARDO MORALES
3935	118-012-004	SW	Rose Garden Village	1	$ 563.89	$ 1,016.49	$ 1,580.37	826	DAMASK CT	OLVERA-FLORES JOSE M
3935	118-012-005	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	820	DAMASK CT	EVENICH FAMILY TRUST 1/25/01
3935	118-012-006	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	814	DAMASK CT	FELIX IVONA V FRANCIS
3935	118-012-007	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	808	DAMASK CT	STEWART DAVID K SURVIVORS TRUST 6/24/99
3935	118-012-008	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	802	DAMASK CT	FLORES ORLANDO
3935	118-012-009	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	744	DAMASK CT	KOLTES DAVID
3935	118-012-010	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	736	DAMASK CT	SANCHEZ FERNANDO
3935	118-012-011	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	728	DAMASK CT	THOMPSON ALBERT JR
3935	118-012-012	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	720	DAMASK CT	SUAREZ ARMANDO
3935	118-012-013	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	712	DAMASK CT	CARDENAS ALBERTO/DELFINA TRUST 12/12/03
3935	118-012-014	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	704	DAMASK CT	CHAVEZ MARTIN
3935	118-012-015	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	703	DAMASK CT	ORONOZ CECILIA
3935	118-012-016	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	711	DAMASK CT	JOHNSON JUSTIN K
3935	118-012-017	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	719	DAMASK CT	NACAR GREG BAIZA
3935	118-012-018	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	727	DAMASK CT	GARDNER SHAUN
3935	118-012-019	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	735	DAMASK CT	MILLER ALVAH TRUST 8/10/12
3935	118-012-020	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	743	DAMASK CT	FLORES ANASTACIO S
3935	118-012-021	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	801	DAMASK CT	SHAIK MAZHARULLAH
3935	118-012-022	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	807	DAMASK CT	AMAYA FIDEL
3935	118-012-023	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	811	DAMASK CT	NUNEZ JOSE LUIS
3935	118-012-024	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	815	DAMASK CT	BUCIO OSCAR
3935	118-012-025	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	823	DAMASK CT	SILVA ARTHUR G
3935	118-012-026	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	831	DAMASK CT	ARIAS JULIAN CARRISOZA JR
3935	118-012-027	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	839	DAMASK CT	HUANG MEIWAN
3935	118-012-028	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	845	DAMASK CT	GWO SAM S
3935	118-012-029	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	840	RIMES CT	JIMENEZ GEORGE
3935	118-012-030	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	834	RIMES CT	MARTINEZ VILLALOBOS JORGE
3935	118-012-031	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	828	RIMES CT	RAMIREZ WILLIAM JASON
3935	118-012-032	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	822	RIMES CT	MORENO JOSE ARMANDO
3935	118-012-033	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	816	RIMES CT	GOMEZ MARCEDALIA
3935	118-012-034	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	810	RIMES CT	AYELE TERUWORK WORKIE
3935	118-012-035	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	804	RIMES CT	CHAVEZ IVAN A
3935	118-012-036	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	742	RIMES CT	CHAVIER 2010 TRUST 12/17/19
3935	118-012-037	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	734	RIMES CT	MORENO-HAY REBECCA E REVOCABEL FAMILY TRUST 7/2/19
3935	118-012-038	SW	Rose Garden Village	1	$ 563.89	$ 1,016.49	$ 1,580.37	726	RIMES CT	VEGA RODOLFO GUTIERREZ
3935	118-012-039	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	718	RIMES CT	MALDONADO OMAR SANCHEZ
3935	118-012-040	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	710	RIMES CT	MALIK SUNIL
3935	118-012-041	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	702	RIMES CT	RUELAS FERNANDO ROJAS
3935	118-012-042	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	701	RIMES CT	BHATIA GEETA R
3935	118-012-043	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	709	RIMES CT	RAMIREZ SERGIO GUZMAN
3935	118-012-044	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	717	RIMES CT	JORDAN MATHEW A
3935	118-012-045	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	725	RIMES CT	LOPEZ MAGDALENA
3935	118-012-046	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	733	RIMES CT	FLORES JOSE MORELOS
3935	118-012-047	SW	Rose Garden Village	1	$ 563.88	$ 1,016.49	$ 1,580.37	741	RIMES CT	LOPEZ ELIAS GARCIA JR
3935	118-012-048	SW	Rose Garden Village	1	$ 1,127.77	$ 2,032.97	$ 3,160.74	803	RIMES CT	GONZALEZ JOE
3935	118-012-049	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	809	RIMES CT	CARDONA-DIAZ AURORA
3935	118-012-050	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	815	RIMES CT	GUZMAN MANUEL
3935	118-012-051	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	821	RIMES CT	ESKILSON JAMES J
3935	118-012-052	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	829	RIMES CT	LAGUA MATT
3935	118-012-053	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	837	RIMES CT	RUVALCABA RAMIRO
3935	118-012-054	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	842	PROVANCE AVE	FREDRICKSON JAMES B
3935	118-012-055	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	836	PROVANCE AVE	KWONG KEITH J
3935	118-012-056	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	828	PROVANCE AVE	SKIDMORE FAMILY TRUST
3935	118-012-057	SW	Rose Garden Village	1	$ 281.94	$ 508.24	$ 790.19	820	PROVANCE AVE	VEGA-OLVERA WARREN

3935	118-012-058	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	814 PROVANCE AVE	BRADKOWSKI KEITH A
3935	118-012-059	SW	Rose Garden Village	1	$	563.88	$	1,016.49	$	1,580.37	806 PROVANCE AVE	GARCIA SERGIO
3935	118-012-060	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	746 PROVANCE AVE	CANTU FERNANDO III
3935	118-012-061	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	738 PROVANCE AVE	ESCOBEDO DANIEL R
3935	118-012-062	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	730 PROVANCE AVE	RUIZ ADRIANA ELISE
3935	118-012-063	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	722 PROVANCE AVE	OMAR MAJID
3935	118-012-064	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	714 PROVANCE AVE	TORRES PERLA
3935	118-012-065	SW	Rose Garden Village	1	$	281.94	$	508.24	$	790.19	706 PROVANCE AVE	RABARA TONY R
3935	118-013-001	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	903 W ELAINE AVE	MEDINA JAVIER Z
3935	118-013-002	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	911 W ELAINE AVE	LONG CLAYTON TERRELL
3935	118-013-003	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	917 W ELAINE AVE	RASCH KAREN
3935	118-013-004	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	923 W ELAINE AVE	BRAVO STEVEN J
3935	118-013-005	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	929 W ELAINE AVE	PINEDA RENE
3935	118-013-006	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	935 W ELAINE AVE	PADILLA MICHAEL A
3935	118-013-007	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	941 W ELAINE AVE	DACUYCUY MARILYN
3935	118-013-008	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	942 W CLARENCE CT	HARMON KERRY GERARD
3935	118-013-009	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	934 W CLARENCE CT	RUBIO AMNER
3935	118-013-010	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	926 W CLARENCE CT	NOVELO JOSE ARTURO
3935	118-013-011	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	918 W CLARENCE CT	HAASE MARILEE E
3935	118-013-012	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	910 W CLARENCE CT	DELACRUZ ROBERT
3935	118-013-013	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	902 W CLARENCE CT	RODRIGUEZ JUAN CARLOS MEDINA
3935	118-013-014	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	901 W CLARENCE CT	VAZQUEZ JOSE
3935	118-013-015	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	909 W CLARENCE CT	PARAMO ANGEL
3935	118-013-016	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	919 W CLARENCE CT	VALDEZ GUILLERMO
3935	118-013-017	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	925 W CLARENCE CT	DHALIWAL JASPAL S
3935	118-013-018	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	933 W CLARENCE CT	BOWMAN ALBERT W JR
3935	118-013-019	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	941 W CLARENCE CT	PULIDO ROBERTO JR
3935	118-013-020	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	947 W CLARENCE CT	CHAVEZ LUIS FERNANDO PEREZ REVOCABLE FAMILY TRUST 11
3935	118-013-021	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1829 S OLYMPIA DR	TRIGUEROS JORGE A
3935	118-013-022	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1835 S OLYMPIA DR	EDMONDS BELLA
3935	118-013-023	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1841 S OLYMPIA DR	MADISON THOMAS
3935	118-013-024	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1847 S OLYMPIA DR	TRAUTT ASHLEY
3935	118-013-025	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1859 S OLYMPIA DR	VANDERHOOK SUSAN J
3935	118-013-026	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	946 W ANTHONY PL	MENDOZA GUSTAVO
3935	118-013-027	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	940 W ANTHONY PL	ESCOBEDO DOMENICO RAMOS
3935	118-013-028	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	934 W ANTHONY PL	FIGUEROA DANIEL
3935	118-013-029	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	928 W ANTHONY PL	BANUELOS SANTIAGO/MARIE TRUST 4/29/09
3935	118-013-030	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	922 W ANTHONY PL	ROQUE JUSTIN ARMAN
3935	118-013-031	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	916 W ANTHONY PL	POLMOLEA FLORENTIN
3935	118-013-032	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	910 W ANTHONY PL	VEGA ROBERTO
3935	118-013-033	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	904 W ANTHONY PL	ROMERO REY RAMIREZ
3935	118-013-034	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	905 W ANTHONY PL	NAJERA NANCY
3935	118-013-035	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	911 W ANTHONY PL	BERNARDO FRANCES T
3935	118-013-036	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	917 W ANTHONY PL	EDWARDS SARA ROSE
3935	118-013-037	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	923 W ANTHONY PL	SAUCEDO JESUS R JR
3935	118-013-038	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	933 W ANTHONY PL	GONZALEZ ABRAHAM R
3935	118-013-039	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	939 W ANTHONY PL	TORRES DAVID
3935	118-013-040	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	945 W ANTHONY PL	VIVAR JOSE A ARZOLA
3935	118-014-001	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	701 W ELAINE AVE	RAMIREZ SEBASTIAN
3935	118-014-002	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	715 W ELAINE AVE	FLORES GUILLERMO CABRERA
3935	118-014-003	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	727 W ELAINE AVE	NAVARRO JOSE M
3935	118-014-004	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	735 W ELAINE AVE	FRANGIS GUS C
3935	118-014-005	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	743 W ELAINE AVE	GOMEZ CELESTINO
3935	118-014-006	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	749 W ELAINE AVE	CONREY MATTHEW W
3935	118-014-007	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	801 W ELAINE AVE	GARZA LEONEL JR
3935	118-014-008	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	807 W ELAINE AVE	STENGEL KRIS
3935	118-014-009	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	815 W ELAINE AVE	BOTTOMS LAUREN
3935	118-014-010	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	821 W ELAINE AVE	TAHER GAMIL M
3935	118-014-011	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	831 W ELAINE AVE	LI FAMILY TRUST 9/12/18
3935	118-014-012	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	839 W ELAINE AVE	MENDOZA ANDREW L
3935	118-014-013	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	845 W ELAINE AVE	RODRIGUEZ VICTOR
3935	118-014-014	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	840 W DANTE DR	MAESTAS MARTIN M
3935	118-014-015	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	832 W DANTE DR	LEZAMA ALAN
3935	118-014-016	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	826 W DANTE DR	HERRERA JUAN JOSE
3935	118-014-017	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	818 W DANTE DR	SOTO GLORIA S
3935	118-014-018	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	810 W DANTE DR	COCHING DANIEL MARK
3935	118-014-019	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	802 W DANTE DR	GOMEZ HECTOR A
3935	118-014-020	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	744 W DANTE DR	MADDEN CHRISTINE MARIE
3935	118-014-021	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	736 W DANTE DR	VARGAS MANUEL C
3935	118-014-022	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	728 W DANTE DR	JONES NATHAN
3935	118-014-023	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	720 W DANTE DR	QIN WEI
3935	118-014-024	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	712 W DANTE DR	SAIED HOSAIN AHMED
3935	118-014-025	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	704 W DANTE DR	TORRES ARMANDO
3935	118-014-026	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	703 W DANTE DR	VANDERHOOK R E REVOCABLE TRUST 7/3/87
3935	118-014-027	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	711 W DANTE DR	GHALI WASSIM Y
3935	118-014-028	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	719 W DANTE DR	POSTRANO JAYSON
3935	118-014-029	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	727 W DANTE DR	TAQUERIA GUERRERO INC
3935	118-014-030	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	735 W DANTE DR	CHAVERO PABLO
3935	118-014-031	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	743 W DANTE DR	BARAJAS FIDEL M
3935	118-014-032	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	803 W DANTE DR	LEPPLA NORMA ALICIA
3935	118-014-033	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	811 W DANTE DR	GARCIA DAVID
3935	118-014-034	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	819 W DANTE DR	BALDERAS ADELAIDO JIMENEZ
3935	118-014-035	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	827 W DANTE DR	DIONISIO LUISITO
3935	118-014-036	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	831 W DANTE DR	RAMOS DAVID
3935	118-014-037	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	839 W DANTE DR	SUAREZ MARIA
3935	118-014-038	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	843 W DANTE DR	ESTRADA TINO A
3935	118-014-039	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	848 W DELLA DR	RAMILO MARY CHRISTINE
3935	118-014-040	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	840 W DELLA DR	WALL JIMMY
3935	118-014-041	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	834 W DELLA DR	LLARENA MARY K
3935	118-014-042	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	828 W DELLA DR	SANCHEZ ENRIQUE JR
3935	118-014-043	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	820 W DELLA DR	GONZALES JOHN VINCENT DELA CRUZ
3935	118-014-044	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	812 W DELLA DR	POMPA JOSE
3935	118-014-045	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	804 W DELLA DR	CORDERO ROBERT MICHAEL
3935	118-014-046	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	740 W DELLA DR	WAMACK KELLY
3935	118-014-047	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	732 W DELLA DR	VAUCLIN ANTHONY EDMOND
3935	118-014-048	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	726 W DELLA DR	BARRAGAN JOSE R
3935	118-014-049	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	718 W DELLA DR	LARA-CURIEL NICOLAS EFRAIN
3935	118-014-050	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	710 W DELLA DR	KWONG KEITH J
3935	118-014-051	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	702 W DELLA DR	MEEHAN DAVID A
3935	118-014-052	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	701 W DELLA DR	AVELINO ROMEO T
3935	118-014-053	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	709 W DELLA DR	KWONG KEITH
3935	118-014-054	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	717 W DELLA DR	KWONG EVELYN
3935	118-014-055	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	725 W DELLA DR	LIM MUYNIK
3935	118-014-056	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	731 W DELLA DR	PIKE DANIEL R
3935	118-014-057	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	741 W DELLA DR	BETANCOURT EDWARD JOSE
3935	118-014-058	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	801 W DELLA DR	HERNANDEZ AARON
3935	118-014-059	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	809 W DELLA DR	CASTILLO ERNESTO ANGULO
3935	118-014-060	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	817 W DELLA DR	RODRIGUEZ APOLONIO JR
3935	118-014-061	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	829 W DELLA DR	RODRIGUEZ ROBERT HUGO JR
3935	118-014-062	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	833 W DELLA DR	MANSERA ARMANDO
3935	118-014-063	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	839 W DELLA DR	GUTIERREZ ALEX J
3935	118-014-064	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	843 W DELLA DR	GONZALEZ NICANOR GARCIA
3935	118-014-065	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	849 W DELLA DR	VILLELA DANIEL
3935	118-015-001	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1933 S PERGOLA ST	RUELAS JILLIAN MARIE
3935	118-015-002	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1925 S PERGOLA ST	GOMEZ HEDY
3935	118-015-003	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1915 S PERGOLA ST	RODRIGUEZ ROGELIA
3935	118-015-004	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	702 W ELAINE AVE	PACHECO ALEJANDRO RAMIREZ
3935	118-015-005	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	714 W ELAINE AVE	FONG MICHAEL S
3935	118-015-006	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	726 W ELAINE AVE	SALINAS JOSE
3935	118-015-007	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	734 W ELAINE AVE	OLIVERA-ANGON AGEO
3935	118-015-008	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	748 W ELAINE AVE	DOAN TRUNG T
3935	118-015-009	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1916 S JAYE CT	MORALES VERONICA
3935	118-015-010	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1922 S JAYE CT	JULIAN REGINNA CHILLIE
3935	118-015-011	SW	Acquistapace	1	$	563.89	$	634.33	$	1,198.21	1938 S JAYE CT	PEREZ JOEL JR
3935	118-015-012	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1943 S JAYE CT	CARRILHO HELIO
3935	118-015-013	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1935 S JAYE CT	FELIX MICHELLE
3935	118-015-014	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1923 S JAYE CT	GOMEZ CRISTINO HERNANDEZ
3935	118-015-015	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1917 S JAYE CT	DETONE KAREN ANN SEPARATE PROPERTY TRUST 9/17/07
3935	118-015-016	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1909 S JAYE CT	ISAAC MARTHA GUADALUPE VAZQUEZ
3935	118-015-017	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1901 S JAYE CT	HART BRENT
3935	118-015-018	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1904 S ERMINIA WAY	VAZQUEZ ARTURO ESTRADA
3935	118-015-019	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1912 S ERMINIA WAY	PAUQET AMY
3935	118-015-020	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	1920 S ERMINIA WAY	CHAVEZ JOSE
3935	118-015-021	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1926 S ERMINIA WAY	MALDONADO JOAQUIN SANCHEZ
3935	118-015-022	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	1932 S ERMINIA WAY	VELAZQUEZ RICARDO
3935	118-015-023	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	836 W RALPH ST	PANTOJA ERNESTO A
3935	118-015-024	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	840 W RALPH ST	MOHAMED SALEH
3935	118-015-025	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	902 W RALPH ST	AANDERAA YANG L
3935	118-015-026	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	908 W RALPH ST	RUBALCABA ANTONIO F
3935	118-015-027	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	914 W RALPH ST	VICINENZO MAX
3935	118-015-028	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	920 W RALPH ST	VEA EDMUND
3935	118-015-029	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	926 W RALPH ST	CAMACHO ROBERT
3935	118-015-030	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	932 W RALPH ST	GONZALEZ ALFONSO
3935	118-015-031	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	938 W RALPH ST	NAVARRO BLANCA
3935	118-015-032	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	944 W RALPH ST	MONTANO REYNA RANGEL
3935	118-015-033	SW	Acquistapace	1	$	563.88	$	634.33	$	1,198.21	948 W RALPH ST	GAXIOLA VIVIANA
3935	118-015-034	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1961 S OLYMPIA DR	JIMENEZ JOSE SAMUEL CHAVEZ
3935	118-015-035	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1955 S OLYMPIA DR	NEGRETE EFREN RUIZ
3935	118-015-036	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1949 S OLYMPIA DR	EULLOQUI JOSE DE JESUS
3935	118-015-037	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1941 S OLYMPIA DR	QUILALA STEVE A
3935	118-015-038	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1935 S OLYMPIA DR	MARTINEZ LUIS
3935	118-015-039	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1927 S OLYMPIA DR	CORNEJO DAVID
3935	118-015-040	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1919 S OLYMPIA DR	LETTMAN ROBERT S
3935	118-015-041	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1911 S OLYMPIA DR	IBARRA ISMAEL E

3935	118-015-042	SW	Acquistapace	1	$ 563.88	$ 634.33	$ 1,198.21	1903 S OLYMPIA DR	OLIVARES EMMANUEL LIMON
3935	118-015-043	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1904 S OLYMPIA DR	PINEDA-MERINO RICARDO A
3935	118-015-044	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1912 S OLYMPIA DR	VALENZUELA RENE F JAIME SR
3935	118-015-045	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1920 S OLYMPIA DR	HOLLINGER RICHARD J
3935	118-015-046	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1926 S OLYMPIA DR	JALOP EPIFANIO C
3935	118-015-047	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1934 S OLYMPIA CTR	FRIEDERICH JUDY A
3935	118-015-048	SW	Acquistapace	1	$ 563.89	$ 634.33	$ 1,198.21	937 W RALPH ST	ZAMORA MARTINEZ CARMEN
3935	118-015-049	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	927 W RALPH ST	MERAZ GUADALUPE
3935	118-015-050	SW	Acquistapace	1	$ 845.83	$ 951.49	$ 1,797.32	919 W RALPH ST	BEAS EMMANUEL D ZARATE
3935	118-015-051	SW	Acquistapace	1	$ 281.94	$ 317.17	$ 599.11	1931 S WILMA WAY	KORPELA ANN A
3935	118-015-052	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1923 S WILMA WAY	ESTRADA DAVID ALEXANDER JR REVOCABLE LIVING TRUST 12
3935	118-015-053	SW	Acquistapace	1	$ 563.88	$ 634.33	$ 1,198.21	1917 S WILMA WAY	RAMOS JESUS M
3935	118-015-054	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1909 S WILMA WAY	SOLANO VALERIA S VILLA
3935	118-015-055	SW	Acquistapace	1	$ 563.88	$ 634.33	$ 1,198.21	1901 S WILMA WAY	BRAVO RAMOS MAURILIO
3935	118-015-056	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1902 S WILMA WAY	ALFARO AGUSTIN A
3935	118-015-057	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1910 S WILMA WAY	JAMESON HUNTER T/CARLA M
3935	118-015-058	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1918 S WILMA WAY	SOTO FRANCISCO LEON
3935	118-015-059	SW	Acquistapace	1	$ 563.88	$ 634.33	$ 1,198.21	1924 S WILMA WAY	CHAVEZ EDGAR
3935	118-015-060	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1932 S WILMA WAY	PINEDA SALVADOR
3935	118-015-061	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1925 S ERMINIA WAY	HERNANDEZ ALVARO
3935	118-015-062	SW	Acquistapace	1	$ 563.89	$ 634.33	$ 1,198.21	1919 S ERMINIA WAY	DELGADO HORACIO
3935	118-015-063	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1911 S ERMINIA WAY	VARGAS VERONICA
3935	118-015-064	SW	Acquistapace	1	$ 281.94	$ 317.16	$ 599.11	1903 S ERMINIA WAY	HAMILTON LEWIS A
3935	118-017-005	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1323 AMARONE LN	MUDGE SAMUEL
3935	118-017-006	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1327 AMARONE LN	POWELL DARRYL
3935	118-017-007	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1321 AMARONE LN	MARQUEZ ANDRES
3935	118-017-008	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1325 AMARONE LN	BOLEY CLIFFORD PRICE
3935	118-017-009	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1653 CHIANTI LN	PEQUET JULIO C
3935	118-017-010	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1651 CHIANTI LN	WONDERLICH NATHAN
3935	118-017-011	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1657 CHIANTI LN	MARTINEZ ELIAZER
3935	118-017-012	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1655 CHIANTI LN	DAVIS RICHARD M III
3935	118-017-013	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1656 CHIANTI LN	SOSA SANDY SORIA
3935	118-017-014	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1658 CHIANTI LN	CRANG FREDERICK E & ANNA MARIA REVOCABLE LIVING TRUS
3935	118-017-015	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1652 CHIANTI LN	LINARES LUIS FERNANDO
3935	118-017-016	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1654 CHIANTI LN	OCAMPO ERWIN B
3935	118-017-017	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1648 CHIANTI LN	GARCIA ARTHUR O
3935	118-017-018	SW	Village at Westgate Ranch	1	$ 563.88	$ 1,090.93	$ 1,654.82	1650 CHIANTI LN	GARCIA JOSE LUIS CHAVEZ
3935	118-017-019	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1644 CHIANTI LN	MUNGUIA FABIAN
3935	118-017-020	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1646 CHIANTI LN	ALLISON ROY W
3935	118-017-032	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1346 VENETO DR	PALACIOS SALVADOR
3935	118-017-033	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1342 VENETO DR	DIRKSEN MARK A
3935	118-017-034	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1338 VENETO DR	SANCHEZ IRMA
3935	118-017-035	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1340 VENETO DR	MONDRAGON ROSA I
3935	118-017-036	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1344 VENETO DR	CRAM PAUL ALAN JR
3935	118-017-037	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1348 VENETO DR	RIVERA SHANNON PASCHKE
3935	118-020-016	SW		1	$ 586.28	$ -	$ 586.28	2046 S THORNBURG ST	PLUMLEE KENNETH J
3935	118-020-024	SW		1	$ 1,127.77	$ -	$ 1,127.77	302 WEST ST	KNIGHT DOROTHY A REVOCABLE TRUST 3/7/17
3935	118-020-026	SW		1	$ 1,409.73	$ -	$ 1,409.73	403 WEST ST	GONZALEZ-CALDERA ABRAHAM
3935	118-021-002	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1623 BAROLO PL	MORALES ROQUE ORTEGA
3935	118-021-003	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1625 BAROLO PL	HAUETER STEVEN W
3935	118-021-004	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1621 BAROLO PL	LI CHONG REN & XU YING FAMILY TRUST
3935	118-021-005	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1619 BAROLO PL	HOLDERNESS MARIA C
3935	118-021-006	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1615 BAROLO PL	MALDONADO ABEL SR
3935	118-021-007	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1617 BAROLO PL	ROBLES-MACIAS ELVIRA
3935	118-021-008	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1611 BAROLO PL	BOLANOS JORGE
3935	118-021-009	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1609 BAROLO PL	ALFARO ALFONSO ADRIAN
3935	118-021-010	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1605 BAROLO PL	CHAVARRIA ARTHUR M JR
3935	118-021-011	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1357 DOLCETTO LN	CERROS JOSE L
3935	118-021-012	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1353 DOLCETTO LN	LAMA BIMALA
3935	118-021-013	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1351 DOLCETTO LN	HIGH STEVEN S & CYNTHIA J 2008 REVOCABLE TRUST 1/3/0
3935	118-021-014	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1347 DOLCETTO LN	GUZMAN FRANK
3935	118-021-015	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1349 DOLCETTO LN	DUNN DANIEL
3935	118-021-016	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1345 DOLCETTO LN	RODRIGUEZ JAMES RAY
3935	118-021-017	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1343 DOLCETTO LN	LOMIBAO FLORETO FERNANDEZ
3935	118-021-018	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1339 DOLCETTO LN	PEARCE JOEL R
3935	118-021-019	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1341 DOLCETTO LN	MERAZ EDWARDO
3935	118-021-020	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1337 DOLCETTO LN	MARTINEZ-RASCON LUIS F
3935	118-021-021	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1335 DOLCETTO LN	LARKS TONY
3935	118-021-022	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1331 DOLCETTO LN	LUO PU
3935	118-021-023	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1333 DOLCETTO LN	RUIZ ROBERTO
3935	118-021-024	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1329 DOLCETTO LN	DELGADO ADOLFO S
3935	118-021-025	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1327 DOLCETTO LN	JAGGI NEELIE
3935	118-021-026	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1323 DOLCETTO LN	AQUINO TERENCIO Q JR
3935	118-021-027	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1325 DOLCETTO LN	GEDUCOS JOSEPHINE LIVING TRUST 4/1/19
3935	118-021-028	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1321 DOLCETTO LN	SMART PATRICK J
3935	118-021-029	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1319 DOLCETTO LN	PEREZ RAFAEL B
3935	118-021-030	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1315 DOLCETTO LN	EURICK JOHN
3935	118-021-031	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1317 DOLCETTO LN	SANCHEZ JOSUE
3935	118-021-032	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1311 DOLCETTO LN	ALTOBELLI ARLENE M
3935	118-021-033	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1309 DOLCETTO LN	LOPEZ MARIO R
3935	118-021-034	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1305 DOLCETTO LN	SMITH BRENT
3935	118-021-035	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1307 DOLCETTO LN	GERONIMO JHON CHRISTOPHER
3935	118-021-036	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1303 DOLCETTO LN	ROBINSON JERRY
3935	118-021-037	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1301 DOLCETTO LN	ALBA FAMILY TRUST 4/13/94
3935	118-021-038	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1610 CHIANTI LN	MARTIN JEREMY D
3935	118-021-039	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1612 CHIANTI LN	WILLIAMS JAMES H
3935	118-021-040	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1616 CHIANTI LN	JOYCE FAMILY TRUST 3/18/05
3935	118-021-041	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1614 CHIANTI LN	SINGH RAVINDER
3935	118-021-042	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1618 CHIANTI LN	DIAZ JESSE O
3935	118-021-043	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1620 CHIANTI LN	HENDERSON CHARLES
3935	118-021-044	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1624 CHIANTI LN	VALLE SEBASTIAN
3935	118-021-045	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1622 CHIANTI LN	INUTAN DION D
3935	118-021-046	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1628 CHIANTI LN	OLIVERA JOSEPH R
3935	118-021-047	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1630 CHIANTI LN	WHEELER LEANNA G
3935	118-021-048	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1634 CHIANTI LN	PANGILINAN JEROME
3935	118-021-049	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1632 CHIANTI LN	HO AMANDA M
3935	118-021-050	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1636 CHIANTI LN	PEDROCHE MARIANNE RODRIGUEZ
3935	118-021-051	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1638 CHIANTI LN	YANG CHU LIVING TRUST
3935	118-021-052	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1642 CHIANTI LN	CRUZ ENGELBERT B
3935	118-021-053	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1640 CHIANTI LN	MILLS BILL & SANDI TRUST
3935	118-021-054	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1639 CHIANTI LN	KERMANI MITRA
3935	118-021-055	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1641 CHIANTI LN	GARCIA TAVY F
3935	118-021-056	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1637 CHIANTI LN	SAN JUAN JOHNNY JR
3935	118-021-057	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1635 CHIANTI LN	MARVEL GARY R
3935	118-021-058	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1627 CHIANTI LN	LITSCHER THERESA MARIA
3935	118-021-059	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1625 CHIANTI LN	LLOYD TIMOTHY B
3935	118-021-060	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1621 CHIANTI LN	JONES ORGANIZATION
3935	118-021-061	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1623 CHIANTI LN	MEHTA TEJINDER S
3935	118-021-062	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1619 CHIANTI LN	PONG WAYNE C
3935	118-021-063	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1617 CHIANTI LN	ZHAI XI
3935	118-021-064	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1611 CHIANTI LN	WHITING WILLIAM SCOTT & ANTOINETTE LAVERNE FAMILY TR
3935	118-021-065	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1615 CHIANTI LN	BROWN FAMILY TRUST LIVING TRUST 4/23/03
3935	118-021-066	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1320 DOLCETTO LN	COSTANZO KIRK M
3935	118-021-067	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1322 DOLCETTO LN	MANRIQUEZ JESSICA S
3935	118-021-068	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1326 DOLCETTO LN	GOMEZ LUIS M
3935	118-021-069	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1324 DOLCETTO LN	SCOTT DARRELL E JR
3935	118-021-070	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1330 DOLCETTO LN	MILLER MARK T
3935	118-021-071	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1332 DOLCETTO LN	MAHONEY THOMAS F
3935	118-021-072	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1336 DOLCETTO LN	GEORGE PATRICK
3935	118-021-073	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1334 DOLCETTO LN	RIVERA VICTOR MANUEL
3935	118-021-074	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1340 DOLCETTO LN	ELIAS RAMON
3935	118-021-075	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1342 DOLCETTO LN	DE FRANCIA SHARONLAYE L
3935	118-021-076	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1346 DOLCETTO LN	CAMACHO RAYMOND F & LAURA A 2018 REVOCABLE TRUST
3935	118-021-077	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1344 DOLCETTO LN	DOTY LORI
3935	118-021-078	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1348 DOLCETTO LN	SALVADOR FRANKLIN
3935	118-021-079	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1350 DOLCETTO LN	RUIZ MICHELLE
3935	118-021-080	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1354 DOLCETTO LN	CASTILLO RONNIE L
3935	118-021-081	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1352 DOLCETTO LN	HUMBLES BRIAN
3935	118-021-082	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1355 VENETO DR	BOR RICHARD M
3935	118-021-083	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1353 VENETO DR	VALENZUELA ANTHONY III
3935	118-021-084	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1349 VENETO DR	HESTEHAUGE DANIEL
3935	118-021-085	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1351 VENETO DR	SCARONE FRANK C & JUDITH L LIVING TRUST
3935	118-021-086	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1347 VENETO DR	RAMIREZ CHRISTIAN
3935	118-021-087	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1345 VENETO DR	CARRIGAN THOMAS P
3935	118-021-088	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1341 VENETO DR	MCKINNEY MICHAEL E
3935	118-021-089	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1343 VENETO DR	CEJA MATTHEW C
3935	118-022-001	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1344 AMARONE WAY	MORA FRANCISCO MIGUEL CORTEZ
3935	118-022-002	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1342 AMARONE WAY	GOMEZ RICARDO MERCADO
3935	118-022-003	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1346 AMARONE WAY	SANCHEZ ERNESTO JUAN
3935	118-022-004	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1348 AMARONE WAY	RAMONES MICHAEL LORENZANA
3935	118-022-005	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1352 AMARONE WAY	PRICE EVA G FAMILY TRUST 12/22/03
3935	118-022-006	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1350 AMARONE WAY	ORNELAS DONNA K
3935	118-022-007	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1354 AMARONE WAY	MEDLEY JAMES TOY
3935	118-022-008	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1356 AMARONE WAY	ALVARADO ESTEVAN CASTILLO
3935	118-022-009	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1651 BAROLO PL	LOPEZ MICHAEL ANTHONY JR
3935	118-022-010	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1653 BAROLO PL	POLIT MICHAEL WAYNE
3935	118-022-011	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1649 BAROLO PL	SCHAFFER KERRI LEE
3935	118-022-012	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1647 BAROLO PL	MENDEZ JOSHUA ALEXANDER
3935	118-022-013	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1643 BAROLO PL	VALENZUELA EDGAR
3935	118-022-014	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1645 BAROLO PL	CAMPBELL TRUST 9/2/03
3935	118-022-015	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1641 BAROLO PL	WEATHERLY JERRY
3935	118-022-016	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1639 BAROLO PL	KESTERSON JAMES S
3935	118-022-017	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1635 BAROLO PL	RUCKER JUSTIN M
3935	118-022-018	SW	Village at Westgate Ranch	1	$ 281.94	$ 545.47	$ 827.41	1637 BAROLO PL	FRANCE REVOCABLE FAMILY TRUST 03/06/2002

3935	118-022-019	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1633 BAROLO PL	CAMPOS RAMON AGOSTO
3935	118-022-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1631 BAROLO PL	TOVAR GUSTAVO
3935	118-022-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1350 VENETO DR	GARRASTAZU IVAN
3935	118-022-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1352 VENETO DR	EISNER JARED E
3935	118-022-023	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1353 AMARONE WAY	HOLGATE NECITAS E
3935	118-022-024	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1351 AMARONE WAY	GUERRERO CESAR R
3935	118-022-025	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1347 AMARONE WAY	FIORINA MARGARET MARIA REVOCABLE TRUST 7/7/15
3935	118-022-026	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1349 AMARONE WAY	VINLUAN JOHN
3935	118-022-027	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1345 AMARONE WAY	CALVET CELINE
3935	118-022-028	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1343 AMARONE WAY	ESPINOSA ANTONETTE
3935	118-022-029	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1339 AMARONE WAY	SANCHEZ IVAN
3935	118-022-030	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1341 AMARONE WAY	GARCIA ELVIO SUAREZ
3935	118-025-001	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1402 W HERITAGE WAY	DENNIS, LOREN & ROBYN YOUNG REVOCABLE LIVING TRUST
3935	118-025-002	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1408 W HERITAGE WAY	ROSAS HECTOR MANUEL ZARATE
3935	118-025-003	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1414 W HERITAGE WAY	GUARDADO JOSE A
3935	118-025-004	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1420 W HERITAGE WAY	ZIMMER JAMES J
3935	118-025-005	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1426 W HERITAGE WAY	HEDRICK BELINDA L
3935	118-025-006	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1576 S SYRACUSE LN	LOPEZ HENRY/DOROTHY TRUST 9/18/09
3935	118-025-007	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1570 S SYRACUSE LN	TAN ROLANDO LOPEZ
3935	118-025-008	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1564 S SYRACUSE LN	MORALES MELISSA D
3935	118-025-009	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1558 S SYRACUSE LN	DIAZ JESUS A
3935	118-025-010	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1552 S SYRACUSE LN	MOLINA NAVARRO ANGEL I
3935	118-025-011	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1546 S SYRACUSE LN	PEINADO MATTHEW
3935	118-025-012	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1535 S WHITMAN LN	TANOUYE YOSHIAKI & HEARAN LIVING TRUST 4/23/03
3935	118-025-013	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1541 S WHITMAN LN	RODRIGUEZ JANETH
3935	118-025-014	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1547 S WHITMAN LN	LANDRUM-BLANCHARD LINDA
3935	118-025-015	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1553 S WHITMAN LN	MENDOZA LUIS A JR
3935	118-025-016	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1559 S WHITMAN LN	WISNESKI ROBERT E
3935	118-025-017	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1565 S WHITMAN LN	COCHRAN ROBERT E
3935	118-025-018	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1558 S WHITMAN LN	SKINNER RANDAL J
3935	118-025-019	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1552 S WHITMAN LN	LI BIN
3935	118-025-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1546 S WHITMAN LN	ECHOLS SCOTT
3935	118-025-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1540 S WHITMAN LN	LOPEZ ANGEL
3935	118-025-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1534 S WHITMAN LN	GUERRA JOHN ANTHONY
3935	118-025-033	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1556 S MADISON LN	VELAZQUEZ RUPERTO
3935	118-025-034	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1550 S MADISON LN	KEENEN THOMAS J
3935	118-025-035	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1544 S MADISON LN	VIRI SERLIZA MICLAT
3935	118-025-036	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1538 S MADISON LN	PALOMINO JOSE A NUNEZ
3935	118-025-037	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1532 S MADISON LN	MANTE LEIF MARVIN QUIMADA
3935	118-025-038	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1531 S BOSTON LN	RAMIREZ SAUL
3935	118-025-039	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1537 S BOSTON LN	BHATIA GEETA R
3935	118-025-040	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1543 S BOSTON LN	PENEUETA CHEY MANUULA
3935	118-025-041	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1549 S BOSTON LN	ALARCON ARTURO R
3935	118-025-042	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1555 S BOSTON LN	MENDOZA VICTOR MANUEL
3935	118-025-043	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1554 S BOSTON LN	LOPEZ GONZALO RAMIREZ
3935	118-025-044	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1548 S BOSTON LN	BOLLAS MARY JO
3935	118-025-045	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1542 S BOSTON LN	PETRIE BRADFORD C
3935	118-025-046	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1536 S BOSTON LN	RAMIREZ DAVID
3935	118-025-047	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1539 S CABRINI LN	MAUCK PETER G
3935	118-025-048	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1545 S CABRINI LN	PULIDO ESTANISLAO JR
3935	118-025-049	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1551 S CABRINI LN	CERVANTES MIGUEL AVALOS
3935	118-025-050	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1555 S CABRINI LN	DIAZ OSWALDO
3935	118-025-052	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	POBOX 1227	HERITAGE SQUARE HOMEOWNERS ASSOCIATION
3935	118-026-002	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1532 S CHESHIRE CT	GABLE JACQUELINE S
3935	118-026-003	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1538 S CHESHIRE CT	PINA JOSE D RIVERA
3935	118-026-004	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1453 W BEACON WAY	HUYNH THUA GIAO
3935	118-026-005	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1447 W BEACON WAY	DE CASTRO DE LA CRUZ NENITA
3935	118-026-006	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1441 W BEACON WAY	SAGISI MARIA KRYSTHEL
3935	118-026-007	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1438 W BEACON WAY	PON JOSEPH C
3935	118-026-008	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1446 W BEACON WAY	LERMA LINDA
3935	118-026-009	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1452 W BEACON WAY	MARTIN ERIC DANIEL
3935	118-026-010	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1458 W BEACON WAY	MCGAHEY FAMILY TRUST 5/3/17
3935	118-026-011	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1461 W WYNNDEL WAY	SILVA MIGUEL A
3935	118-026-012	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1455 W WYNNDEL WAY	MORALES ARTEMIO GUZMAN
3935	118-026-013	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1449 W WYNNDEL WAY	STENCH MICHAEL
3935	118-026-014	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1443 W WYNNDEL WAY	TURNER BRIAN KEITH
3935	118-026-015	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1436 W WYNNDEL WAY	TIMM ELIZABETH SEGURITAN REVOCABLE TRUST
3935	118-026-016	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1442 W WYNNDEL WAY	ROBB CHARLES
3935	118-026-017	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1448 W WYNNDEL WAY	HOPE CHRISTOPHER A
3935	118-026-018	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1454 W WYNNDEL WAY	BAKER SALAM
3935	118-026-019	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1460 W WYNNDEL WAY	JAUREGUI BENITO III
3935	118-026-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1472 W WYNNDEL WAY	CERCONE ANTHONY DANIEL-RICCI
3935	118-026-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1478 W WYNNDEL WAY	UTITUS NICHOLAS THOMAS
3935	118-026-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1484 W WYNNDEL WAY	WILLIAMS LAKETHA E
3935	118-026-023	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1490 W WYNNDEL WAY	CRUZ GABRIEL RAMIREZ
3935	118-026-024	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1495 W HERITAGE WAY	ANTHONY CASSANDRA LYNN
3935	118-026-025	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1489 W HERITAGE WAY	HERNANDEZ GILBERT J
3935	118-026-026	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1483 W HERITAGE WAY	GREENE ANNIE
3935	118-026-027	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1477 W HERITAGE WAY	GALVEZ MARVIN OMAR ORELLANA
3935	118-026-028	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1465 W HERITAGE WAY	RAMONES CRISOLOGO A
3935	118-026-029	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1459 W HERITAGE WAY	SARDINA PATRICIO
3935	118-026-030	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1453 W HERITAGE WAY	YANG LOIS
3935	118-026-031	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1447 W HERITAGE WAY	YBARRA RALPH J
3935	118-026-032	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1441 W HERITAGE WAY	AGUILAR GANIR
3935	118-026-033	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1435 W HERITAGE WAY	BERNAL BARBARA
3935	118-026-034	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1432 W HERITAGE WAY	MENDOZA RIGOBERTO JR
3935	118-026-035	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1438 W HERITAGE WAY	PILALIA SHERWIN B
3935	118-026-036	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1444 W HERITAGE WAY	LOPEZ-CAMARENA MARIA ELENA
3935	118-026-037	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1450 W HERITAGE WAY	CORTEZ MARTIN A
3935	118-026-038	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1456 W HERITAGE WAY	LUA DIAZ LAZARO
3935	118-026-039	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1462 W HERITAGE WAY	AVILES CARLOS A
3935	118-026-040	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1468 W HERITAGE WAY	ZARATE SAUL
3935	118-026-041	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1474 W HERITAGE WAY	COX JOHN
3935	118-026-042	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1480 W HERITAGE WAY	DIAZ-ESTRADA FRANCISCO
3935	118-026-043	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1486 W HERITAGE WAY	CARRILLO GONZALO JR
3935	118-026-044	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1492 W HERITAGE WAY	FIGUEROA ENRIQUE MIRANDA
3935	118-026-045	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1498 W HERITAGE WAY	BOGGESS ROBERT T
3935	118-026-046	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1585 S BARROW LN	LOPEZ MICHAEL A
3935	118-026-047	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1579 S BARROW LN	GUNN MATHEW E
3935	118-026-048	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1573 S BARROW LN	BLAKE MAY ANN D
3935	118-027-001	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1561 S CHESHIRE CT	GIL JUAN LUIS
3935	118-027-002	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1555 S CHESHIRE CT	RAMOS DANIEL
3935	118-027-003	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1549 S CHESHIRE CT	ESCALANTE ALEX CHRISTOPHER
3935	118-027-004	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1543 S CHESHIRE CT	KNIGHT FAMILY TRUST 1/2/97
3935	118-027-005	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1537 S CHESHIRE CT	MANTE MARCIAL R & VIRGINIA Q REVOCABLE TRUST
3935	118-027-006	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1554 S VARICK CT	WONG CODY MATTHEW
3935	118-027-007	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1560 S VARICK CT	GONZALEZ JESUS
3935	118-027-008	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1566 S VARICK CT	KAN ALEX & HUI-CHU SHA TRUST 9/14/18
3935	118-027-009	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1567 S VARICK CT	MIKUS RYAN EDWARD
3935	118-027-010	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1561 S VARICK CT	GONZALES VIVIENNE
3935	118-027-011	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1555 S VARICK CT	VILLA JOSE GUERRERO
3935	118-027-012	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1549 S VARICK CT	BOYD PAUL GARDNER
3935	118-027-013	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1543 S VARICK CT	GADDIS PAUL
3935	118-027-014	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1533 S TULANE CT	FITZ-GERALD DANIEL S
3935	118-027-015	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1527 S TULANE CT	RALSTON TIMOTHY
3935	118-027-016	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1521 S TULANE CT	CUEVAS JOSE DE JESUS
3935	118-027-017	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1515 S TULANE CT	LESNE CARLOS A
3935	118-027-018	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1520 S FULTON CT	FRAGOSO ARLENE
3935	118-027-019	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1526 S FULTON CT	PAGE CHERI REVOCABLE LIVING TRUST 07/27/2017
3935	118-027-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1544 S BARROW LN	BAUTISTA FRANCISCO
3935	118-027-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1550 S BARROW LN	GETZEN FAMILY TRUST 8/5/16
3935	118-027-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1556 S BARROW LN	GOMEZ CIPRIANO D LOPEZ
3935	118-027-023	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1562 S BARROW LN	HERNANDEZ SABRINA
3935	118-027-024	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1568 S BARROW LN	OCHOA CESAR
3935	118-027-025	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1567 S BARROW LN	ALBA ANDREW F REVOCABLE LIVING TRUST 6/25/18
3935	118-027-026	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1561 S BARROW LN	DEAL BILLY JOE JR
3935	118-027-027	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1555 S BARROW LN	BARAJAS SALVADOR
3935	118-027-028	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1549 S BARROW LN	GUTIERREZ RUDOLPH SANTOS III
3935	118-027-029	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1537 S FULTON CT	HATFIELD DOUGLAS & STACEY REVOCABLE FAMILY TRUST 4/9
3935	118-027-030	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1531 S FULTON CT	SNOW CORY
3935	118-027-031	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1525 S FULTON CT	DAL PORTO ROBERT G
3935	118-027-032	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1519 S FULTON CT	ALBERA RAYMOND J REVOCABLE TRUST 1/18/19
3935	118-027-033	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1513 S FULTON CT	FRAUSTO-MEJIA CLAUDIA E
3935	118-027-034	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1507 S FULTON CT	APODACA TIMOTHY M
3935	118-027-035	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1501 S FULTON CT	COX MATTHEW M
3935	118-027-036	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1478 W DURHAM WAY	FINNEY DONNA G
3935	118-027-037	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1472 W DURHAM WAY	KAUFMANN FARRAH
3935	118-027-038	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1466 W DURHAM WAY	AYALA JOEL
3935	118-027-039	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1460 W DURHAM WAY	VALDOVINOS JUAN M
3935	118-027-040	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1454 W DURHAM WAY	RAMIRO NESUSA SANGALANG
3935	118-027-041	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1448 W DURHAM WAY	HEKMAT FAYSAL
3935	118-027-042	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1479 W HARTFORD WAY	AMAYA MILTON R
3935	118-027-043	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1473 W HARTFORD WAY	CAHALAN KATHLEEN M TRUST 4/11/2000
3935	118-027-044	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1467 W HARTFORD WAY	CADIZ JUNREY B
3935	118-027-045	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1461 W HARTFORD WAY	CAMARENA DANIEL
3935	118-027-046	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1455 W HARTFORD WAY	HELLMAN BRETT TRUST 7/3/08
3935	118-027-047	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1449 W HARTFORD WAY	VEGA EDY N MEJIA
3935	118-027-048	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1443 W HARTFORD WAY	MAGANA LUIS ALBERTO
3935	118-028-001	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1518 S TULANE CT	ORNELAS ERICA
3935	118-028-002	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1524 S TULANE CT	NAVARRETE ALEJANDRO
3935	118-028-003	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1513 S PENN CT	ASUQUO ASUQUO
3935	118-028-004	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1519 S PENN CT	UNDERWOOD RACHEL A
3935	118-028-005	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1525 S PENN CT	ORY CLAY
3935	118-028-006	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1531 S PENN CT	TABAR RODOLFO

3935	118-028-007	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1526 S PENN CT	APARICIO BEATRIZ ABIGAIL
3935	118-028-008	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1520 S PENN CT	MILLER ROBERT A
3935	118-028-009	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1514 S PENN CT	PAUL NAOMI L
3935	118-028-010	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1517 S SYRACUSE LN	HARVEL LINDA
3935	118-028-011	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1523 S SYRACUSE LN	HOLLAND ROY MORGAN
3935	118-028-012	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1529 S SYRACUSE LN	APARICIO PAUL
3935	118-028-013	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1535 S SYRACUSE LN	KRISTY MICHAEL DENNIS
3935	118-028-014	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1541 S SYRACUSE LN	KURTOVICH GEORGE
3935	118-028-015	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1540 S SYRACUSE LN	BUTAY HANZEL JAY
3935	118-028-016	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1534 S SYRACUSE LN	DAHL LANCE S
3935	118-028-017	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1528 S SYRACUSE LN	ROWE BRENDA CAROL
3935	118-028-018	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1522 S SYRACUSE LN	BARRIGA LEOPOLDO
3935	118-028-019	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1440 W HARTFORD WAY	RIOS LUIS CEJA
3935	118-028-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1434 W HARTFORD WAY	PARRA ROBERTO
3935	118-028-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1428 W HARTFORD WAY	JAUREGUI ALEXANDER R
3935	118-028-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1422 W HARTFORD WAY	CONTRERAS YALEN
3935	118-028-023	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1416 W HARTFORD WAY	MARTINEZ ROGELIO
3935	118-028-024	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1410 W HARTFORD WAY	BOTELLO BRENDA
3935	118-028-025	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1386 W DARIEN WAY	SHIHADEH MOHAMMAD I
3935	118-028-026	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1380 W DARIEN WAY	REYNA ALMA
3935	118-028-027	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1374 W DARIEN WAY	KNIGHT FAMILY TRUST
3935	118-028-028	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1368 W DARIEN WAY	MORALES DANNY
3935	118-028-029	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1362 W DARIEN WAY	HASSETT DENISE MARIE
3935	118-028-030	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1363 W DARIEN WAY	PRADO BERNARDO JR
3935	118-028-031	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1369 W DARIEN WAY	MARTINEZ MARIA EUGENIA
3935	118-028-032	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1375 W DARIEN WAY	DOUGAN FAMILY TRUST 2/1/18
3935	118-028-033	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1366 W MILFORD WAY	INV TRUST 11/16/16
3935	118-028-034	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1372 W MILFORD WAY	LERENA EDUARDO
3935	118-028-035	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1501 S IRVING LN	DIAZ JOAQUIN OSUNA
3935	118-028-036	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1505 S IRVING LN	SMITH KEVIN A
3935	118-028-037	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1511 S IRVING LN	LE HOANG YEN
3935	118-028-038	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1514 S LENNOX LN	MALDONADO MICHAEL & RITA LIVING TRUST 1/4/19
3935	118-028-039	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1508 S LENNOX LN	ACOSTA JUAN CARLOS SR
3935	118-028-040	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1502 S LENNOX LN	MONSON SANDRA G
3935	118-028-041	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1419 W HARTFORD WAY	WESTFALL CHRISTOPHER
3935	118-028-042	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1425 W HARTFORD WAY	MCDERMOTT THOMAS J
3935	118-028-043	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1431 W HARTFORD WAY	CANO RAYMOND ALLEN
3935	118-028-044	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1437 W HARTFORD WAY	LOPEZ ARTURO
3935	118-028-045	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1430 W DURHAM WAY	CWIERTNIEWSKI NICHOLAS J
3935	118-028-046	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1424 W DURHAM WAY	SMITH SCOTT
3935	118-028-047	SW	Village at Westgate Ranch	1	$	563.88	$	1,090.93	$	1,654.82	1418 W DURHAM WAY	VENEGAS NESTOR H ALVAREZ
3935	118-029-001	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1556 S CABRINI LN	EQUITY TRUST COMPANY CUSTODIAN FBO SCHULTZ ALBERT JR
3935	118-029-002	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1552 S CABRINI LN	DAOS MICHAEL SAN JOSE
3935	118-029-003	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1546 S CABRINI LN	POOLE NATHAN
3935	118-029-004	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1540 S CABRINI LN	RUBALCAVA CINDY PAZ
3935	118-029-005	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1543 S PLYMOUTH CT	EDWARDS ROBERT JR
3935	118-029-006	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1549 S PLYMOUTH CT	PEREZ GLORIA VASQUEZ
3935	118-029-007	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1555 S PLYMOUTH CT	MARTINEZ CARLOS REYES
3935	118-029-008	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1554 S PLYMOUTH CT	MELENDEZ RICK
3935	118-029-009	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1548 S PLYMOUTH CT	HYATT JAMES D
3935	118-029-010	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1542 S PLYMOUTH CT	CLARK JANELL L
3935	118-029-011	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1541 S OBERLIN CT	OROZ SHANNON M
3935	118-029-012	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1547 S OBERLIN CT	LUO XI
3935	118-029-013	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1553 S OBERLIN CT	TING PETER Y
3935	118-029-014	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1324 W HERITAGE WAY	ANTONIO AMELITA B FAMILY TRUST 9/6/00
3935	118-029-015	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1330 W HERITAGE WAY	DIAZ SAUL JR
3935	118-029-016	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1336 W HERITAGE WAY	RODRIGUEZ-GRIFFIN ADRIANA
3935	118-029-017	SW	Village at Westgate Ranch	1	$	563.89	$	1,090.93	$	1,654.82	1342 W HERITAGE WAY	MORALES FRANCISCO J
3935	118-029-018	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1348 W HERITAGE WAY	JAMES ALEC L
3935	118-029-019	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1354 W HERITAGE WAY	HAAKE DONALD F
3935	118-029-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1347 W SHELTON WAY	MENDOZA MARCELA ALVAREZ
3935	118-029-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1341 W SHELTON WAY	SINGH SUZANNE
3935	118-029-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1335 W SHELTON WAY	DOMINGUEZ JERRY
3935	118-029-023	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1329 W SHELTON WAY	SCHALLER SCOTT P
3935	118-029-024	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1323 W SHELTON WAY	NORTON MARK DAVID
3935	118-029-025	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1317 W SHELTON WAY	TORRES BRUCE
3935	118-029-026	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1344 W SHELTON WAY	HARDMAN STEPHEN G
3935	118-029-027	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1338 W SHELTON WAY	GIL JOSE M
3935	118-029-028	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1332 W SHELTON WAY	CASEY THOMAS P JR
3935	118-029-029	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1326 W SHELTON WAY	FIDEL DENNIS GUY
3935	118-029-030	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1320 W SHELTON WAY	ABEL NICOLE
3935	118-029-031	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1319 W HARVARD WAY	PARK JOHN JOON SUNG
3935	118-029-032	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1325 W HARVARD WAY	LE DUONG DINH THUY LIVING TRUST 1/27/20
3935	118-029-033	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1331 W HARVARD WAY	PINHEIRO JESSE F
3935	118-029-034	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1337 W HARVARD WAY	CLARK LUCINDA
3935	118-029-035	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1343 W HARVARD WAY	COSTAMAGNA FAMILY TRUST 2/28/20
3935	118-029-036	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1561 S BOSTON LN	NAVARRO IGNACIO FIGUEROA
3935	118-029-037	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1567 S BOSTON LN	RAMIREZ RICARDO
3935	118-029-038	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1573 S BOSTON LN	BOLLMEIER WARREN/SYLVIA FAMILY TRUST 5/14/19
3935	118-029-039	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1581 S BOSTON LN	FLORES GEORGE JOHN
3935	118-029-040	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1352 W HARVARD WAY	ENRIQUEZ OCTAVIO
3935	118-029-041	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1346 W HARVARD WAY	JOHNSON LYNNE W
3935	118-029-042	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1340 W HARVARD WAY	MALDONADO ALEJANDRO
3935	118-029-043	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1334 W HARVARD WAY	DE SILVA BENTOTAGE SURAJ G
3935	118-029-044	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1328 W HARVARD WAY	PARK SUNG
3935	118-029-045	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1322 W HARVARD WAY	OAO EDUARDO ACIO
3935	118-029-046	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1316 W HARVARD WAY	DOMINGUEZ BRENDA
3935	118-029-047	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1584 S OBERLIN CT	CERVANTES ISABEL R
3935	118-029-048	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1578 S OBERLIN CT	HERNANDEZ IGNACIO MACIAS
3935	118-029-049	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1572 S OBERLIN CT	ADAMS JOSHUA T
3935	118-029-050	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1568 S OBERLIN CT	CURCI LAWRENCE & ADELAIDA LIVING TRUST
3935	118-029-051	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1562 S OBERLIN CT	MENDEZ LUIS ANTONIO BARRAGAN
3935	118-029-052	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1556 S OBERLIN CT	MABANTA JULIETA DELACRUZ
3935	118-029-053	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1550 S OBERLIN CT	MERCER JEFFREY W
3935	118-029-054	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1544 S OBERLIN CT	BOUATAY LUCY
3935	118-029-055	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	POBOX 1227	HERITAGE SQUARE HOMEOWNERS ASSOCIATION
3935	118-030-001	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1538 S ABERDEEN CT	LOPEZ FLORENTINO THEODORE JR
3935	118-030-002	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1532 S ABERDEEN CT	BALCORTA MICHAEL J
3935	118-030-003	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1526 S ABERDEEN CT	LEAM LUKE
3935	118-030-004	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1520 S ABERDEEN CT	MARTINEZ SIERRA R
3935	118-030-005	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1514 S ABERDEEN CT	LOWERY KEVIN
3935	118-030-006	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1508 S ABERDEEN CT	RAMIREZ JAVIER ALEXIS MUNGUIA
3935	118-030-007	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1502 S ABERDEEN CT	MA TERRENCE
3935	118-030-008	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1505 S ABERDEEN CT	PEREZ LEOPOLDO JR
3935	118-030-009	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1511 S ABERDEEN CT	HEBB JEFF
3935	118-030-010	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1517 S ABERDEEN CT	SPRINGFORD SKIDMORE FAMILY TRUST 11/21/03
3935	118-030-011	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1523 S ABERDEEN CT	FERGUSON CODY S
3935	118-030-012	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1534 S LOYOLA CT	DEMING FAMILY TRUST 10/4/05
3935	118-030-013	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1528 S LOYOLA CT	CASTILLO CHRISTIAN
3935	118-030-014	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1522 S LOYOLA CT	SAUNDERS BOYD MCKINLEY
3935	118-030-015	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1516 S LOYOLA CT	GALARZA DEREK G
3935	118-030-016	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1510 S LOYOLA CT	TIKHONOFF ALEC
3935	118-030-017	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1504 S LOYOLA CT	CRUZ ERVIN
3935	118-030-018	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1503 S LOYOLA CT	JANOWSKI STEPHEN DANIEL
3935	118-030-019	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1509 S LOYOLA CT	HOLMES TIFFANY
3935	118-030-020	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1515 S LOYOLA CT	VICINENZO MAX
3935	118-030-021	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1521 S LOYOLA CT	CUEVAS MIGUEL A
3935	118-030-022	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1530 S VASSAR WAY	TRUONG THU
3935	118-030-023	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1524 S VASSAR WAY	NUNEZ BAUDELIO VALDEZ
3935	118-030-024	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1518 S VASSAR WAY	SAITO ASHLEY M
3935	118-030-025	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1512 S VASSAR WAY	WASHINGTON ROBIN E
3935	118-030-026	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1506 S VASSAR WAY	HERNANDEZ FELIPE DE JESUS
3935	118-030-027	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1507 S VASSAR WAY	MORATO FABIANA ALVES
3935	118-030-028	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1513 S VASSAR WAY	CLEVELAND MICHAEL BRUCE
3935	118-030-029	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1519 S VASSAR WAY	HOWZE MICAH BAUGHN
3935	118-030-030	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1525 S VASSAR WAY	PILLADO IRVING DANIEL M
3935	118-030-031	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1325 W BEACON WAY	CANO VITO
3935	118-030-032	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1331 W BEACON WAY	FLORES MANUEL JR
3935	118-030-033	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1337 W BEACON WAY	LARA JAN HASTER ACOBA
3935	118-030-034	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1343 W BEACON WAY	GELT BRIAN N
3935	118-030-035	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1349 W BEACON WAY	SURDILLA ALFREDO A
3935	118-030-036	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1355 W BEACON WAY	ISLAS NOE HERRERA
3935	118-030-037	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1356 W DARIEN WAY	HOWARD CASEY JO
3935	118-030-038	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1350 W DARIEN WAY	CORREA MATTHEW
3935	118-030-039	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1344 W DARIEN WAY	DOLAN SUZANNE MARGARET TRUST 4/24/20
3935	118-030-040	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1338 W DARIEN WAY	AREVALO RAUL ANDRADE
3935	118-030-041	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1332 W DARIEN WAY	FROST ROBERT E
3935	118-030-042	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1514 S NEWBURY LN	MOZQUEDA JOSE LOPEZ
3935	118-030-043	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1508 S NEWBURY LN	SEDENO SALVADOR GUERRERO
3935	118-030-044	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1339 W DARIEN WAY	GRESSER BRYAN E
3935	118-030-045	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1345 W DARIEN WAY	MARQUEZ JOSE R
3935	118-030-046	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1351 W DARIEN WAY	SHAW KION F
3935	118-030-047	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1357 W DARIEN WAY	PEREZ JONATHAN
3935	118-030-048	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1336 W MILFORD WAY	DEEM ROYCE
3935	118-030-049	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1342 W MILFORD WAY	AZEVEDO CHRISTOPHER
3935	118-030-050	SW	Village at Westgate Ranch	1	$	281.94	$	545.47	$	827.41	1348 W MILFORD WAY	VANHORN JOEL HODGES
3935	118-031-001	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1826 STERLING PL	ACEVEZ JOSEPH C
3935	118-031-002	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1832 STERLING PL	DELGADILLO FABIOLA
3935	118-031-003	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1840 STERLING PL	MARKIDES MARK
3935	118-031-004	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1846 STERLING PL	PLUM NORMA C
3935	118-031-005	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1852 STERLING PL	CHAVEZ ANTONIO REVOCABLE TRUST
3935	118-031-006	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1858 STERLING PL	SPERAKOS MASON
3935	118-031-007	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1864 STERLING PL	SHARMA FAMILY TRUST
3935	118-031-008	SW	Acquistapace	1	$	281.94	$	317.16	$	599.11	1870 STERLING PL	CASTANEDA LORENA

3935	118-031-009	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1876 STERLING PL	CLARK CHAUNTEEL DAWN
3935	118-031-010	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1824 BLUE SAGE LN	SINGH SUMEET
3935	118-031-011	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1830 BLUE SAGE LN	DOMINGO EDWARD G
3935	118-031-012	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1836 BLUE SAGE LN	ARIAS CYNTHIA R
3935	118-031-013	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1842 BLUE SAGE LN	TAYLOR TERESA
3935	118-031-014	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1848 BLUE SAGE LN	AVILA EVELYN
3935	118-031-015	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1854 BLUE SAGE LN	SUN STUART
3935	118-031-016	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1860 BLUE SAGE LN	JIMENEZ ANTONIO D HERNANDEZ
3935	118-031-017	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1866 BLUE SAGE LN	FLETES ALEXIS N
3935	118-031-018	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1872 BLUE SAGE LN	HURSON STEPHEN D
3935	118-031-019	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1878 BLUE SAGE LN	VELEZ LUIS
3935	118-031-020	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1882 STERLING PL	SILVA JOSHUA J
3935	118-031-021	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1888 STERLING PL	JONES WILLIAM F SR
3935	118-031-022	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1121 WILD STAR WAY	REED KENNETH J
3935	118-031-023	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1129 WILD STAR WAY	ALMAGUEAR CLARISSA
3935	118-031-024	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1135 WILD STAR WAY	TAYLOR ERIKA A
3935	118-031-025	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1153 WILD STAR WAY	TOSKY CHING-HUA K
3935	118-031-026	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1147 WILD STAR WAY	PETERSON LAWRENCE/JERI TRUST 8/13/15
3935	118-031-027	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1159 WILD STAR WAY	COUSINS JOHN F
3935	118-031-028	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1165 WILD STAR WAY	BARNES JOSHUA P
3935	118-031-029	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1179 WILD STAR WAY	JIMENEZ JESSICA F
3935	118-031-030	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1173 WILD STAR WAY	LOPEZ CARMEN T
3935	118-031-031	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1181 WILD STAR WAY	DE SILVA BENTOTAGE PRABATH
3935	118-031-032	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1187 WILD STAR WAY	DEL TORO MIRIANA
3935	118-031-033	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1823 BLUE SAGE LN	LAGARILE SCOTT
3935	118-031-034	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1829 BLUE SAGE LN	GUTIERREZ OSCAR
3935	118-031-035	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1837 BLUE SAGE LN	HERNANDEZ YOLANDA FLORES
3935	118-031-036	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1831 BLUE SAGE LN	BRAVO-VALENCIA DANIEL
3935	118-031-037	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1839 BLUE SAGE LN	VONGPANYA VENCENT NUAY
3935	118-031-038	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1845 BLUE SAGE LN	SHAW TIMOTHY D
3935	118-031-039	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1859 BLUE SAGE LN	SMITH DAVID L
3935	118-031-040	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1851 BLUE SAGE LN	DIAZ JESUS
3935	118-031-041	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1865 BLUE SAGE LN	ALST ESAM
3935	118-031-042	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1871 BLUE SAGE LN	MAR MEGAN
3935	118-031-043	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1879 BLUE SAGE LN	QUINTANAR BEATRIZ
3935	118-031-044	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1873 BLUE SAGE LN	MONSANTO JOSE ANDRO MARCO
3935	118-031-045	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1881 BLUE SAGE LN	CARROLL JESSICA L
3935	118-031-046	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1887 BLUE SAGE LN	WHITFORD DENNIS
3935	118-031-047	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1905 BLUE SAGE LN	SERRANO MIGUEL
3935	118-031-048	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1901 BLUE SAGE LN	ARAGON FRANCINE
3935	118-032-001	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1902 STERLING PL	MANNIN VINCENT E
3935	118-032-002	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1908 STERLING PL	ADAMS ROBERT & CECILIA REVOCABLE TRUST 2/1/19
3935	118-032-003	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1914 STERLING PL	UNDERWOOD SANDRA J REVOCABLE TRUST
3935	118-032-004	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1932 STERLING PL	SEBASTIAN RANDY
3935	118-032-005	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1926 STERLING PL	MORA JUSTINA
3935	118-032-006	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1920 STERLING PL	HAN SIMON
3935	118-032-007	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1107 SUNCREST PL	CANALE MATTEO T
3935	118-032-008	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1113 SUNCREST PL	CIRANDA DIEGO
3935	118-032-009	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1902 BLUE SAGE LN	LAUREL JESUS E JR
3935	118-032-010	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1908 BLUE SAGE LN	BROWN THOMAS ARTHUR SR SEPARATE PROPERTY TRUST 3/28/
3935	118-032-011	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1914 BLUE SAGE LN	TEMPLA ELLEN S
3935	118-032-012	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1920 BLUE SAGE LN	MALDONADO BRYANT ELIOT
3935	118-032-013	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1926 BLUE SAGE LN	AVILA ALBERTO
3935	118-032-014	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1932 BLUE SAGE LN	DETONE KAREN ANN SEPARATE PROPERTY TRUST
3935	118-032-015	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1938 BLUE SAGE LN	PARKINS JAMIE
3935	118-032-016	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1944 BLUE SAGE LN	NAGEL CHRISTINE
3935	118-032-017	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1950 BLUE SAGE LN	CONDON SAMUEL
3935	118-032-018	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1956 BLUE SAGE LN	CORRIGAN PRESTON TAYLOR
3935	118-032-019	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1962 BLUE SAGE LN	NUNO MIGUEL
3935	118-032-020	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1968 BLUE SAGE LN	TAKANISHI DYLAN
3935	118-032-021	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1974 BLUE SAGE LN	ELDER JOEL I
3935	118-032-022	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1980 BLUE SAGE LN	HADWAY BRANDON B
3935	118-032-023	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1911 STERLING PL	BORJON STEPHANIE
3935	118-032-024	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1919 STERLING PL	MING XIN
3935	118-032-025	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1925 STERLING PL	MAGALLON MYRA
3935	118-032-026	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1931 STERLING PL	QUIROGA JAMES JR
3935	118-032-027	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1937 STERLING PL	CARLS TRISTAN N
3935	118-032-028	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1943 STERLING PL	GOMEZ MATTHEW J
3935	118-032-029	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1949 STERLING PL	GARDNER FAMILY TRUST
3935	118-032-030	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1955 STERLING PL	HELLMAN SEAN R LIVING TRUST
3935	118-032-031	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1961 STERLING PL	URIARTE JOSE L
3935	118-032-032	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1967 STERLING PL	SCHMITZ DANIEL A
3935	118-032-033	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1973 STERLING PL	SAYET BENJAMIN
3935	118-032-034	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1143 FOX FIELD LN	FRANCO ANTONIO
3935	118-032-035	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1137 FOX FIELD LN	CHOPRA RAVI NEET
3935	118-032-036	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1131 FOX FIELD LN	TAKANISHI DARLENE C REVOCABLE LIVING TRUST 11/6/15
3935	118-032-037	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1125 FOX FIELD LN	STEWART REBECCA L
3935	118-032-038	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1114 SUNCREST PL	BERNS JULIANNE DELVINA
3935	118-032-039	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1108 SUNCREST PL	ORIHUELA DIANA
3935	118-032-040	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1968 STERLING PL	TREJO DIEGO GONZALES
3935	118-032-041	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1962 STERLING PL	MURPHY ANTHONY W
3935	118-032-042	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1956 STERLING PL	GODINEZ JULISSA VARGAS
3935	118-032-043	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1986 STERLING PL	BENITEZ GERARDO
3935	118-032-044	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1980 STERLING PL	JIMENEZ JIMMY
3935	118-032-045	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1974 STERLING PL	BARAJAS-BRAVO ALBERTO
3935	118-032-046	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1909 BLUE SAGE LN	BENAVIDEZ JERRY J
3935	118-032-047	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1913 BLUE SAGE LN	JOHNSON LARRY DEAN & SHARON LYNN TRUST
3935	118-032-048	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1925 BLUE SAGE LN	ESTRELLA RELLY
3935	118-032-049	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1917 BLUE SAGE LN	GIANOLA DOMENICO
3935	118-032-050	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1931 BLUE SAGE LN	SHARMA FAMILY TRUST
3935	118-032-051	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1935 BLUE SAGE LN	BRYSON VICTOR
3935	118-032-052	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1943 BLUE SAGE LN	VILLAMAYOR ARIS
3935	118-032-053	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1939 BLUE SAGE LN	ALVAREZ REYDENN
3935	118-032-054	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1947 BLUE SAGE LN	MONTANO JANELY
3935	118-032-055	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1951 BLUE SAGE LN	PULIDO ROBERTO
3935	118-032-056	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1961 BLUE SAGE LN	MIRANDA NATALIE ANN
3935	118-032-057	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1955 BLUE SAGE LN	STEENPORT ANGELA ADELL
3935	118-032-058	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1967 BLUE SAGE LN	HUERTA EVA ISSIS
3935	118-032-059	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1973 BLUE SAGE LN	PEREZ RICHARD
3935	118-032-060	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1985 BLUE SAGE LN	MURPHY STEPHEN P
3935	118-032-061	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1979 BLUE SAGE LN	ESPINOSA PAUL JOSEPH
3935	118-032-062	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1991 BLUE SAGE LN	DE LA CRUZ JULIAN
3935	118-032-063	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1184 FOX FIELD LN	SHIHADEH SULEIMAN
3935	118-032-064	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1196 FOX FIELD LN	JUGAL RANDY S
3935	118-032-065	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1172 FOX FIELD LN	WALKER MATTHEW N
3935	118-032-066	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1178 FOX FIELD LN	BURNS CHERYL G
3935	118-032-067	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1166 FOX FIELD LN	HALL KEVIN JAMES
3935	118-032-068	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1160 FOX FIELD LN	CABRERA DAVID A
3935	118-032-069	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1148 FOX FIELD LN	PASCUAL RENE D
3935	118-032-070	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1154 FOX FIELD LN	AKANJI EMMANUEL O
3935	118-032-071	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1142 FOX FIELD LN	ARROYO SABINO B
3935	118-032-072	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1136 FOX FIELD LN	CORALLO NICHOLAS ROTH
3935	118-032-073	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1124 FOX FIELD LN	VERDIDA MARIE ANNJANETTE M
3935	118-032-074	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1130 FOX FIELD LN	HERMOSILLO DAVID MARCELLO
3935	118-032-075	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1118 FOX FIELD LN	JOHNSON BENJAMIN W LIVING TRUST
3935	118-032-076	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1112 FOX FIELD LN	LY HAN
3935	118-032-077	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1100 FOX FIELD LN	MASIGMAN GARY D
3935	118-032-078	**SW**	**Acquistapace**	1	$ 281.94	$ 317.16	$	599.11	1106 FOX FIELD LN	MONROY MARIA R
3935	123-023-010	**SW**		1	$ 586.28	$ -	$	586.28	213 S OAKLEY AVE	VICTORY OUTREACH SANTA MARIA
3935	123-024-001	**SW**		1	$ 586.28	$ -	$	586.28	834 W MAIN ST	SRIKRISHNARAJAH HARIRAJAH
3935	123-264-011	**SW**		1	$ 281.94	$ -	$	281.94	1022 S RAILROAD AVE	AGREDA ROBERT C
3935	123-264-012	**SW**		1	$ 281.94	$ -	$	281.94	1026 S RAILROAD AVE	HOLLINGSEAD BLANCHE R TRUST 10/10/08
3935	123-264-013	**SW**		1	$ 281.94	$ -	$	281.94	1030 S RAILROAD AVE	FOSTER FAMILY TRUST 11/13/07
							$	**2,590,378.11**		

Landscape Maintenance Districts

Legend

Districts

- NORTHEAST
- NORTHWEST
- SOUTHEAST
- SOUTHWEST

MAIN
STOWELL
BLOSSER
BROADWAY
DONOVAN
ALVIN
COLLEGE
MAIN
DEPOT
BRADLEY
STOWELL
BROADWAY
BATTLES
MILLER
BETTERAVIA
BETTERAVIA
COLLEGE
MCCOY
BROADWAY
SKYWAY
SANTA MARIA
BLOSSER
CALIFORNIA
ORCUTT
BRADLEY

EXHIBIT F

N

1 inch = 2,048 feet

The mapped data is derived from the City of Santa Maria GIS Program, which is developed and operated solely for the convenience of the City. The maps are for illustrative purposes only. The City does not warrant the accuracy of these maps and no decision involving a risk of injury or economic loss should be made in reliance thereon.

Please contact Dawn Robbins at 805-925-0951 ext. 446 or Michelle Heath ext.452 if you have questions. Thank you.

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Brett Fulgoni, Director of Public Works

DATE: May 5, 2026

SUBJECT: **Adoption of a Resolution Approving the Measure A Five-Year Local Program of Projects for Fiscal Year 2026/2027 through 2030/2031**

Description:
The City Council will consider adopting a Resolution approving the Measure A Five-Year Program of Projects for transportation and pedestrian enhancement projects within the City of Santa Maria.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

Adopt a Resolution approving the Measure A Five-Year Local Program of Projects for fiscal years 2026/2027 through 2030/2031; and certifying that the City of Santa Maria will provide sufficient funding in the 2026/2027 budget to meet the Measure A Maintenance of Effort requirement.

BACKGROUND:

In November 2008, Santa Barbara County voters approved the reauthorization of Measure D, an extension of the existing half-cent sales tax for transportation purposes, known as Measure A. Over its 30-year lifespan, Measure A will provide more than one billion in local sales tax revenues for transportation projects in Santa Barbara County. Specifically, it will provide approximately $455 million to Northern Santa Barbara County for high-priority transportation projects and programs to address the current and future needs of local communities.

Measure A funds are essential for the current and future maintenance needs of the City's roadways, transportation facilities, and overall infrastructure year after year.

DISCUSSION:

Section 18 of the Measure A ordinance requires each local jurisdiction to annually hold a public hearing to adopt a Five-Year Program of Projects (POP). This meeting serves that purpose. Once approved, all local POP are submitted to the Santa Barbara County Local Transportation Authority for approval.

The Five-Year Local POP (Attachment B) proposes projects that comply with the requirements of the Measure A ordinance. The Measure A project list for the current cycle allocates funds to local streets and transportation improvements.

Measure A requires the City to allocate 15 percent of its local share of Measure A funding to pedestrian and bicycle improvements, classified as "Alternate Transportation" Improvements. The Measure A program is divided into five-year segments with regard to Alternate Transportation, and the ordinance requires that the 15 percent requirement for Alternate Transportation expenditures be met completely over each five-year period.

The primary focus of the POP is the maintenance of the existing infrastructure within the City's rights-of-way. Other transportation funding sources, such as Gas Tax, SB1, LSTP (Local Surface Transportation Program), Growth Mitigation, and other grant programs are available for capital expenditures through the normal budget process.

Maintenance of Effort

A Maintenance of Effort (MOE) is a common requirement of special tax measures. MOE is a taxpayer safeguard used to assure that new special tax revenues are not used to supplant historical discretionary funding levels. The MOE requirement is meant to maintain existing funding levels so that the new tax revenues will improve public infrastructure or services above current levels.

The Measure A ordinance contains an MOE requirement that identifies the minimum amount of local discretionary funding for local streets and roads. The MOE requirements were established based on the City of Santa Maria discretionary spending reported during Year One, Fiscal Year 2010-11, of the Measure A Program. This amount has increased incrementally over the lifetime of the program. The MOE requirement for FY 2025/2026 is estimated to be $4,315,119 and will likely grow in FY 2026/2027. The MOE requirement is satisfied by a combination of utilities funding, gas tax, and in-kind sources.

The Resolution contains a certification required by the Measure A ordinance. The City is required to certify that the City budget includes an amount of local discretionary funding to comply with the MOE requirements. The proposed City of Santa Maria 2026-28 budget shall include sufficient discretionary funding to meet the estimated MOE requirement.

Alternative(s)

The recommended action is to approve the Resolution approving the five-year Measure A POP. The alternative to the recommended action would be for the City Council to direct staff to make changes to the POP and bring the item back to the City Council for approval. This would result in a delay in submitting the approved POP to SBCAG, which could delay the City's funding.

Fiscal Considerations

This action is expected to bring about $7.6 million to the City of Santa Maria in FY 2026/2027 and a projected total of about $40 million over the next five years. Attachment

B shows “Measure A Revenue Estimates from Santa Barbara County Association of Government (SBCAG)” by year in the second row of the table under “Revenues.” This does not include carryovers from the fund balance. The City must adopt a Resolution approving the Measure A Five-Year Local POP and certify the MOE requirement to secure this funding.

Impact on the Community

The Measure A Local POP will have a beneficial impact on the community by directing available Measure A revenues to the maintenance of the City’s transportation infrastructure. This network of roadways, sidewalks, streetlights, traffic signals, drainage systems, and landscaping serves every resident of the community daily. The maintenance and operation of this system are of critical importance to nearly every aspect of the health of the community’s infrastructure.

ATTACHMENT(S)

A. Resolution
B. Five-Year Measure A Program of Projects
C. SBCAG TTAC Staff Reports

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA APPROVING THE MEASURE A FIVE-YEAR LOCAL PROGRAM OF PROJECTS FOR FISCAL YEARS 2026/2027 THROUGH 2030/2031; AND CERTIFYING THAT THE CITY OF SANTA MARIA WILL PROVIDE SUFFICIENT FUNDING IN THE 2026/2027 BUDGET TO MEET THE MEASURE A MAINTENANCE OF EFFORT REQUIREMENT

WHEREAS, on November 4, 2008, the voters of Santa Barbara County approved Ordinance No. 5, the Road Repair, Traffic Relief, and Transportation Safety Measure, known as Measure A; and

WHEREAS, the City of Santa Maria held a public hearing per Section 18 of the Ordinance; and

WHEREAS, the Ordinance provides that the Santa Barbara County Local Transportation Authority shall annually approve a Program of Projects (POP) submitted by local jurisdictions identifying those transportation projects eligible to use Measure A funds during the succeeding five-year period; and

WHEREAS, the City of Santa Maria was provided with an estimate of annual Measure A local revenues for 2026/2027 through 2030/2031 to develop a local POP.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Santa Maria, California, as follows:

SECTION 1. The City Council approves the Five-Year POP to be funded in part with Measure A revenues; and

SECTION 2. The City of Santa Maria certifies that it will include in its budget an amount of local discretionary funding for local streets and roads sufficient to comply with Maintenance of Effort requirements contained in Section 27 of the Ordinance; and

SECTION 3. The City of Santa Maria has complied with all other applicable provisions and requirements of the Ordinance; and

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

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

Mayor

ATTEST:

Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Director

City Manager

Attachment B

City of Santa Maria
Five-Year Measure A Program of Projects (FYs 26/27 to 30/31)
Measure A Local Street and Transportation Improvements Submittal Form

Local Street & Transportation Improvements		Measure A Revenues					
Project Descriptions	**FY 2024/25 Actual Expenditures**	**FY 26/27**	**FY 27/28**	**FY 28/29**	**FY 29/30**	**FY 30/31**	**TOTAL**
Revenues							
Measure A Carry-Over		$ 6,377,010	$ 6,630,151	$ 6,541,963	$ 6,440,949	$ 6,317,368	$ 6,377,010
Measure A Revenue Estimates from SBCAG		$ 7,397,306	$ 7,648,735	$ 7,947,778	$ 8,252,040	$ 8,818,597	**$ 40,064,456**
Total		$ 13,774,316	$ 14,278,886	$ 14,489,741	$ 14,692,989	$ 15,135,965	**$ 46,441,466**
Maintainance, Improvement or Construction of Roadways & Bridges							
Roadway Maintenance and improvements	$ 4,352,178	$ 4,400,000	$ 5,048,000	$ 5,249,920	$ 5,459,917	$ 5,678,313	$ 25,836,150
Landscaping Maintenance	$ 211,372	$ 170,000	$ 178,500	$ 196,350	$ 215,985	$ 241,584	$ 1,002,419
Traffic Safety							
Signage replacements and improvements	$ 228,528	$ 235,384	$ 211,846	$ 219,381	$ 228,595	$ 238,939	$ 1,134,145
Pavement delineation	$ 243,874	$ 251,191	$ 226,071	$ 231,723	$ 238,675	$ 245,901	$ 1,193,561
Street lighting maintenance and improvements	$ 348,632	$ 359,091	$ 323,182	$ 332,878	$ 342,864	$ 353,150	$ 1,711,164
Street lighting upgrades - Underlit neighborhoods	$ 100,660	$ 300,000	$ 315,000	$ 330,750	$ 347,288	$ 364,652	$ 1,657,689
Traffic signal maintenance and improvements	$ 312,650	$ 318,903	$ 287,013	$ 295,624	$ 304,492	$ 313,627	$ 1,519,659
TOTAL	**$ 5,797,895**	**$ 6,034,569**	**$ 6,589,612**	**$ 6,856,625**	**$ 7,137,815**	**$ 7,436,166**	**$ 34,054,788**

Alternative Transportation Expenditures		Measure A Revenues					
Project Descriptions	**FY 2024/25 Actual Expenditures**	**FY 26/27**	**FY 27/28**	**FY 28/29**	**FY 29/30**	**FY 30/31**	**TOTAL**
Maintenance, Repair, Construction & Improvement of Bike & Ped Facilities, Safe Routes to School, & ADA Facilities	$ 2,128,629	$ 1,038,596	$ 1,076,310	$ 1,121,167	$ 1,166,806	$ 1,251,790	$ 5,654,668
City-wide Sidewalk Index	$ 39,647	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 200,000
Programs, Education, & Incentives to Reduce Single Occupant Auto Trips or Transportation Demand	$ 99,073	$ 31,000	$ 31,000	$ 31,000	$ 31,000	$ 31,000	$ 155,000
TOTAL ALTERNATIVE TRANSPORTATION EXPENDITURES	**$ 2,267,348**	**$ 1,109,596**	**$ 1,147,310**	**$ 1,192,167**	**$ 1,237,806**	**$ 1,322,790**	**$ 6,009,668**
TOTAL EXPENDITURES	**$ 8,065,243**	**$ 7,144,165**	**$ 7,736,923**	**$ 8,048,792**	**$ 8,375,621**	**$ 8,758,955**	**$ 40,064,456**

Alternative Transportation Summary	
TOTAL MEASURE A ALLOCATION (FY 2026/27 TO 2030/31)	**$ 40,064,456**
MINIMUM ALTERNATIVE PERCENTAGE PRESCRIBED BY INVESTMENT PLAN TO BE MET BY FY 2030/31 FOR FISCAL YEARS 2026/27 THROUGH 2030/31	**15%**
TOTAL MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION	**$ 6,009,668**
PERCENTAGE OF MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION	**15%**

SBCAG
SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS

STAFF REPORT
Board of Directors

MEETING DATE: February 19, 2026

STAFF CONTACT: Jacky Mata, SBCAG

SUBJECT: FINAL MEASURE A REVENUE ESTIMATES FOR FISCAL YEARS 26/27 TO 30/31

ATTACHMENTS:
Attachment 1 - Measure D and Measure A Revenues
Attachment 2 - Development Schedule
Attachment 3 - Measure A Local POP Submittal Form - FY 26-27
Attachment 4 Final FY 26-27 revenue estimates Tables 1-5

RECOMMENDATION:
Approve the final Measure A revenue estimates for Fiscal Years 2026/27 to 2030/31.

DISCUSSION:
As the Local Transportation Authority, SBCAG allocates Measure A transportation sales tax revenues in accordance with the voter-approved ordinance and investment plan. Integral to this responsibility, SBCAG staff prepares five-year revenue estimates annually before the development of the Measure A Program of Projects (POP), which the SBCAG Board will adopt in May. The attached tables provide draft projected revenues for Fiscal Year (FY) 2026/27 to FY 2030/31.

The revenue estimates reflect the actual repayment amount of the (Transportation Infrastructure Finance and Innovation Act (TIFIA) loan to accommodate the construction of the U.S. 101 HOV Phase 4 project. This TIFIA loan issuance will impact the overall program. While the loan was approved for $75 million, SBCAG drew down approximately $50 million, reducing the debt service amounts for Measure A.

The estimates allow local agencies to prepare their Measure A Programs of Projects. SBCAG is responsible for preparing the Authority Program of Projects in coordination with the Santa Barbara Metropolitan Transit District (SBMTD). The Measure A Revenue Estimates will be presented to the SBCAG Board of Directors as a draft in January 2026 and for approval in February 2026. **The Local Program of Projects will be due to SBCAG by March 31, 2026.** The draft Measure Staff will present a Program of Projects for review in May 2026 and for adoption by the Board in June 2026.

Attachment 4 includes the Estimates of Measure A allocations for the five years.

Table 1 – Five-Year Measure A Revenue Estimate
Table 1 presents the overall Measure A program revenue estimate for the five years. HdL, SBCAG's revenue analysis consultant, developed the FY 26/27 revenue projection, which is 2% higher than the FY 25/26 projection.

The 5-year revenue projections being presented take into consideration the following factors:

- **FY 26/27**: Following several years of below-trend growth after the extraordinary surges in FY 20/21 and 21/22, which satisfied several years of future demand, growth is expected to

experience moderate increases, assuming interest rates continue to decrease. As the economy continues to normalize and tariff impacts ease, growth is expected to return to a level closer to the long-term trend.

- **FY 27/28**: The auto and transportation markets are expected to contribute to renewed growth after years of market distortions. As inventory and financing rates become more favorable, with the hope of lower vehicle pricing, consumers will likely begin replacing vehicles that are now averaging 12.8 years old. Some changes to CEQA (California Environmental Quality Act) may help spur home building.
- **FY 28/29**: Business industrial development is projected to accelerate due to increased technological investments in automation, robotics, and artificial intelligence, as well as the electrification of the economy. These investments will be necessary to address emerging challenges and are expected to deliver robust returns. This period is forecast to see a faster increase in overall productivity compared to the post-2008 years, driving a cycle of improved growth.
- **FY 29/30**: Continued growth is expected as financial concerns with consumers and businesses lessen due to interest rate reductions and the finalization of all tariff discussions. Potential increases in building construction as homeowners begin to relieve the pent-up demand for home improvement projects, as pricing and interest rates help to raise the sector.
- **FY 30/31 and beyond**: This period represents a normal business cycle, which may include a recession or economic slowdown. The United States will face challenges such as high debt levels, expanding burdens from entitlement programs, and an aging workforce, with the birth rate below the replacement rate. However, advancements in artificial intelligence (AI), robotics, and other technological innovations, along with immigration, may help address these issues. These factors could help offset labor shortages and enhance productivity.

Table 1 shows the annual deductions for CDTFA administration costs, which are capped at 1.15%. In addition, the table includes a 1.0% gross revenue deduction for SBCAG administrative costs.

SBCAG was approved for a Federal TIFIA Loan by the Build America Bureau to provide financing for SBCAG's Measure A match for the SB1 Cycle 1 award for construction of the U.S. 101 HOV project. The loan was necessary to continue annual apportionments for the Local Street & Transportation Improvement and transit funding while constructing the HOV project segment(s). Debt service estimates are included in Table 1, which assumes a final TIFIA loan amount of $50 million, drawn down through FY 39/40.

Table 1 includes deductions off the top for consultant assistance, including ongoing consultation with the financial advisor, and TIFIA reporting assistance.

This table also includes the deduction for the annual Replica subscription. Replica is a planning tool that supports planning projects, public outreach, application development, and more. Following the September 2023 TTAC meeting, TTAC members agreed to fund a regionwide, ongoing subscription using off-the-top Measure A funds. Doing so would enable the region to retain access to Replica through the life of Measure A. To extend the current agreement, Replica offered a non-escalating fee of $96,000 annually through 2040 to cover all regional agencies. The cost would be approximately $500,000 annually if each agency subscribed individually.

New 'Off-the-Top' Expenditures for Measure A

In November 2025, SBCAG staff presented two new off-the-top expenditures for Measure A as part of the Fiscal Year 2026/27 Overall Work Program.

Measure A Renewal and Public Outreach Strategy

In preparation for the placement of the renewal measure on the ballot in 2032, SBCAG staff is proposing a set aside to develop the Measure A Renewal and Public Outreach Strategy beginning in FY 26/27. The document will outline the proposed milestones and the associated requirements to place the Measure A renewal on the ballot. The Strategy will include, but is not limited to:

- Assessment of lessons learned from Counties that have sought transportation sales tax measures
- Assessment of Measure A Ordinance, Investment Plan, and Progress Made
- Development of Schedule and Milestones
- Development of Measure A Stakeholder Survey
- Development of Public Outreach Strategy, including stakeholder committees
- Identifying Polling Needs
- Proposed schedule, steps, and components for the development of the Investment Plan (The Investment Plan will identify transportation needs, including projects and programs, and will be completed in 2030/31 in anticipation of the 2032 election)

Match for Development of Planning Studies and Project Lists

SBCAG staff is also proposing a new set aside for matching funds for transportation studies. The planning studies will support the development of a list of projects for the Measure A Extension Investment Plan over the next few years. SBCAG staff propose setting aside $200,000 for the local match for planning studies, with funding split evenly between North County and South County. If approved, the matches for the proposed Lompoc Valley Transportation Study would be funded from this fund for the City of Lompoc and the County of Santa Barbara. Staff is exploring the possibility of seeking funds for a South County study in the coming years. Additionally, should a reserve of these funds be established over time, it could be used to fund a study if a grant application is unsuccessful.

Finally, the table assumes that interest will be earned on the Measure A fund balance and allocated at the same percentages as the sales tax revenues.

Table 2A – North County and South Coast Annual Allocation

Table 2A lists the annual allocations to be made over the five years for programs in the North County and South Coast sub-programs. The investment plan specifies that the North County and South Coast programs receive 43.3% of the total measure revenues over 30 years. However, funding amounts for projects or programs within the sub-programs are reflected in the investment plan as estimated revenues in actual dollars over 30 years, not as percentages. Dollar amounts have been used to determine the annual percentages of sub-program revenue each will receive. The percentages shown are the same as last year's.

Table 2B – Highway 101 HOV Widening & Other Named Projects

The estimated revenues available for the South Coast Highway 101 HOV project and other "named" projects are reflected in Table 2B. The estimate is derived by deducting the North County and South Coast annual allocation total from the net revenues available for allocation in Table 1.

Table 3 – Local Street & Transportation Improvement Revenues

Table 3 derives the estimated North County and South Coast Local Street and Transportation Improvement revenues by jurisdiction within sub-regions using the LSTI estimate from Table 2A and population estimates from January 2025. The North County and South Coast unincorporated population split is based on the 2020 census. The investment plan specifies that each local agency on the South Coast will allocate a percentage of its gross LTSI to SBMTD for transit operations. These estimates are reflected in Table 3. The funds will be distributed directly to SBMTD in accordance with the investment plan. The table also shows the minimum percentage of LTSI funding and the corresponding dollar amount each local agency must expend on alternative transportation by the end of the five years, as required by the Investment Plan.

Table 4 – Specialized Transit for Elderly & Disabled

Table 4 reflects the estimated revenues for Easy Lift, the sole specialized transit service provider on the South Coast, and a revenue estimate for the North County based on population and paratransit ridership. Per the investment plan, transit operators and Consolidated Transportation Service Agencies are eligible recipients of this funding, intended to reduce fares charged to the elderly and disabled by covering the operating expenses of specialized services. Half of the annual North County Specialized Transit funding is allocated based on population, with a $5,000 base allocation to Guadalupe and SMOOTH, and the other half is allocated based on specialized transit ridership figures. Table 4 reflects population figures from the Department of Finance for January 2025 and specialized transit ridership figures from FY 23/24. Ridership figures are based on Fiscal Year 24/25 Specialized Transit figures provided by Transit Operators.

Table 5 – Local & Authority Program of Projects

This table summarizes revenue estimates from Tables 1-4, organized by the two Programs of Projects, a Local program, and an Authority program, as required by the ordinance for SBCAG to adopt annually. It includes a column listing the agencies responsible for preparing the various components of the two POPs.

Program of Projects Submittal Form

Annually, SBCAG and local agency recipients of Measure A funds are required to adopt a program of projects that shows how Measure A funds will be spent over the five years. The current Local Program of Projects Submittal form is included in **Attachment 3**. It is based on Appendix B1 (Local Street and Transportation Improvements Funding Eligible Uses) and Appendix B2 (eligible Local Street and Transportation Improvements Funding Alternative Transportation Expenditures) of the Measure A Investment Plan.

The submittal form also includes a designated area for agencies to document how they meet their prescribed alternative transportation expenditure percentages. These percentages for local alternative expenditures must be met by the end of the program's fourth quinquennium (FY 29/30). One column is to be used exclusively by the County to identify expenditures on Class 2 bikeway maintenance that may be counted towards its alternative transportation percentage. The County may count 50% of such expenditures towards its percentages, but these expenditures may not exceed 50% of the prescribed rate in the five-year period.

Schedule

Attachment 2 to this report includes a summary schedule of the Measure A POP process. The local Programs of Projects are due to SBCAG by March 31, 2025. SBCAG staff will present them for review in May and adoption in June.

COMMITTEE REVIEW:

The estimates were presented to the Technical Transportation Advisory Committee (TTAC) on February 5, 2026, and the committee recommended approval to the SBCAG Board.

Attachment 1

Measure D and Measure A Revenues
Fiscal Years 2005/06 to 2026/27

Program	Fiscal Year	Revenues	Growth Rate
Measure D	2005-06	$31,009,268	
	2006-07	$32,760,075	5.6%
	2007-08	$32,573,516	-0.6%
	2008-09	$29,769,950	-8.6%
	2009-10	$27,047,320	-9.1%
Measure A	2010-11	$29,175,863	7.9%
	2011-12	$32,084,170	10.0%
	2012-13	$33,020,369	2.9%
	2013-14	$34,817,454	5.4%
	2014-15	$36,274,326	4.2%
	2015-16	$36,952,647	1.9%
	2016-17	$37,497,469	1.5%
	2017-18	$37,255,453	-0.6%
	2018-19	$42,398,043	13.8%
	2019-20	$40,372,225	-4.8%
	2020-21	$46,257,033	14.6%
	2021-22	$53,769,084	16.2%
	2022-23	$54,916,379	2.1%
	2023-24	$54,989,323	0.1%
	2024-25	$55,996,186	1.8%
	2025-26*	$56,041,186	0.1%
	2026-27**	$57,171,186	2.0%

* Projected through end of Fiscal Year (Provided by HdL)

** Projected (Provided by HdL)

Attachment 2

Measure A Program of Projects
Development Schedule
FY 2026/27 Cycle

Action	Date
Review of Draft Revenue Estimates SBCAG provides the Technical Transportation Advisory Committee with a draft five-year estimate of the Measure A revenues for comment.	**December TTAC**
Present draft revenue estimates to Board	**January Board**
Present Final Revenue Estimates to TTAC/Board approval	**February 2026**
POP Submittal Date Local agencies and SBMTD Service Agencies submit a five-year program of projects to SBCAG. The project listing should be prepared and adopted consistent with the Measure A Ordinance.	**March 31, 2026**
Review of POPs SBCAG staff reviews local programs of projects and seeks modifications as necessary. SBCAG staff also develops the Draft Measure A Program of Projects for review in May.	**April 2026**
Draft Measure A POP is presented to TTAC and SBCAG Board	**May 2026**
SBCAG Board Approval of POP SBCAG Board approves Local and Authority Program of Projects and allocation of Measure A funds for FY 25/26.	**June 18, 2026**

Attachment C

City/County of _____
Five Year Measure A Program of Projects (Fys 26/27 to 30/31)
Measure A Local Street and Transportation Improvements Submittal Form
(Figures in $1000's)

Local Street & Transportation Improvements		Measure A Revenues								Non-Measure A Revenues				Total Project Cost	For Santa Barbara County Only
Project Descriptions	FY 24/25 Actual Expenditures	Carry-over from FY 24/25	Carry-over from FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL Measure A Revenues	Local	State	Federal	TOTAL Non-Measure A Revenues		Class 2 Bikeway Maintenance Expenditure - Count as Alternative Transportation Expenditure
Maintainance, Improvement or Construction of Roadways & Bridges															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Safety Improvements															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Urban Forestry Street Tree Program															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Storm Damage Repair to Transportation Facilities															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Roadway Drainage Facilities															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Traffic Signal Coordination, Intersection Channelization															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Traffic Management															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Landscaping Maintenance															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Highway Improvements															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
Matching Funds for State and Regional Programs and Projects															
									$0				$0	$0	
									$0				$0	$0	
									$0				$0	$0	
TOTAL		0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Alternative Transportation Expenditures				Measure A Revenues						Non-Measure A Revenues				Total Project Cost
Project Descriptions	FY 24/25 Actual Expenditures	Carry-over from FY 24/25	Carry-over from FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL Measure A Revenues	Local	State	Federal	TOTAL Non-Measure A Revenues	
Maintenance, Repair, Construction & Improvement of Bike & Ped Facilities														$0
									$0				$0	$0
									$0				$0	$0
									$0				$0	$0
Safe Routes to School Improvements														
									$0				$0	$0
									$0				$0	$0
									$0				$0	$0
Reduced Transit Fares for Seniors & Disabled														
									$0				$0	$0
									$0				$0	$0
									$0				$0	$0
Bus and Rail Transit Services and Facilties														
									$0				$0	$0
									$0				$0	$0
									$0				$0	$0
Programs, Education, & Incentives to Reduce Single Occupant Auto Trips or Transportation Demand														
									$0				$0	$0
									$0				$0	$0
									$0				$0	$0
TOTAL ALTERNATIVE TRANSPORTATION EXPENDITURES		0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURES		0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Alternative Transportation Summary		
TOTAL MEASURE A ALLOCATION (FY 2026/27 TO 2030/31)		$0
MINIMUM ALTERNATIVE PERCENTAGE PRESCRIBED BY INVESTMENT PLAN TO BE MET BY FY 2029/30 FOR FISCAL YEARS 2025/26 THROUGH 2029/30		Enter Percentage
TOTAL MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION	$0	$0
PERCENTAGE OF MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION		Enter Percentage

Table 1 - Total Receipts and Available Allocations
Final Five Year Measure A Revenue Estimate
FY 2026/27 to FY 2030/31

	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL
Total Receipts[1]	$57,171,186	$58,863,186	$60,879,186	$62,927,186	$64,803,186	**$304,643,930**
Board of Equalization Costs Administrative Costs (up to 1.15% on receipts)	($657,469)	($676,927)	($700,111)	($723,663)	($745,237)	**($3,503,405)**
Administration: SBCAG Staff + Indirect Costs (no more than 1% of receipts for administration and audits)	($573,712)	($590,632)	($610,792)	($631,272)	($650,032)	**($3,056,439)**
Measure A TIFIA Reporting, HdL revenue analysis [3]	($60,000)	($60,000)	($60,000)	($60,000)	($60,000)	**($300,000)**
Replica Annual Subscription [4]	($96,000)	($96,000)	($96,000)	($96,000)	($96,000)	**($480,000)**
Debt Service on TIFIA Loan [2]	($5,657,800)	($5,655,200)	($5,655,600)	($5,652,900)	($3,752,000)	**($26,373,500)**
Measure A Renewal and Public Outreach Strategy	($150,000)	($150,000)	($150,000)	($150,000)	($150,000)	**($750,000)**
Matching for Regional or Corridor Studies	($200,000)	($200,000)	($200,000)	($200,000)	($200,000)	**($1,000,000)**
Interest on Measure A Fund Balance Based on historical data	$200,000	$200,000	$200,000	$200,000	$200,000	**$1,000,000**
Available for Allocation	**$49,976,206**	**$51,634,428**	**$53,606,684**	**$55,613,352**	**$59,349,918**	**$270,180,586**

1. Growth rate figures and revenue estimate for FY 26/27 provided by SBCAG's revenue analysis consultant, HdL.
2. Debt service estimates assume TIFIA loan of ~$50 million (drawn down through FY 24/25) at 4.02% assumed rate.
3. This also includes $50,000 for TIFIA reporting assistance and $10,000 for revenue monitoring services
4. Includes $96,000 annually for Replica

Table 2A - North County and South Coast Annual Allocations
Five Year Measure A Revenue Estimate
FY 2026/27 to FY 2030/31

	Investment Plan Total	%	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL
North County Annual Allocations	$455,000,000	43.3%						
Local Street and Transportation Improvements	$341,000,000	74.9%	$16,217,883	$16,755,996	$17,396,017	$18,047,205	$19,259,766	**$87,676,866**
Specialized Transit for Elderly and Disabled	$4,500,000	1.0%	$214,019	$221,120	$229,566	$238,160	$254,161	**$1,157,026**
Safe Routes to School, Bicycle & Pedestrian Program	$3,000,000	0.7%	$142,679	$147,413	$153,044	$158,773	$169,441	**$771,351**
Carpool and Vanpool Program	$2,000,000	0.4%	$95,120	$98,276	$102,029	$105,849	$112,961	**$514,234**
Interregional Transit Program	$22,500,000	4.9%	$1,070,095	$1,105,601	$1,147,831	$1,190,798	$1,270,806	**$5,785,130**
Subtotal			$17,739,796	$18,328,406	$19,028,488	$19,740,784	$21,067,134	**$95,904,607**
South County Annual Allocations	$455,000,000	43.3%						
Local Street and Transportation Improvements	$330,650,000	72.7%	$15,725,639	$16,247,419	$16,868,015	$17,499,438	$18,675,195	**$85,015,706**
Safe Routes to School Program	$13,000,000	2.9%	$618,277	$638,792	$663,191	$688,017	$734,243	**$3,342,520**
Bicycle & Pedestrian Program	$13,000,000	2.9%	$618,277	$638,792	$663,191	$688,017	$734,243	**$3,342,520**
South Coast Transit Capital Program	$27,000,000	5.9%	$1,284,114	$1,326,721	$1,377,397	$1,428,958	$1,524,967	**$6,942,157**
Interregional Transit Program	$25,350,000	5.6%	$1,205,640	$1,245,644	$1,293,223	$1,341,632	$1,431,774	**$6,517,914**
Specialized Transit for Elderly and Disabled	$6,000,000	1.3%	$285,359	$294,827	$306,088	$317,546	$338,882	**$1,542,701**
Carpool and Vanpool Program	$7,000,000	1.5%	$332,918	$343,965	$357,103	$370,470	$395,362	**$1,799,818**
Commuter/Passenger Rail	$25,000,000	5.5%	$1,188,994	$1,228,445	$1,275,368	$1,323,109	$1,412,006	**$6,427,923**
Subtotal			$21,259,219	$21,964,605	$22,803,576	$23,657,186	$25,246,672	**$114,931,258**
Total of North & South Annual Allocations			**$38,999,014**	**$40,293,011**	**$41,832,064**	**$43,397,971**	**$46,313,806**	**$210,835,865**

Table 2B - Highway 101 HOV Widening & Other Named Projects
Five Year Measure A Revenue Estimate
FY 2026/27 to FY 2030/31

	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL
Highway 101 HOV Widening & Other Named Projects *	$10,977,191	$11,341,417	$11,774,620	$12,215,381	$13,036,112	**$59,344,720**

*The estimate is derived by deducting the North County and South Coast annual allocation total from the net revenues available for allocation in Table 1.

Table 3 - Local Agency Apportionments
Five Year Measure A Revenue Estimate
FY 2026/27 to FY 2030/31

Jurisdiction		Population	Population %	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL	Alternative Mode Percentage
Total North County Estimates		240,150	100.000%	**$16,217,883**	**$16,755,996**	**$17,396,017**	**$18,047,205**	**$19,259,766**	**$87,676,866**	
Buellton		5,091	2.120%	$431,087	$442,494	$456,062	$469,867	$495,572	**$2,295,083**	5%
Guadalupe		8,851	3.686%	$675,614	$695,446	$719,035	$743,035	$787,726	**$3,620,856**	5%
Lompoc		43,424	18.082%	$2,924,025	$3,021,327	$3,137,056	$3,254,803	$3,474,059	**$15,811,270**	15%
Santa Maria		112,208	46.724%	$7,397,306	$7,648,735	$7,947,778	$8,252,040	$8,818,597	**$40,064,456**	15%
Solvang		5,755	2.396%	$474,269	$487,165	$502,502	$518,107	$547,165	**$2,529,209**	15%
Co. of Santa Barbara (unincorporated North County)		64,821	26.992%	$4,315,581	$4,460,829	$4,633,583	$4,809,352	$5,136,647	**$23,355,992**	10%
Total South Coast Estimates		206,982	100.000%	**$15,725,639**	**$16,247,419**	**$16,868,015**	**$17,499,438**	**$18,675,195**	**$85,015,706**	
Carpinteria		12,735	6.153%	$1,042,944	$1,075,048	$1,113,231	$1,152,081	$1,224,422	$5,607,726	
% of Gross Allocation for SC Transit Operations	7.96%			$83,018	$85,574	$88,613	$91,706	$97,464	$446,375	
Carpinteria				$959,926	$989,474	$1,024,618	$1,060,375	$1,126,958	$5,161,351	10%
Goleta		32,747	15.821%	$2,524,703	$2,607,255	$2,705,440	$2,805,339	$2,991,358	$13,634,095	
% of Gross Allocation for SC Transit Operations	13.18%			$332,756	$343,636	$356,577	$369,744	$394,261	$1,796,974	
Goleta				$2,191,947	$2,263,618	$2,348,863	$2,435,595	$2,597,097	$11,837,121	10%
Santa Barbara City		86,451	41.767%	$6,501,135	$6,719,069	$6,978,276	$7,242,006	$7,733,090	$35,173,576	
% of Gross Allocation for SC Transit Operations	26.05%			$1,693,546	$1,750,318	$1,817,841	$1,886,543	$2,014,470	$9,162,717	
Santa Barbara City				$4,807,589	$4,968,752	$5,160,435	$5,355,463	$5,718,620	$26,010,860	10%
Co. of Santa Barbara (unincorporated South Coast)		75,049	36.259%	$5,656,858	$5,846,048	$6,071,067	$6,300,012	$6,726,325	$30,600,309	
% of Gross Allocation for SC Transit Operations	11.12%			$629,043	$650,081	$675,103	$700,561	$747,967	$3,402,754	
Co. of Santa Barbara (unincorporated South Coast)				$5,027,815	$5,195,967	$5,395,964	$5,599,451	$5,978,357	$27,197,555	10%
South Coast Transit Operations Program TOTAL				$2,738,362	$2,829,608	$2,938,134	$3,048,553	$3,254,162	$14,808,820	

Population estimates reflect California Department of Finance (DOF) figures for January 2025. https://dof.ca.gov/forecasting/demographics/estimates-e1/
North/South unincorporated split is based on 2020 US Census, 2020 American Community Survey, 5 year estimates
All local jurisdictions receive a $100,000 base allocation
Alternative Mode Percentages per the Measure A Investment Plan

Table 4 - Specialized Transit for Elderly & Disabled
5-Year Measure A Revenue Estimate
FY 2026/27 to FY 2030/31

			FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	TOTAL
North County								
Population	240,150	100.000000%	$107,009	$110,560	$114,783	$119,080	$127,081	**$578,513**
Ridership*	81,121	100.000000%	$107,009	$110,560	$114,783	$119,080	$127,081	**$578,513**
Lompoc Valley								
City of Lompoc Transit (COLT)								
Population	60,545	25.211191%	$26,978	$27,874	$28,938	$30,021	$32,039	**$145,850**
Ridership	8,982	11.072349%	$11,848	$12,242	$12,709	$13,185	$14,071	**$64,055**
Lompoc Valley Total			**$38,827**	**$40,115**	**$41,647**	**$43,206**	**$46,109**	**$209,905**
Santa Maria Valley	157,051	65.397068%	$69,981	$72,303	$75,065	$77,875	$83,107	**$378,331**
Guadalupe Transit								
Population			$5,000	$5,000	$5,000	$5,000	$5,000	**$25,000**
Ridership	1,113	1.372025%	$1,468	$1,517	$1,575	$1,634	$1,744	**$7,937**
Guadalupe Total			**$6,468**	**$6,517**	**$6,575**	**$6,634**	**$6,744**	**$32,937**
Santa Maria Regional Transit (SMRT)								
Population			$59,981	$62,303	$65,065	$67,875	$73,107	**$328,331**
Ridership	8,854	10.914560%	$11,680	$12,067	$12,528	$12,997	$13,870	**$63,142**
SMRT Total			**$71,661**	**$74,370**	**$77,593**	**$80,872**	**$86,977**	**$391,473**
Santa Maria Organization of Transportation Helpers (SMOOTH)								
			$5,000	$5,000	$5,000	$5,000	$5,000	**$25,000**
Ridership	59,778	73.689920%	$78,855	$81,472	$84,584	$87,750	$93,646	**$426,306**
SMOOTH Total			**$83,855**	**$86,472**	**$89,584**	**$92,750**	**$98,646**	**$451,306**
Santa Ynez Valley								
Santa Ynez Valley Transit (SYVT)								
Population	22,554	9.391741%	$10,050	$10,384	$10,780	$11,184	$11,935	**$54,332**
Ridership	2,394	2.951147%	$3,158	$3,263	$3,387	$3,514	$3,750	**$17,073**
Santa Ynez Valley Total			**$13,208**	**$13,646**	**$14,168**	**$14,698**	**$15,685**	**$71,405**
NORTH COUNTY TOTAL			**$214,019**	**$221,120**	**$229,566**	**$238,160**	**$254,161**	**$1,157,026**
South Coast								
Easy Lift			$285,359	$294,827	$306,088	$317,546	$338,882	**$1,542,701**
SOUTH COAST TOTAL			**$285,359**	**$294,827**	**$306,088**	**$317,546**	**$338,882**	**$1,542,701**

Notes:
- Population estimates reflect California Department of Finance (DOF) figures for January 2024.
- Ridership figures are based on Fiscal Year 24/25 Specialized Transit figures provided by Transit Operators.

Table 5
Five Year Measure A Revenue Estimate
Local & Authority Program of Projects
FY 2026/27 to FY 2030/31

Local Program of Projects

Local Street & Transportation Improvements	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	POP Prepared by
Buellton	$431,087	$442,494	$456,062	$469,867	$495,572	City
Guadalupe	$675,614	$695,446	$719,035	$743,035	$787,726	City
Lompoc	$2,924,025	$3,021,327	$3,137,056	$3,254,803	$3,474,059	City
Santa Maria	$7,397,306	$7,648,735	$7,947,778	$8,252,040	$8,818,597	City
Solvang	$474,269	$487,165	$502,502	$518,107	$547,165	City
Co. of Santa Barbara (North County)	$4,315,581	$4,460,829	$4,633,583	$4,809,352	$5,136,647	County
Co. of Santa Barbara (South County)	$5,027,815	$5,195,967	$5,395,964	$5,599,451	$5,978,357	County
Carpinteria	$959,926	$989,474	$1,024,618	$1,060,375	$1,126,958	City
Goleta	$2,191,947	$2,263,618	$2,348,863	$2,435,595	$2,597,097	City
Santa Barbara City	$4,807,589	$4,968,752	$5,160,435	$5,355,463	$5,718,620	City
Subtotal	**$29,205,160**	**$30,173,807**	**$31,325,897**	**$32,498,089**	**$34,680,798**	

Authority Program of Projects

North County	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	POP Prepared by
Specialized Transit for Elderly and Disabled						
- City of Lompoc Transit (COLT)	$38,827	$40,115	$41,647	$43,206	$46,109	Lompoc
- Guadalupe Transit	$6,468	$6,517	$6,575	$6,634	$6,744	Guadalupe
- Santa Maria Area Transit (SMAT)	$71,661	$74,370	$77,593	$80,872	$86,977	Santa Maria
- Santa Maria Organization of Transp. Helpers	$83,855	$86,472	$89,584	$92,750	$98,646	SMOOTH
- Santa Ynez Valley Transit (SYVT)	$13,208	$13,646	$14,168	$14,698	$15,685	Solvang
Safe Routes to School, Bike & Ped Program	$142,679	$147,413	$153,044	$158,773	$169,441	SBCAG
Carpool and Vanpool Program	$95,120	$98,276	$102,029	$105,849	$112,961	SBCAG Traffic Solutions
Interregional Transit Program	$1,070,095	$1,105,601	$1,147,831	$1,190,798	$1,270,806	SBCAG
South Coast						
Specialized Transit for Elderly and Disabled						
- Easy Lift	$285,359	$294,827	$306,088	$317,546	$338,882	Easy Lift
South Coast Transit Operations	$2,738,362	$2,829,608	$2,938,134	$3,048,553	$3,254,162	SBMTD
South Coast Transit Capital	$1,284,114	$1,326,721	$1,377,397	$1,428,958	$1,524,967	SBMTD
Safe Routes to School Program	$618,277	$638,792	$663,191	$688,017	$734,243	SBCAG
Bicycle and Pedestrian Program	$618,277	$638,792	$663,191	$688,017	$734,243	SBCAG
Interregional Transit Program	$1,205,640	$1,245,644	$1,293,223	$1,341,632	$1,431,774	SBCAG
Carpool and Vanpool Program	$332,918	$343,965	$357,103	$370,470	$395,362	SBCAG Traffic Solutions
Commuter/Passenger Rail	$1,188,994	$1,228,445	$1,275,368	$1,323,109	$1,412,006	SBCAG
Named Projects						
Hwy 101 HOV Widening & Other Named Projects	$10,977,191	$11,341,417	$11,774,620	$12,215,381	$13,036,112	SBCAG
Subtotal	$20,771,046	$21,460,620	$22,280,786	$23,115,262	$24,669,119	
TOTAL	**$49,976,206**	**$51,634,428**	**$53,606,684**	**$55,613,352**	**$59,349,918**	

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Graciela Reynoso Chief Human Resources Officer

DATE: May 5, 2026

SUBJECT: **Annual Report Regarding City of Santa Maria Workforce Vacancies, Recruitment and Retention Efforts Pursuant to AB 2561**

Description:
The City Council will receive and file a report on the City's workforce vacancies, recruitment, and retention efforts in compliance with Assembly Bill 2561 (Gov. Code § 3502.3.) as of December 26, 2025.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Conduct a public hearing to report on vacancy levels, evaluate hiring and retention efforts; and
2. Receive and file this report and attachments on the City's workforce vacancies and recruitment and retention efforts in compliance with Assembly Bill 251 (Gov. Code § 3502.3.).

BACKGROUND:

Assembly Bill 2561 (AB 2561) was signed into law on September 22, 2024, by Governor Newsom. The bill amends the Meyers-Milias Brown Act ("MMBA") and creates Government Code Section 3502.3 (GC 3502.3), thereby creating a new obligation for public agencies to hold a public hearing annually to report on vacancy levels and evaluate hiring and retention efforts. Additionally, AB 2561 entitles recognized bargaining groups to make a presentation before the agency's governing body at the public hearing in which the agency makes its presentation.

DISCUSSION:

The City Workforce and Vacancies
The City of Santa Maria has a well qualified workforce in many different job types as City operations are varied and complex.

As of December 2025, the City had 741.60 Full-time Equivalent (FTE) budgeted full-time and part-time benefitted positions across 10 departments. The City maintains labor agreements in the form of either Memorandums of Understanding and Wage and Benefits Agreements (Resolutions for unrepresented groups) with the following employee groups:

Bargaining Units / Employee Salary Groups
Firefighters Union Local 2020
Non-Management & Confidential Employees (Unrepresented)
Police Officers' Association
Public Safety Managers (Unrepresented)
Service Employees International Union 620
Santa Maria Police Association of Middle Management

As of year-end 2025, the City's vacancy rate was 13.3% of the total FTE count. No represented unit had a vacancy rate of 20 percent or higher.

The table below includes the total vacancies for the end of calendar 2025 in each of the employee groups:

Bargaining Group	Budgeted FTE	Vacancy Count	Vacancy Rate
Firefighters Union Local 2020	74.0	8.0	10.8%
Non-Represented Management & Confidential Employees (Unrepresented)	114.0	22.0	19.2%
Police Officers' Association	148.0	19.0	12.8%
Public Safety Managers (Unrepresented)	10.0	0.0	0.0%
Service Employees International Union 620	372.6	48.4	12.9%
Santa Maria Police Association of Middle Management	23.0	1.0	4.3%
Overall	**741.6**	**98.4**	**13.3%**

While this report is a representation of City workforce data from December of 2025, it is important to note that City has worked to clean up long-term vacant positions so as to clarify position control and budget. As of January 20, 2026, the City has an overall FTE count of 719.4. The City currently has 82.0 FTE vacancies as of April 17, 2026.

Recruitment Efforts and Strategies

The City maintains positive employee relations, a robust system for talent management, succession planning and employee engagement while protecting employee health and supporting workplace safety protocols. We strive to recruit, develop, and retain a diverse,

well-qualified and professional workforce that reflects the high standards of the community we serve.

To meet these goals, Human Resources partners with departmental representatives when a vacancy occurs to ensure that Human Resources and the department align the recruitment process to focus on current and future needs, and to ensure the recruitment examination process is reflective of the position and accurately captures the position's duties and responsibilities. The City advertises job opportunities with industry-specific journals and websites; and social media and networking sites to attract talent to fulfill the City's mission and public good.

In calendar year 2025, the City conducted 56 recruitments, receiving a total of approximately 1,684 applications. These efforts resulted in 241 appointments for the City, in both full-time, part-time, and limited-service positions. Of these appointments, 93 were promotional appointments, which signals a healthy workforce with growth opportunities within the organization.

Competitive Employment Offers

In an effort to attract and retain quality employees, the City offers incentives such as:

- Education incentive for certain degrees and certifications
- Hiring incentives for hard-to-fill positions
- Relocation assistance
- Various options for medical coverage for eligible employees and their dependents at minimal cost
- Competitive pay programs and salary reviews
- Advanced accruals for vacation and sick leave available for negotiation

Retention Strategies: Maintaining a Competitive Position and Positive Employee Relations

The City has initiated a comprehensive classification and compensation study that is now well underway and will continue through the next phases of reviewing classification specifications and market data. This review encompasses more than 200 City classifications and is essential to addressing labor market changes, regulatory requirements, and evolving organizational needs to ensure both market competitiveness and internal alignment for the complex work our employees perform.

The study will also modernize and streamline the City's classification structure. This includes developing updated, legally compliant classification descriptions that reflect current roles, responsibilities, duties, and qualifications, as well as contemporary industry standards.

When the study launched, Human Resources partnered with the labor groups and a variety of stakeholders to select a qualified vendor to conduct this work, ensuring a collaborative and transparent process.

Conclusion
The City's tangible efforts and continuous improvement of our employee offerings will continue to attract and retain top talent through employee-centric initiatives such as the classification and compensation study, employee training programs, engagement initiatives, and positive employee and labor relations, and the opportunity to serve the Santa Maria community.

Alternative(s)
This is a mandated report to be presented to City Council.

Fiscal Considerations
There is no fiscal impact to Council receiving this report.

Impact on the Community
As a result of this report, the community will be informed of the status of position vacancies and recruitment and retention efforts at the City.

ATTACHMENT(S)

A. 2025 Appointments
B. Job Announcement Sample LinkedIn

City of Santa Maria
CY 2025 Appointments

Department	Position Title	Position Appt Date	Appointment Type
City Attorney's Office	CONFIDENTIAL TECHNICIAN I	10/6/2025	New Hire
City Manager's Office	ADMINISTRATIVE AIDE I	11/17/2025	New Hire
City Manager's Office	CONFIDENTIAL TECHNICIAN II	5/17/2025	Promotion
City Manager's Office	CONFIDENTIAL TECHNICIAN II	8/23/2025	Promotion
City Manager's Office	CONSULTANT II	10/18/2025	New Hire
City Manager's Office	CONSULTANT IV	7/2/2025	New Hire
City Manager's Office	PROGRAM LEADER	6/30/2025	New Hire
Community Development	ADMINISTRATIVE AIDE I	6/16/2025	New Hire
Community Development	ADMINISTRATIVE AIDE I	6/16/2025	New Hire
Community Development	CODE ENFORCEMENT OFFICER II	5/17/2025	Promotion
Community Development	CODE ENFORCEMENT OFFICER II	5/17/2025	Promotion
Community Development	CODE ENFORCEMENT OFFICER II	11/1/2025	Promotion
Community Development	CORPORATE/EXECUTIVE LEADER (NON-SAFETY)	1/13/2025	New Hire
Finance	CORPORATE/EXECUTIVE LEADER (NON-SAFETY)	5/5/2025	New Hire
Finance	PROGRAM LEADER	8/25/2025	New Hire
Finance	PROGRAM LEADER	10/18/2025	Promotion
Fire	FIRE BATTALION CHIEF	10/18/2025	Promotion
Fire	FIRE CAPTAIN	4/5/2025	Promotion
Fire	FIRE CAPTAIN	4/5/2025	Promotion
Fire	FIRE ENGINEER	2/22/2025	Promotion
Fire	FIRE ENGINEER	4/5/2025	Promotion
Fire	ORGANIZATION/ENTERPRISE LEADER (SAFETY)	10/18/2025	Promotion
Library	ASSISTANT LIBRARY TECHNICIAN	1/27/2025	New Hire
Library	ASSISTANT LIBRARY TECHNICIAN	1/27/2025	New Hire
Library	ASSISTANT LIBRARY TECHNICIAN	10/20/2025	New Hire
Library	ASSISTANT LIBRARY TECHNICIAN	11/17/2025	New Hire

Library	ASSISTANT LIBRARY TECHNICIAN	11/17/2025	New Hire
Library	ASSISTANT LIBRARY TECHNICIAN	11/17/2025	New Hire
Library	ASSISTANT LIBRARY TECHNICIAN	11/17/2025	New Hire
Library	CLERK II	2/8/2025	New Hire
Library	GRAPHICS TECHNICIAN	1/11/2025	Promotion
Police	CORPORATE/EXECUTIVE LEADER (SAFETY)	4/28/2025	New Hire
Police	CRIME ANALYST II	8/23/2025	Promotion
Police	CRIME LAB & EVIDENCE SUPERVISOR	8/23/2025	Promotion
Police	CRIMINALISTICS TECHNICIAN II	3/8/2025	Promotion
Police	DIGITAL FORENSICS EXAMINER II	8/23/2025	Promotion
Police	DISPATCHER II	5/19/2025	New Hire
Police	ORGANIZATION/ENTERPRISE LEADER (SAFETY)	9/20/2025	Promotion
Police	ORGANIZATION/ENTERPRISE LEADER (SAFETY)	11/1/2025	Promotion
Police	OUTREACH COORDINATOR	11/29/2025	Promotion
Police	POLICE LIEUTENANT	9/20/2025	Promotion
Police	POLICE LIEUTENANT	10/6/2025	New Hire
Police	POLICE LIEUTENANT	11/1/2025	Promotion
Police	POLICE LIEUTENANT	12/27/2025	Promotion
Police	POLICE OFFICER	5/31/2025	Promotion
Police	POLICE OFFICER	5/31/2025	Promotion
Police	POLICE OFFICER	5/31/2025	Promotion
Police	POLICE OFFICER	5/31/2025	Promotion
Police	POLICE OFFICER	5/31/2025	New Hire
Police	POLICE OFFICER	5/31/2025	Promotion
Police	POLICE OFFICER	7/14/2025	New Hire
Police	POLICE OFFICER	9/22/2025	New Hire
Police	POLICE OFFICER	11/3/2025	New Hire

Police	POLICE OFFICER	11/29/2025	Promotion
Police	POLICE OFFICER	11/29/2025	Promotion
Police	POLICE OFFICER	11/29/2025	Promotion
Police	POLICE OFFICER	12/15/2025	New Hire
Police	POLICE RECORDS TECHNICIAN I	7/14/2025	New Hire
Police	POLICE RECORDS TECHNICIAN I	10/6/2025	New Hire
Police	POLICE RECORDS TECHNICIAN I	10/20/2025	New Hire
Police	POLICE RECORDS TECHNICIAN I	11/15/2025	Voluntary Transfer
Police	POLICE RECORDS TECHNICIAN II	5/3/2025	Voluntary Transfer
Police	POLICE RECORDS TECHNICIAN II	12/13/2025	Promotion
Police	POLICE RECORDS TECHNICIAN II	1/10/2026	Voluntary Transfer
Police	POLICE SERGEANT	5/17/2025	Promotion
Police	POLICE SERGEANT	11/1/2025	Promotion
Police	POLICE SERGEANT	11/1/2025	Promotion
Police	POLICE SERGEANT	12/27/2025	Promotion
Police	POLICE TRAINEE	12/30/2024	New Hire
Police	POLICE TRAINEE	6/16/2025	New Hire
Police	POLICE TRAINEE	6/16/2025	New Hire
Police	POLICE TRAINEE	6/16/2025	New Hire
Police	POLICE TRAINEE	6/16/2025	New Hire
Police	POLICE TRAINEE	6/16/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire

Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	POLICE TRAINEE	12/29/2025	New Hire
Police	PROPERTY-EVIDENCE CLERK	12/28/2024	Promotion
Police	SENIOR POLICE RECORDS TECH	10/18/2025	Promotion
Public Works	CREW LEADER-MAINT SPECIALIST	11/15/2025	Promotion
Public Works	MAINTENANCE WORKER II	4/5/2025	Promotion
Public Works	MAINTENANCE WORKER II	8/9/2025	Promotion
Public Works	MAINTENANCE WORKER II	12/13/2025	Promotion
Public Works	PRINCIPAL CIVIL ENGINEER	11/1/2025	Promotion
Public Works	SENIOR CREW LEADER-MAINT SPEC	6/28/2025	Promotion
Public Works	STREET MAINT SUPERVISOR	4/5/2025	Promotion
Recreation and Parks	ADMINISTRATIVE AIDE I	11/17/2025	New Hire
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	5/6/2023	New Hire
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	7/1/2023	New Hire
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	5/3/2025	Promotion
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	5/3/2025	Promotion
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	5/3/2025	Promotion
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	6/16/2025	New Hire
Recreation and Parks	AQUATICS SAFETY & EDUCATIONAL SPEC	6/16/2025	New Hire
Recreation and Parks	FACILITY SPECIALIST II	6/16/2025	New Hire
Recreation and Parks	FACILITY SPECIALIST II	7/14/2025	New Hire
Recreation and Parks	GENERAL LABORER	3/8/2025	Promotion
Recreation and Parks	GENERAL LABORER	3/8/2025	Promotion
Recreation and Parks	GENERAL LABORER	5/3/2025	Promotion
Recreation and Parks	GENERAL LABORER	5/3/2025	Promotion
Recreation and Parks	GENERAL LABORER	5/3/2025	Promotion

Recreation and Parks	GENERAL LABORER	5/3/2025	Promotion
Recreation and Parks	GENERAL LABORER	5/3/2025	Promotion
Recreation and Parks	GENERAL LABORER	7/14/2025	New Hire
Recreation and Parks	GENERAL LABORER	9/8/2025	New Hire
Recreation and Parks	GRAPHICS TECHNICIAN	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	5/5/2025	New Hire
Recreation and Parks	LIFEGUARD	5/19/2025	New Hire
Recreation and Parks	LIFEGUARD	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	6/2/2025	New Hire
Recreation and Parks	LIFEGUARD	6/16/2025	New Hire
Recreation and Parks	LIFEGUARD	6/16/2025	New Hire
Recreation and Parks	LIFEGUARD	6/30/2025	New Hire
Recreation and Parks	LIFEGUARD	9/8/2025	New Hire
Recreation and Parks	LIFEGUARD	9/8/2025	New Hire
Recreation and Parks	LIFEGUARD	10/6/2025	New Hire
Recreation and Parks	LIFEGUARD	10/20/2025	New Hire
Recreation and Parks	LIFEGUARD	12/15/2025	New Hire
Recreation and Parks	LIFEGUARD	12/15/2025	New Hire
Recreation and Parks	LIFEGUARD	12/29/2025	New Hire
Recreation and Parks	MAINTENANCE WORKER I	4/5/2025	Promotion
Recreation and Parks	MAINTENANCE WORKER I	4/21/2025	New Hire
Recreation and Parks	MAINTENANCE WORKER I	10/20/2025	New Hire
Recreation and Parks	MAINTENANCE WORKER II	4/21/2025	New Hire

Recreation and Parks	MAINTENANCE WORKER II	10/18/2025	Promotion
Recreation and Parks	MAINTENANCE WORKER II	10/18/2025	Promotion
Recreation and Parks	MAINTENANCE WORKER II	10/18/2025	Promotion
Recreation and Parks	MAINTENANCE WORKER II	10/18/2025	Promotion
Recreation and Parks	RECREATION ACTIVITY SPECIALIST	12/28/2024	Promotion
Recreation and Parks	RECREATION ACTIVITY SPECIALIST	12/28/2024	Promotion
Recreation and Parks	RECREATION ACTIVITY SPECIALIST	12/28/2024	Promotion
Recreation and Parks	RECREATION LEADER II	12/30/2024	New Hire
Recreation and Parks	RECREATION LEADER II	1/27/2025	New Hire
Recreation and Parks	RECREATION LEADER II	1/27/2025	New Hire
Recreation and Parks	RECREATION LEADER II	1/27/2025	New Hire
Recreation and Parks	RECREATION LEADER II	2/10/2025	New Hire
Recreation and Parks	RECREATION LEADER II	3/8/2025	Promotion
Recreation and Parks	RECREATION LEADER II	5/5/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/2/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/2/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/2/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/2/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/2/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/2/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/16/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	6/30/2025	New Hire
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Recreation and Parks	RECREATION LEADER II	6/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	7/28/2025	New Hire
Recreation and Parks	RECREATION LEADER II	7/28/2025	New Hire
Recreation and Parks	RECREATION LEADER II	7/28/2025	New Hire
Recreation and Parks	RECREATION LEADER II	8/11/2025	New Hire
Recreation and Parks	RECREATION LEADER II	8/22/2025	New Hire
Recreation and Parks	RECREATION LEADER II	8/22/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/6/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/6/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/6/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/6/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/20/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/20/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/20/2025	New Hire
Recreation and Parks	RECREATION LEADER II	10/20/2025	New Hire
Recreation and Parks	RECREATION LEADER II	11/3/2025	New Hire
Recreation and Parks	RECREATION LEADER II	11/3/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/29/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/30/2025	New Hire
Recreation and Parks	RECREATION LEADER II	12/30/2025	New Hire

Recreation and Parks	SENIOR LIFEGUARD	9/6/2025	Promotion
Recreation and Parks	SENIOR LIFEGUARD	10/18/2025	New Hire
Recreation and Parks	SKILLED LABORER	2/7/2026	Promotion
Recreation and Parks	SWIM POOL CLERK	3/8/2025	Promotion
Recreation and Parks	SWIM POOL CLERK	6/2/2025	New Hire
Recreation and Parks	SWIM POOL CLERK	6/2/2025	New Hire
Recreation and Parks	SWIM POOL CLERK	6/2/2025	New Hire
Utilities	ACCOUNT CLERK - SCALE HOUSE	3/24/2025	New Hire
Utilities	ACCOUNT CLERK I	11/3/2025	New Hire
Utilities	ACCOUNT CLERK II	9/20/2025	Promotion
Utilities	ADMINISTRATIVE AIDE II	3/24/2025	New Hire
Utilities	ADMINISTRATIVE LEADER	5/5/2025	New Hire
Utilities	ADMINISTRATIVE LEADER	6/30/2025	New Hire
Utilities	CONSULTANT I	7/14/2025	New Hire
Utilities	CONSULTANT I	11/15/2025	New Hire
Utilities	ENGINEER II	10/6/2025	New Hire
Utilities	LANDFILL HEAVY EQUIP OPR	6/28/2025	Promotion
Utilities	LANDFILL HEAVY EQUIP OPR	6/28/2025	Promotion
Utilities	LEAD WASTEWATER OPERATOR	12/13/2025	Promotion
Utilities	MAINTENANCE WORKER I	12/30/2024	New Hire
Utilities	MAINTENANCE WORKER I	12/30/2024	New Hire
Utilities	MAINTENANCE WORKER I	12/30/2024	New Hire
Utilities	MAINTENANCE WORKER I	1/11/2025	Promotion
Utilities	MAINTENANCE WORKER I	1/27/2025	New Hire
Utilities	MAINTENANCE WORKER I	5/19/2025	New Hire
Utilities	MAINTENANCE WORKER I	7/12/2025	Promotion
Utilities	MAINTENANCE WORKER I	7/14/2025	New Hire

Utilities	MAINTENANCE WORKER I	7/26/2025	Voluntary Transfer
Utilities	MAINTENANCE WORKER I	7/26/2025	Promotion
Utilities	ORGANIZATION/ENTERPRISE LEADER(NONSAFETY)	6/14/2025	Promotion
Utilities	OUTREACH COORDINATOR	12/1/2025	New Hire
Utilities	SOLID WASTE EQUIP LEAD OPR	4/5/2025	Promotion
Utilities	SOLID WASTE EQUIP LEAD OPR	12/13/2025	Promotion
Utilities	SOLID WASTE EQUIPMENT CREW LDR	8/23/2025	Promotion
Utilities	SOLID WASTE EQUIPMENT CREW LDR	12/13/2025	Promotion
Utilities	SOLID WASTE EQUIPMENT OPR I	5/3/2025	Voluntary Transfer
Utilities	SOLID WASTE EQUIPMENT OPR II	5/3/2025	Promotion
Utilities	SOLID WASTE EQUIPMENT OPR II	6/16/2025	New Hire
Utilities	SOLID WASTE EQUIPMENT OPR II	10/4/2025	Promotion
Utilities	SOLID WASTE MANAGER	12/27/2025	Promotion
Utilities	SOLID WASTE MANAGER	12/27/2025	Promotion
Utilities	UTILITIES OFFICE SPECIALIST	12/27/2025	Promotion
Utilities	UTILITIES OFFICE SPECIALIST	12/27/2025	Promotion
Utilities	UTILITIES OFFICE SPECIALIST	12/27/2025	Promotion
Utilities	UTILITIES OFFICE SPECIALIST	12/27/2025	Promotion
Utilities	UTILITIES OUTREACH SPECIALIST	4/7/2025	New Hire
Utilities	WASTEWATER OPERATOR I	4/7/2025	New Hire
Utilities	WASTEWATER OPERATOR I	2/7/2026	Promotion
Utilities	WASTEWATER OPERATOR III	8/23/2025	Promotion
Utilities	WASTEWATER SUPERVISOR	7/12/2025	Promotion
Utilities	WATER OPERATOR I	5/17/2025	Promotion
Utilities	WATER OPERATOR II	5/31/2025	Promotion
Utilities	WATER SUPERVISOR	7/26/2025	Promotion
		Overall Appointments	**241**

Total New Hires	**143**
Total Promotions	**93**
Total Voluntary Tranfers	**5**

City of Santa Maria
1,907 followers
2mo •

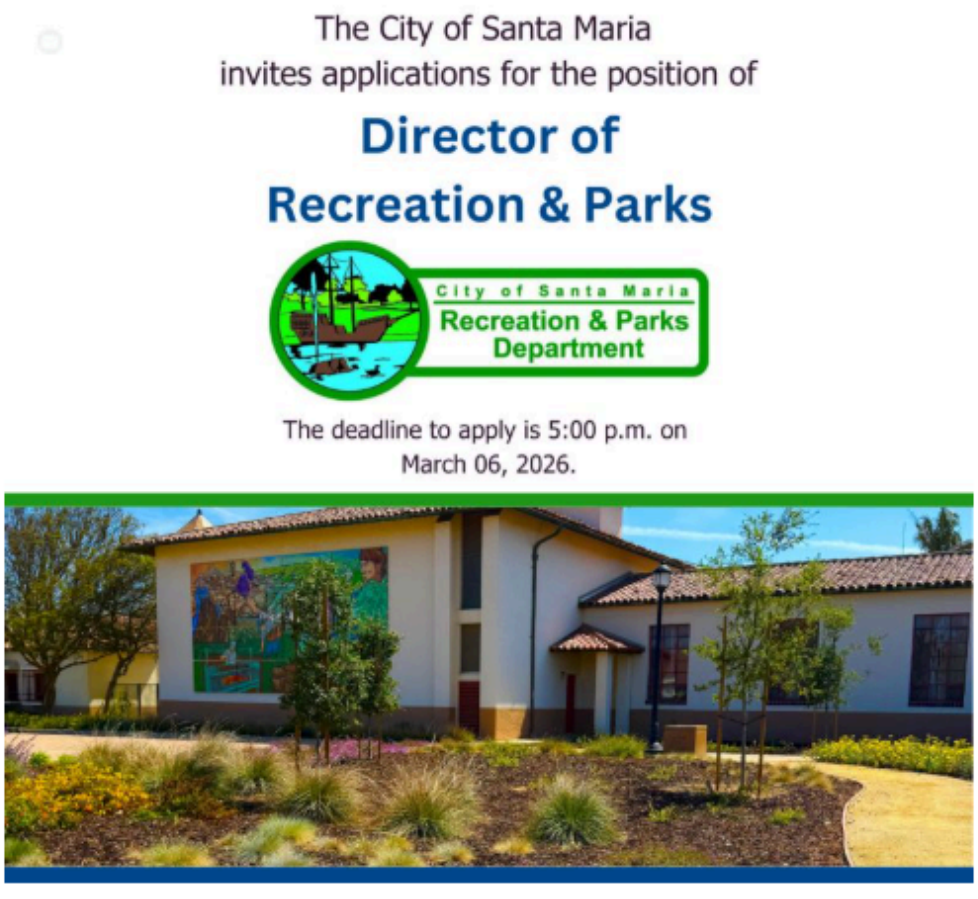
From deep roots to new growth... 🌳

The City of Santa Maria is seeking an experienced professional to cultivate and lead an established team with creativity and vision as the new Director of the Recreation & Parks Department.

Steward a new season of leisure and recreational opportunities for the enhancement and enrichment of the community!

https://lnkd.in/giuVJfuM





Images in Graphics Depict City-Owned Facilities & Equipment

City of Santa Maria
1,907 followers
3mo •

Join the team that keeps the community clean! The City of Santa Maria Utilities Department is hiring for a Solid Waste Equipment Operator I/II.

The ideal candidate is an experienced waste collection driver with a Class A or B driver's license and a safe driving record.

The deadline to apply is January 16, 2026!

https://lnkd.in/gj_ksVZC



Graphics for Entry-Level Positions Have Descriptive Text About the Role

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The City of Santa Maria invites applications for Transit Outreach Coordinator.

Champion access to transportation, connect with the community, and promote the programs and services designed to increase the mobilization of our residents!

The deadline to apply is Thursday, October 9th, at 5:00 p.m.

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Templates Incorporate City or Department Colors

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Innovation. Leadership. Sustainability.

The City of Santa Maria Utilities Department invites applications for the inaugural position of Deputy Director of Utilities - Water Resources Division.

Guide the operations and strategy for maintaining reliable water and wastewater systems.

To be considered for the initial application review, please apply by 5:00 p.m. on November 17, 2025.

https://lnkd.in/gQPMDPem



The City of Santa Maria
invites applications for the position of

Deputy Director of Utilities (Water Resources Division)

To be considered for the initial application review,
please apply by 5:00 p.m. on November 17, 2025.

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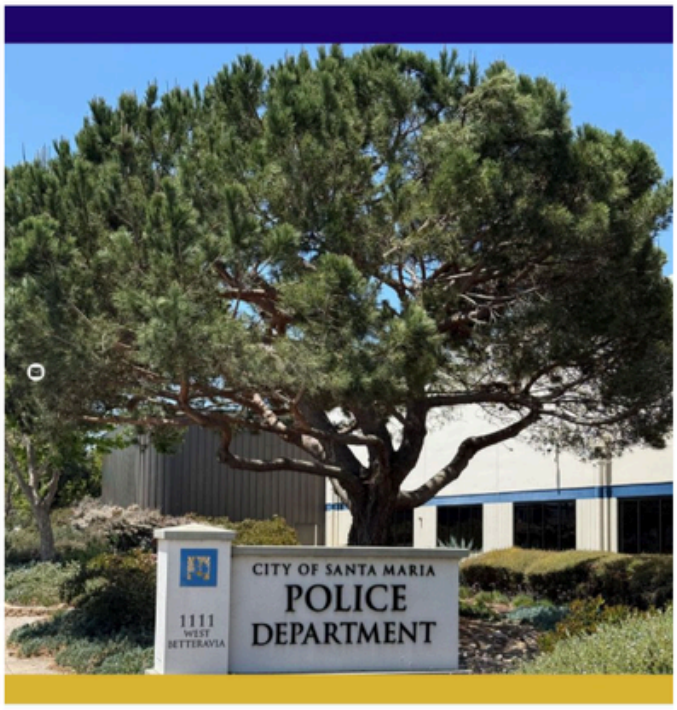
The City of Santa Maria invites applications for Police Division Commander.

#SMPD

https://lnkd.in/gzwWAtHq



The City of Santa Maria
invites applications for the position of

Police Division Commander

The application period closes at
8:00 a.m. on August 18, 2025.

Graphics for Managerial & Executive Roles Are Concise

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The City of Santa Maria is seeking a proficient professional to provide confidential administrative support to the City Attorney's Office and Risk Management Division.

https://lnkd.in/gyT9gjsY



COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Rebecca Campbell, Director of Finance

DATE: May 5, 2026

SUBJECT: **Tax and Equity Fiscal Responsibility Act (TEFRA) Hearing Regarding the Perlman Apartments and Adoption of a Resolution Approving Issuance of Bonds**

Description:
The City Council will consider adopting a Resolution at a public hearing as required by the Tax and Equity Fiscal Responsibility Act and the Internal Revenue Code of 1986, as amended.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Conduct a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, as amended; and
2. Adopt a Resolution approving the issuance of the California Municipal Finance Authority exempt facility bonds in an aggregate principal amount not to exceed $35,000,000 for the purpose of financing or refinancing the acquisition, construction, improvement and equipping of the Perlman Project and certain other matters relating thereto.

BACKGROUND:

Danco Communities requested that the California Municipal Finance Authority (CMFA) serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed $35,000,000 (the "Bonds") of tax-exempt revenue bonds. The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of The Perlman, a multifamily rental housing project located at 100 North Broadway, Santa Maria, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds.

In order for the Bonds to qualify as tax-exempt bonds, the City of Santa Maria must conduct a public hearing (the "TEFRA Hearing") providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing,

an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

California Municipal Finance Authority

The CMFA was created on January 1, 2004, pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA’s representatives and its Board of Directors have considerable experience in bond financings.

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not Bonds of the City or the State of California but are to be paid for solely from funds provided by the Borrower.

Participation by the City in the CMFA will not impact the City’s appropriations limits and will not constitute any type of indebtedness by the City. Outside of holding the TEFRA hearing, adopting the required resolution, no other participation or activity of the City or the City Council with respect to the issuance of the Bonds will be required.

Fiscal Considerations

There is no direct or indirect financial impact to the City as a result of this proposed financing. The CMFA will issue tax-exempt bonds on behalf of the Project. The tax-exempt bonds are payable solely out of the revenues derived by the Borrower from the applicable project. No financial obligations are placed on the City for project financing costs or debt repayment.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the “Foundation”), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Santa Maria, it is expected that a portion of the issuance fee attributable to the City will be granted by the CMFA to the General Fund of the City. Such grant may be used for any lawful purpose of the City.

Impact on the Community
Approving the issuance of the tax-exempt bonds benefits the community by creating 150 units of affordable housing.

ATTACHMENT(S):
A – Resolution
B – Public Notice

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $35,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF THE PERLMAN PROJECT AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, Santa Maria North Broadway LP (the "Borrower") a partnership of which Danco Communities (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $35,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 100 North Broadway, Santa Maria, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Santa Maria (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

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

SECTION 1. The foregoing resolutions are true and correct.

SECTION 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

SECTION 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

SECTION 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

SECTION 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

SECTION 6. This resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 5th day of May 2026.

Mayor

ATTEST:

Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Director

City Manager

SANTA MARIA TIMES

AFFIDAVIT OF PUBLICATION

CCP § 2015.5

Santa Maria Times
3200 Skyway Dr
(805) 925-2691

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Santa Maria Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Santa Maria, for the County of Santa Barbara, in the state of California, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Apr. 22, 2026

Notice ID: eqgCcuocqafoiAsuxspH
Publisher ID: 584939
Notice Name: TEFRA Notice - The Perlman (Santa Maria)

PUBLICATION FEE: $170.00

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

Anjana Bhadoriya

_____
Agent

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 04/27/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on May 5, 2026, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed $35,000,000 in aggregate principal amount (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of The Perlman, a multifamily rental housing project located at 100 North Broadway, Santa Maria, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Santa Maria North Broadway LP (the "Borrower") or a partnership of which Danco Communities (the "Developer") or a related person to the Developer is the general partner.
The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.
The hearing will commence at 5:30 p.m. or as soon thereafter as the matter can be heard, and will be held in the City Council Chambers, 110 East Cook Street, Santa Maria, California. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.
Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City Council, Attn.: City Clerk's Office, 110 East Cook Street, Santa Maria, CA 93454 or emailed to cityclerk@cityofsantamaria.org.
Dated: April 22 , 2026
Pub dates: Apr 22, 2026
Legal 584939

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: Shad S. Springer, Director of Utilities

DATE: **May 5, 2026**

SUBJECT: **Introduction of an Ordinance Amending Chapters 8-10A (Cross-Connections) and 8-1.07 (Appeals) of Title 8 of the Santa Maria Municipal Code**

Description:
The City Council will consider introducing an Ordinance amending Chapters 8-10A (Cross-Connections) and Chapter 8-1.07 (Appeals) of Title 8 of the Santa Maria Municipal Code.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

The City Council to:

1. Waive first reading and introduce an Ordinance amending Chapter 8-10A and Chapter 8-1 of Title 8 of the Santa Maria Municipal Code concerning Cross-Connections and Applications for Public Service; and
2. Set for adoption at the next regular City Council meeting.

SUMMARY:

The City of Santa Maria Utilities Department is presenting the Cross-Connection Control Plan (Plan) and corresponding ordinance updates, to implement a risk-based program for preventing backflow and protecting drinking water quality. The Plan defines schedules for hazard assessments, tester certifications, testing requirements, enforcement, recordkeeping, and public outreach. The Ordinance updates Title 8 (Attachment A) provide the definitions, authority, responsibilities, and enforcement tools needed for City implementation.

BACKGROUND:

Cross-connections are actual or potential links between the drinking water system and non-potable sources that could allow contaminants to enter the potable (drinking) supply. Examples include irrigation systems, fire sprinkler systems, or industrial processes connected to the potable water system. Backflow occurs when water flows in reverse, often due to pressure changes, allowing non-potable water or substances to migrate into the potable water system, which can lead to contamination of the system.

Santa Maria has experienced no known backflow incidents and the City's program has long emphasized prevention, routine testing, and corrective action to protect residents, businesses, schools, and commercial facilities including healthcare sites. However, to ensure consistent public health protection, the State Water Resources Control Board adopted the Cross-Connection Control Policy Handbook (Handbook) on December 19, 2023, effective July 1, 2024, replacing relevant portions of Title 17 of the California Code of Regulations.

The City submitted its draft Plan in June 2025 to the Division of Drinking Water (DDW). After minor technical revisions in Fall 2025, the DDW approved the Plan in January 2026 (Attachment B), with the expectation that the City adopt the enabling ordinances in early 2026 and implement the Plan. The most current version of the Plan will remain on file with the Utilities Department.

The City's existing framework (SMMC Title 8-10A and Engineering Standards) already includes regular testing, record keeping, and enforcement. The existing SMMC must be amended to reflect the changes required by the State through its replacement of portions of Title 17 of the California Code of Regulations and to provide specific sections required by the Handbook. Implementation of the Plan and updated ordinance formalizes these practices, clarifies responsibilities, and sets timelines consistent with City water operations, customer needs, and State requirements.

DISCUSSION

The primary objective of the Handbook is the protection of public health through the establishment of standards intended to ensure a potable water system will not be subject to backflow. The Handbook mandates the Plan (Attachment C) be adopted by the City that outlines how it will implement the requirements of the Handbook. The Plan includes administrative procedures, inspection schedules, testing protocols, enforcement mechanisms, and customer education strategies.

The City's Plan contains the following key components as required by the Handbook:

- Hazard Assessments and Scheduling. The Plan establishes risk-based hazard assessments at each service connection, paced at approximately 500 assessments per year. Milestones are set for non-residential connections by the end of 2031, higher-risk residential connections by July 1, 2034, and all remaining residential connections by the end of 2071.

- Qualifications and Testing. To ensure quality and consistency, the City will maintain a list of pre-approved backflow prevention assembly testers and certified cross-connection control specialists. The Plan clarifies testing frequency, performance standards, and accountability. The responsible party, typically the property owner, must test, maintain, and repair assemblies on schedule, while the City oversees program integrity, supports customer communication, and tracks compliance.

- Enforcement and Risk Management. The updated ordinance provides the City with clear authority to address elevated risks when hazards are not abated or assemblies are not inspected, tested, or maintained. Enforcement will use graduated notices and reasonable compliance windows, reserving service disconnection as a last resort, and focusing on risk reduction and continuity of service for residents and businesses.

- Record Keeping and Transparency. Consolidated records of assessments, site classifications, installations, test results, and enforcement allow staff to identify trends, respond quickly to issues, and report program performance.

Most customers will experience minimal change because the City already operates a mature program. However, some existing single-family residences constructed since 2011, with certain fire sprinkler configurations (approximately 1,500 homes), may require a backflow prevention assembly or system modifications by July 1, 2034, to meet current standards. Customer costs will be site-specific, driven by hazard classifications and device needs identified during assessments. Targeted outreach will provide residents and businesses advance notice and clear guidance, enabling them to plan compliance alongside routine maintenance cycles.

To minimize further impacts, City standards for residential fire sprinkler systems have been updated so that future single-family homes with sprinklers will not require a backflow prevention assembly under current design practices.

Related amendments to Santa Maria Municipal Code Title 8 are proposed to clarify City authority and customer responsibilities and align recordkeeping and reporting to the Plan's timelines). If introduced, staff will return at the next regular City Council Meeting for adoption. Staff will also finalize outreach materials, publish the pre-approved tester list, and schedule hazard assessments per the Plan.

Alternatives

The City Council may:

1. Direct staff to revise the Ordinance prior to introduction. This is not recommended because it will extend the schedule, require rerouting through internal City reviews, delay first reading and adoption, and postpone program activities. In addition, the Ordinance was drafted to meet specific requirements of the State.
2. Delay action, noting potential impacts on scheduling and staffing for hazard assessments and customer communications. This is not recommended because it could delay required hazard assessment milestones (non-residential by 2031; higher-risk residential by July 1, 2034; remaining residential by 2071) or compress future workload, increasing staffing, overtime, and contractor costs. Furthermore, the timeline identified in the Plan was the most flexible that DDW would allow.

Fiscal Considerations

City implementation including staff training, public outreach, and periodic inspections, will be funded through user fees and adopted water rates. Spreading hazard assessments over multiple years smooths operational impacts and cost, limiting overtime and contractor dependence.

Impact on the Community

The Plan reinforces a safe, reliable drinking water system and provides clear expectations for residents and businesses.

Attachment(s)

A. Ordinance
B. State Water Resources Control Board Approval Letter dated 1/8/26
C. Cross-Connection Control Plan-April 2026

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA AMENDING CHAPTERS 8-10A AND CHAPTER 8-1 OF TITLE 8 OF THE SANTA MARIA MUNICIPAL CODE CONCERNING CROSS-CONNECTIONS AND APPLICATIONS FOR PUBLIC SERVICE

WHEREAS, the State Water Resources Control Board adopted the Cross-Connection Control Policy Handbook on December 19, 2023, effective July 1, 2024, replacing relevant portions of Title 17 of the California Code of Regulations; and

WHEREAS, the Santa Maria Municipal Code must be amended to reflect the changes required by the State through its replacement of portions of Title 17 of the California Code of Regulations and to provide specific sections required by the Cross-Connection Control Program Handbook.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Santa Maria, State of California, as follows:

SECTION 1. Chapter 8-10A of Title 8 of the Santa Maria Municipal Code ("SMMC") concerning Cross-Connections is amended as follows:

Section 8-10A.01. Purpose.

(a) To protect the public Potable Water supply of the City of Santa Maria from the possibility of contamination or pollution by isolating within the Responsible Party's internal or private water system(s) such contaminants or pollutants which could Backflow into the public water distribution system; and
(b) To promote the elimination or control of existing cross-connections, actual or potential, between the Responsible Party's in-plant Potable Water system(s) and non-potable water system(s), plumbing fixtures, and industrial piping system(s); and
(c) To provide for the maintenance of a continuing program of Cross-Connection control which shall systematically and effectively prevent the contamination or pollution of the publicly owned Potable Water system; and
(d) To provide outreach and education on Cross-Connections to the community, water customers, and City staff; and
(e) To meet the State of California's Cross-Connection Control Policy Handbook standards.

Section 8-10A.02. Definitions.

"Approved" means accepted by the Director of Utilities as meeting an applicable specification stated or cited in this Ordinance, the Cross-Connection Control Plan, or as suitable for the proposed site.

“Backflow” means an undesired or unintended reversal of flow of water and/or other liquids, gases, or other substances into a public water system’s distribution system or approved water supply.

“Backflow Prevention Assembly” or “BPA” means an Approved mechanical assembly designed and constructed to prevent Backflow, such that while in-line it can be maintained and its ability to prevent Backflow, as designed, can be field tested, inspected and evaluated.

“Cross-Connection” means any actual, potential, or temporary connection (such as swing connections, removable sections, four-way plug valves, spools, dummy sections of pipe, swivel or change-over devices, sliding multiport tubes, or similar) or structural arrangement between the public Potable Water distribution system, including a piping system connected to the Distribution System and located on the Premises of a water user or available to the water user, and any source or system containing liquid, gas, or other substances that may enter the public Potable Water system.

“Cross-Connection Control Plan” or “CCC Plan” means the City’s guiding document establishing the methods, procedures, and policies the City has in place to comply with the requirements of the Cross-Connection Control Policy Handbook.

“Cross-Connection Control Policy Handbook” or “CCCPH” means the State of California cross-connection control (CCC) program standards as established in the CCCPH, which became effective July 1, 2024, and are incorporated into the State of California’s Drinking Water Regulations. The CCCPH and its standards apply to all California public water systems (PWSs), as defined in California’s Health and Safety Code (CHSC, section 116275 (h)). Compliance with this CCCPH is mandatory for all California PWSs. The CCCPH updated and replaced Title 17 of the California Code of Regulations.

“Director of Utilities” means the administrator/manager in charge of all aspects of the Utilities Department.

“Distribution System” means the network of conduits used for the delivery of Potable Water from the source to the Responsible Party's water system.

“Potable Water” means water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the United States Environmental Protection Agency (USEPA) or its successor organization.

“Premises” means any location, building, structure, residence, garage, room, shed, shop, store, dwelling, lot, parcel, land or portion thereof, whether improved or unimproved.

“Responsible Party” means the owner, operator, manager or occupant of a Premises which has water service from a public Potable Water distribution system; the owner, manager or operator of a private water system that has water service from a public Potable Water distribution system.

“Service Connection” means the terminal end of a tie-in to the public Potable Water system, i.e., the location where the City of Santa Maria loses jurisdiction and sanitary control over the water. If a City-owned meter is installed at the end of the tie-in to the public Potable Water system, then the Service Connection generally means the downstream end of the meter.

“Service Line” means private piping extending from the Service Connection to the Responsible Party's point(s) of use.

“Water System” means the piping and all related appurtenances providing Potable Water to a Premises. In the City of Santa Maria, the water system is made up of two parts:

(1) The public Potable Water distribution system includes all the facilities and the network of conduits used for the delivery of water that remain under the control of the City of Santa Maria up to the point where the Responsible Party's system begins.

(2) The Responsible Party's system includes those parts used for the delivery of water to points of use located on the responsible party's Premises beyond the termination of the public Potable Water distribution system.

Section 8-10A.03. Authority of Director of Utilities.

The Director of Utilities is authorized to prepare, amend, and enforce the Cross-Connection Control Plan to protect the public Potable Water distribution system from contamination or pollution due to the Backflow of contaminants or pollutants through the Service Connection and to comply with the Cross-Connection Control Policy Handbook.

Section 8-10A.04. Requirements.

(a) By agreeing to start, or continuing to accept, utility services, the Responsible Party agrees to comply with all regulations pertaining to such services pursuant to requirements in the SMMC and the Conditions for Service established in the Cross-Connection Control Plan.

(b) Installation, modification, or alteration of any Service Connection is prohibited without prior approval from the Director of Utilities and compliance with the Cross-Connection Control Plan.

Section 8-10A.05. Enforcement, Violations, and Penalties.

(a) A violation of the Cross-Connection Control Plan is a violation of this Ordinance.

(b) A notice of violation will be issued to any Responsible Party found to be in violation of any provision of this Ordinance or the adopted Cross-Connection Control Plan. The Responsible Party shall correct the violation within the time frame given in

the notice of violation. If the Director of Utilities, or their designee, determines that the violation is creating or contributing to the existence of an imminent hazard, the Responsible Party shall correct the violation immediately. In any case of violation, the Director of Utilities has the authority to discontinue water service at any time the City determines the violation causes an imminent risk to the public Potable Water distribution system or Potable Water supply, regardless of whether a notice of violation has been issued. In such cases, the City will issue a post-shutoff notice of violation.

(c) Water service may be terminated after a second notification of violation of the same provision within a one-year period. Any person violating any provision of this Ordinance shall pay to the City all expenses incurred by the City in repairing any damage to the public Potable Water distribution system or actions required by the City to be taken to protect the Potable Water supply caused in whole or in part by such violation and any expense incurred by the City in investigating such violation.

(d) In addition to other remedies in this Ordinance, any Responsible Party violating any of the provisions herein is guilty of a misdemeanor and upon conviction thereof is punishable in accordance with Chapters 1-6 of the SMMC. As additional remedies, any Responsible Party in violation of this Ordinance may be subject to summary abatement proceedings, restraining order, injunction issued by a court of competent jurisdiction, administrative citation pursuant to Chapter 1-9 of the SMMC, administrative penalty pursuant to Chapter 1-8 of the SMMC, or any other remedy provided by law.

SECTION 2. Chapter 8-1.07 of Title 8 of the SMMC concerning Cross-Connections is amended as follows:

Section 8-1.07 Appeals.

In the event that any user or consumer is aggrieved by any ruling of the Director of Utilities made pursuant to any of the provisions of this chapter and Chapters 8-9, 8-10, 8-10A, 8-11, and 8-13, such consumer or user may appeal from such ruling to the City Manager within the time and in the manner set forth in Section 8-12.1406. The City Manager's action on such appeal shall likewise be made and become final pursuant to the provisions of Section 8-12.1406.

SECTION 3. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15601(b)(3) (general rule) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance amending the public facilities and services code will have a significant effect on the environment.

SECTION 4. If any part or provision of this chapter, or the application thereof to any person or circumstance, is held invalid, the remainder of the chapter, including the application of that part or provision to other persons or circumstances, shall not be

affected thereby and shall continue in full force and effect. To this end, the provisions of this Ordinance are severable.

SECTION 5. This Ordinance shall be in full force and effect 30 days after its passage. Within 15 days following its passage, the Chief Deputy City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the Chief Deputy City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting for and against the Ordinance.

SECTION 6. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

(This space is intentionally blank.)

INTRODUCED at a regular meeting of the City Council held the 5th day of May 2026 and **PASSED AND ADOPTED** the ___ day of ____ 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Alice M. Patino
Mayor

ATTEST:

Donna G. Schwartz
Chief Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

City Manager

CALIFORNIA Water Boards

GAVIN NEWSOM
GOVERNOR

YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board
Division of Drinking Water

January 8, 2026

Shad Springer, Utilities Manager
City of Santa Maria Utilities Department
2065 East Main Street
Santa Maria, CA 93454
sspringer@cityofsantamaria.org

RE: Approval of Cross-Connection Control Plan, City of Santa Maria Utilities Department (CA4210011)

Dear Mr. Springer,

Thank you for the submission of the Cross-Connection Control Plan (CCCP) for the City of Santa Maria Utilities Department (City), submitted to the Division of Drinking Water (DDW) on January 7, 2026. Based on DDW's review of this CCCP, DDW recommends the City complete the initial hazard assessment in a shorter timeframe if possible. The City has demonstrated compliance with the CCCP requirements of the Cross-Connection Control Policy Handbook (CCCPH), effective July 1, 2024. DDW has approved this CCCP.

Per the CCCPH, the City is required to submit an updated CCCP to DDW at any time substantial revisions are made to the CCCP.

If you have any questions, please contact our office at (805) 566-1326.

Sincerely,

Digitally signed by Jason Cunningham
Date: 2026.01.08 14:53:19 -08'00'

Jason Cunningham, P.E., District Engineer
Santa Barbara District
Division of Drinking Water
State Water Resources Control Board

City of Santa Maria Cross-Connection Control Plan

Developed in Compliance with Santa Maria Municipal Code
Chapter 8-10A Cross-Connections



_____ _____
Director of Utilities Date

Cross-Connection Control (CCC) Plan

Public Community Water System (PWS) Information

Public Water System Name	**City of Santa Maria**
Public Water System Number	**CA4210011**
Water System Ownership Type	**Public**
Number of Single-Family Residential Service Connections[1]	**19207**
Number of Multifamily Residential Service Connections[1]	**870**
Number of Commercial Connections[1]	**1858**
Number of Industrial Service Connections[1]	**95**
Number of Agricultural Service Connections[1]	**0**
Number of Landscape Irrigation Connections[1]	**634**
Number of Other Connections	**324**
Total Number of Service Connections	**22988**

[1] – PWS may also indicate number of Responsible Parties with multiple service connections or served by master meter for clarity.

PWS Background Cross-Connection Control Information

Number of Fire Protection System Service Connections (Residential)	**~122**
Number of Fire Protection System Service Connections (Non-Residential)	**~700**
Number of Air Gaps used for backflow protection at the service connection	**1**
Number of Service Connections where internal protection is used in lieu of premises containment	**To be determined during hazard assessments.**
Number of Recycled Water (RW) use sites	**0**
Number of Swivel-ells used for backflow protection at the service connection (applies to Recycled Water use sites)	**0**
Number of Sites requiring a water user supervisor (CCCPH Section 3.2.2(f)) – applies to any sites using recycled water, complex piping systems, or a user supervisor deemed necessary by the PWS	**0**

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Attachment A – Copy of legal authority (Operating rules, Ordinance, Resolution, By-law, Service Contract) used to implement CCC Program
Attachment B – Backflow Incident Response Plan
Attachment C – Questionnaire
Attachment D – Hazard Assessment
Attachment E – List of Air Gaps and Air Gap Inspection Procedure

Cross-Connection Control Plan Certification Page

I certify that the information submitted in this plan is accurate and we will comply with the Cross-Connection Control Policy Handbook (effective date July 1, 2024).

City of Santa Maria Water System Representative

Name: Joshua Reynolds	**Title:** Water Resources Manager
Signature:	**Date:** 1/5/2026

City of Santa Maria Water System Designated Certified Cross-Connection Specialist

Name: John Maxson	**Title:** Regulatory Compliance Specialist
Signature:	**Date:** 1/5/2026

Definitions

Unless otherwise defined, all terms used in this Cross-Connection Control Plan pertaining to cross-connection control have the same definitions as those contained in the Cross-Connection Control Policy Handbook (CCCPH).

Other Defined Terms:

Approved: Accepted by the Director of Utilities as meeting an applicable specification stated or cited in the Cross-Connection Control Program, or as suitable for the proposed site.

Approved Backflow Prevention Assembly: Or "BPA" means a mechanical assembly designed and constructed to prevent backflow, such that while in-line it can be maintained and its ability to prevent backflow, as designed, can be field tested, inspected and evaluated.

Backflow: An undesired or unintended reversal of flow of water and/or other liquids, gases, or other substances into a public water system's distribution system or approved water supply.

Cross-Connection: Any actual, potential, or temporary connection (such as swing connections, removable sections, four-way plug valves, spools, dummy sections of pipe, swivel or change-over devices, sliding multiport tubes, or similar) or structural arrangement between the public potable water distribution system, including a piping system connected to the Distribution System and located on the premises of a water user or available to the water user, and any source or system containing liquid, gas, or other substances that may enter the public potable water system.

Cross-Connection Control Plan (CCC Plan): The City's guiding document establishing the methods, procedures, and policies the City has in place to comply with the requirements of the Cross-Connection Control Policy Handbook. This document.

Cross-Connection Control Policy Handbook (CCCPH): The State of California cross-connection control program standards as established in the Cross-Connection Control Policy Handbook (CCCPH), which became effective July 1, 2024, and are incorporated into the State of California's Drinking Water Regulations. The CCCPH and its standards apply to all California public water systems (PWSs), as defined in California's Health and Safety Code (CHSC, section 116275 (h)). Compliance with this CCCPH is mandatory for all California PWSs. The CCCPH updated and replaced Title 17 of the California Code of Regulations.

Cross-Connection Control Program (CCC Program): The overarching program in place to regulate cross-connection controls in the City and comply with the CCCPH. The CCC Program includes the CCC Plan, enabling rules and ordinances, City standards including building, plumbing, and fire standards, and the personnel to enforce the regulations.

Director of Utilities: The administrator/manager in charge of all aspects of the Utilities Department.

Distribution System: The network of conduits used for the delivery of potable water from the source to the responsible party's water system.

Potable Water: Water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the United States Environmental Protection Agency (USEPA) or its successor organization.

Premises: Any location, building, structure, residence, garage, room, shed, shop, store, dwelling, lot, parcel, land or portion thereof, whether improved or unimproved.

Premises Containment: The protection of a public water system’s distribution system from backflow from a user’s premises through the installation of one or more air gaps or BPAs, installed as close as practical to the user’s service connection, in a manner that isolates the water user’s water supply from the public water system’s distribution system.

Responsible Party: The owner, operator, manager, or occupant of a premises which has water service from a public potable water distribution system; the owner, manager, or operator of a private water system that has water service from a public potable water distribution system.

Service Connection: The terminal end of a tie-in to the public potable water system; i.e., the location where the City of Santa Maria loses jurisdiction and sanitary control over the water. If a meter is installed at the end of the service connection, then the service connection generally means the downstream end of the meter.

Service Line: Private piping extending from the service connection to the responsible party's point(s) of use.

Water System: The piping and all related appurtenances providing potable water to a premises. In the City of Santa Maria, the water system is made up of two parts:

1. The City Distribution System includes all facilities and the network of conduits used for the delivery of water that are under the control of the City up to the point where the Responsible Party System begins.
2. The Responsible Party Water System includes those parts used for the delivery of water to points of use located on the Responsible Party System premises beyond the termination of the City Distribution System.

City of Santa Maria Cross-Connection Control Program

The City of Santa Maria operates PWS CA4210011 and has the responsibility to protect the public water supply through implementation and enforcement of a CCC Program.

Program Requirements

In conformance with the CCCPH, the City of Santa Maria CCC Program includes the following elements.

- Santa Maria Municipal Code and the relevant operating rules and ordinances.
- City Standards.
- Designated cross-connection control program coordinator.
- This Cross-Connection Control Plan.
  - Processes and procedures for hazard assessments.
  - Backflow prevention requirements.
  - Requirements to rely upon certified backflow prevention assembly testers and certified cross-connection control specialists.
  - Establishing, documenting, and enforcing backflow prevention assembly testing requirements.
  - Recordkeeping.
  - Backflow incident response, reporting, and notification.
  - Public outreach and education.
  - Local entity coordination.

Program Goals

The stated primary objective (goal) of the Cross-Connection Control Policy Handbook (CCCPH) is:

> *"The protection of public health through the establishment of standards intended to ensure a PWS's (Public Water System's) drinking water distribution system will not be subject to the backflow of liquids, gases, or other substances. In addition, by providing basic educational information on backflow prevention, the State Water Resources Control Board (State Water Board) intends to build a foundation of awareness within the regulated community regarding the importance of backflow protection and cross-connection control, leading to the implementation of a robust cross-connection control program for PWSs."*

The primary goal of the City of Santa Maria is to protect the City Distribution System from contamination or pollution by way of backflow into the system. The City will use the following actions to achieve this goal.

- Promote the elimination or control of existing cross-connections, actual or potential, between the City distribution system and the Responsible Party's water system.

- Isolate the Responsible Party's water system using an appropriate backflow prevention assembly when reasonable hazards exist which could backflow and introduce contamination or pollution into the City distribution system.
- Regularly update and enforce a CCC Program which will systematically and effectively prevent the contamination or pollution of the City distribution system. This Cross-Connection Control Plan is one aspect of the CCC Program.
- Provide outreach and education on cross-connections to the community, water customers, and City staff.

City of Santa Maria Cross-Connection Control Plan

Through the CCC Program, the City will implement a CCC Plan and ensure that its CCC Plan represents the current operation of its CCC Program. Substantive revisions to the City's CCC Plan will be submitted to the State Water Board for review.

Operating Rules or Ordinances

The City has adopted *Santa Maria Municipal Code Chapter 8-10A Cross-Connections;* which authorizes the City to implement a CCC Program. The ordinance authorizes the City to terminate water service, issue citations for Responsible Parties that do not comply with the ordinance, and to protect the public water distribution system in a manner the City deems appropriate.

Other Titles and Chapters of the Santa Maria Municipal Code will apply to buildings and development and are a part of the Cross-Connection Control Program, such as Chapter 8-10 Water Service and Chapter 9-32 Plumbing Code. The Cross-Connection Control Plan is supplemental to the Santa Maria Municipal Code, and both are a part of the Cross-Connection Control Program.

City Standards

The City maintains and publishes Standard Specifications and Drawings (City Standards) to guide engineering and development within City limits. The City Standards include standards that govern the water system including installation of backflow prevention assemblies. The City Standards supplement the Cross-Connection Control Plan and form a part of the Cross-Connection Control Program.

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Cross-Connection Control Program Coordinator

The City has designated the following individual for monitoring, tracking, and other administrative duties.

Due to the number of service connections, the City will employ a permanent or contracted Cross-Connection Control Specialist to fill the role of Cross-Connection Control Program Coordinator. The City will ensure that the employed individual is able to be contacted within one hour. The following table identifies the current certified specialist employed or retained on contract by the City to manage the City's CCC Program and/or act as the cross-connection control technical resource for the City:

Name of Designated Certified Cross-Connection Control Specialist	**John Maxson**
Address	**601 Black Rd, Santa Maria**
Email	jmaxson@cityofsantamaria.org
Phone Number	**(805) 925-0951 *7260**
Specialist Certification Number and Certifying Organization	**ABPA S05-729**

Name of CCC Program Coordinator	**Same**

Name of 24-hour CCC Contact (can be the CCC Specialist or a designee)	**(24-hour phone number will go to on-call individual)**
Title (if not the CCC Specialist)	Water Operator
24-hour Phone Number	**(805) 249-0038**

The following cross-connection related tasks will be performed by or under the direction of the City's certified CCC Program Coordinator.

- Preparation of and recommendations regarding changes to the CCC program.
- Performance of and/or review and approval of cross-connection control hazard assessments.
- Establish minimum requirement on the type of BPAs to be installed.
- Provide recommendations on schedules for retrofitting of BPAs.
- Assist with enforcement of violations of the CCC Program.
- Conduct inspections of BPAs for proper application, installation, and compliance.
- Review BPA inspection and test reports (may also be performed by a certified BPA tester).
- Provide recommendations or the granting of exceptions to mandatory premises

containment (protection at the service connection).
- Conduct or assist City staff in the investigation of backflow incidents and other water quality problems.
- Completion of Backflow Incident Reports.
- Completion or review and approval of Cross-Connection Control Annual Reports and any other deliverables required by the State Water Board.

The City may delegate other CCC Program activities to other personnel who are not certified cross-connection control specialists. These activities may include the following:

- Mailing, including e-mail and other electronic communication, collecting, and initial screening of hazard assessments.
- Mailing, including e-mail and other electronic communication, of BPA testing and non-compliance notices.
- Receiving and screening assembly testing reports.
- CCC Program database administration and recordkeeping.
- Distribution of public education and outreach material.
- Assisting with local entity coordination.

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Cross-Connection Hazard Survey Schedule for Initial Hazard Assessments

The schedule for initial hazard assessment is outlined in the following table. The schedule starts from the date the CCC Program is established (no later than July 1, 2025).

Initial Assessment Task	Estimated number to be completed per year	Estimated Completion Date
Hazard assessment of new connections will be done prior to initiating water service	500	Ongoing
Hazard assessment of high-hazard non-residential service connections which are listed on Appendix D of the CCCPH		2031
Hazard assessment of non-high hazard non-residential service connections		2031
Hazard assessment of residential service connections with special plumbing facilities or auxiliary water use		2071
Hazard assessment of all other residential service connections		2071
Fire Protection System BPA assessment and installation		**July 1, 2034** (see note below)

There are approximately 2,911 commercial, industrial, landscape, and other connections within the City Distribution System. Estimating a completion of 500 hazard assessments per year, it will take approximately 6 years to complete high hazard and non-high hazard assessments for non-residential connections. Commercial, industrial, landscape, and high hazard assessments will take precedence over single family and multi-family hazard assessments.

There are approximately 20,077 single family and multi-family connections within the City. Estimating that 500 hazard assessments are completed per year, it will take approximately 40 years, after completion of the non-residential assessments, to complete hazard assessments for single family and multi-family connections[1].

Known fire sprinkler connections will require installation of a BPA or confirmation of a currently installed and properly maintained BPA by July 1, 2034. All unprotected fire connections discovered through hazard assessments will require the installation of a BPA within 90 days for high hazard connections or 180 days for non-high hazard connections following the above schedule.

[1] Hazard assessments for residential connections will be prioritized based on factors like construction year or presence of a swimming pool or private well. Since January 2011, when residential fire sprinkler standards were adopted, 878 multi-family and 1,521 single-family permits have been processed, totaling 2,399 premises. These 2,399 premises will be assessed by July 1, 2034. DWR GIS Map will be used to help determine the presence of a private well.

Element 1 – Hazard Assessments

The City will conduct a hazard assessment of the Responsible Party premises within its service area to evaluate the potential for backflow into the City distribution system. The hazard assessment will consider the items listed below.

- The existence of cross-connections.
- The type and use of materials handled and present, or likely to be, on the user premises.
- The degree of piping system complexity and accessibility.
- Access to auxiliary water supplies, pumping systems, or pressure systems.
- Distribution system conditions that increase the likelihood of a backflow event (e.g., hydraulic gradient differences impacted by main breaks and high-water demand situations, multiple service connections that may result in flow-through conditions).
- User premises accessibility.
- Any previous backflow incidents on the user premises.
- The requirements and information provided in the CCCPH and the City of Santa Maria CCC Plan.

The procedures for conducting a hazard assessment, initial and subsequent, are in the following sections.

New Water Connections

City staff will review records on file and/or building permit applications when performing hazard assessment.

Commercial, Industrial, and Landscape Service Connections

For commercial, industrial, or landscape service connections, the City may use any of the following list.

- City staff will review records on file and/or building permit applications for hazard assessment.
- City staff will conduct an onsite assessment or a site survey for hazard identification.
- Require the water user to submit to the City a hazard assessment (at the Responsible Party's expense) by a City approved certified cross-connection control specialist.
- City review of hazard assessments previously conducted at the user premises.

Agricultural Service Connections

No agricultural service connections exist within City service area. The City will monitor requests for any new agricultural service connections and may utilize the hazard assessment procedure(s) noted in the Commercial, Industrial and Landscape Service

Connections section.

Single Family and Multi-Family Residential Service Connections

For single family and multi-family service connections, the City may use any of the following list.

- City staff will review records on file and/or building permit applications for hazard assessment.
- City staff will conduct an onsite assessment or a site survey for hazard identification.
- Require the Responsible Party to submit to the City, a completed "Water Use Questionnaire," which will be used for hazard assessment. (A copy of the "Water Use Questionnaire" is included as an attachment to this Plan).
- Require the Responsible Party to submit to the City, a hazard assessment (at the Responsible Party's expense) by a City approved certified cross-connection control specialist.
- City review of hazard assessments previously conducted at the user premises.

Temporary Service Connections

City staff will review temporary connection applications for hazard identification.

Subsequent Hazard Assessments

Subsequent to the initial hazard assessment, the City will perform a hazard assessment if any of the following events occur.

- If a user premises changes account holder, excluding single-family residences.
- If a user premises is newly or re-connected to the City.
- If evidence exists of changes in the activities or materials on a user's premises.
- If backflow from a user's premises occurs.
- Periodically, as identified in the City's CCC Plan required pursuant to CCCPH.
- If the State Water Board requests a hazard assessment of a user's premises.
- If the City concludes an existing hazard assessment may no longer accurately represent the degree of hazard.

Subsequent hazard assessments will follow the procedures listed above.

Inspection of Internal Protection at City-Owned Water Supply Treatment and Storage Facilities

The City's Blending and Disinfection Facility, Well Sites, and Water Storage Reservoirs will receive a cross-connection survey annually to assess the need for internal protection and to document the status and presence of internal protection from internal cross-connections. The City will routinely (twice per year) inspect non-testable devices as identified in the annual survey to verify the device is operating properly.

Element 2 – Prevention of Contamination

The Responsible Party's plumbing system, generally starting from the termination of the City meter, is considered a potential high-health hazard requiring the isolation of the Responsible Party's premises by an approved, Responsible Party-installed, owned, and maintained backflow prevention assembly (BPA) (e.g., reduced-pressure principle backflow prevention assembly (RP) or reduced-pressure detector assembly (RPDA)). The BPA must be located at the end of the PWS water service pipe (i.e., as close as practical to the Responsible Party side of the meter). Water will only be supplied to the Responsible Party through an approved, Responsible Party-installed, and maintained BPA.

No water service connection to any premises will be installed or maintained by the City unless the water supply is protected as required by City rules and regulations.

Service of water to any premises will be discontinued by the City if a required backflow prevention assembly is not installed, tested and maintained, or if it is found that a backflow prevention assembly has been removed, bypassed, or if an unprotected cross-connection exists on the premises. Service will not be restored until such conditions or defects are corrected.

The Responsible Party's system must be open for inspection at all reasonable times to authorized representatives of the City to determine whether unprotected cross-connections or other structural or sanitary hazards, including violations of the CCC Plan or other regulations, exist. When such a condition becomes known, the City shall deny or immediately discontinue service to the premises until the Responsible Party has corrected the condition(s) in conformance with the City CCC Program.

The City, upon an assessment of the risk of contamination posed by the Responsible Party's plumbing system and use of water, may allow a single-family residential premises to connect to the Distribution System without a City-approved backflow prevention assembly.

Conditions for Service

By agreeing to start utility services, the Responsible Party agrees to comply with all regulations pertaining to such services pursuant to requirements in the City of Santa Maria Municipal Code and the following conditions for service.

- The Responsible Party agrees to take all measures necessary to prevent contamination of the plumbing system within their premises and the City Distribution System that may occur from backflow through a cross-connection. These measures must include the prevention of backflow under any backpressure or backsiphonage condition, including during a disruption of water supply from the City's system that may occur during routine system maintenance or during emergency conditions, such as a water main break.
- The Responsible Party agrees to install, operate, and maintain their plumbing

system in compliance with the current edition of the California Plumbing Code (CPC), City standards, and the Santa Maria Municipal Code.

- For cross-connection control or other public health-related surveys, the Responsible Party agrees to provide access to all parts of the premises during reasonable working hours for the City employees or agents to provide routine surveys.
- The Responsible Party agrees to provide access to all parts of the premises at all times during emergencies.
- The Responsible Party agrees to bear all costs for the installation, testing, repair, maintenance, and replacement of the Responsible Party's backflow prevention assembly.
- If required by the City, the Responsible Party agrees to submit, to the City, plumbing plans and/or a cross-connection control survey of the premises conducted by a City-approved and certified Cross-Connection Control Specialist. The cost of the survey will be borne by the Responsible Party.
- The Responsible Party agrees to complete and submit, to the City, a "Water Use Questionnaire" for the purpose of surveying the health hazard posed by the Responsible Party's plumbing system to the City Distribution System.
- The Responsible Party agrees to obtain prior approval from the City for changes in water use, alterations, and additions to the plumbing system that may increase the contamination risk to the City Distribution System. The Responsible Party agrees to comply with any additional requirements imposed by the City for cross-connection control.
- The Responsible Party agrees to immediately notify the City and the local health jurisdiction of any backflow incident or possibility of backflow incident occurring at the Responsible Party's premises (i.e., entry of any contaminant/pollutant into the drinking water) and shall cooperate fully with the City to determine the reason for the backflow incident.
- The Responsible Party acknowledges the right of the City to discontinue the water supply within 72 hours of giving notice to the Responsible Party, or a lesser period of time if required to protect public health, if the Responsible Party fails to cooperate with the City in the survey of premises, in the installation, maintenance, repair, inspection, or testing of backflow prevention assemblies or air gaps required by the City, or in the City's effort to contain a contaminant or pollutant that is detected in the Responsible Party's system.
- The Responsible Party acknowledges and agrees to comply with the right of the City, in keeping with changes to California State regulations, industry standards, or the City's risk management policies, to impose retroactive requirements for additional cross-connection control measures.
- The SWRCB, and City may, at their discretion, require a water user to designate a User Supervisor when the user premises has a multi-piping system that conveys various types of fluids and where changes in the piping system are frequently made.

Backflow Prevention Assembly Determination

The City will ensure that actual and potential cross-connections are eliminated when possible or controlled by the installation of approved BPAs or air gaps (AG) consistent with the requirements of the CCCPH.

Existing Backflow Prevention Assemblies

All presently installed BPAs which do not meet the requirements of the CCC Program but which were approved assemblies for the purposes described at the time of installation and which have been properly maintained, are, except for the field testing and maintenance requirements, excluded from the requirements of these rules so long as the City is satisfied that the installed BPA will adequately protect the City Distribution System.

Whenever an existing BPA is moved from its present location, is in need of major repair or when the City finds that the maintenance constitutes a hazard to health, the Responsible Party will replace the existing BPA with an approved backflow prevention assembly meeting the CCC Program requirements. Nothing herein relieves the Responsible Party from obligations to alter the BPA based on a change of use or a hazard assessment.

Requirements

- The City will require that all new, non-residential, water service connections be isolated with an RP. All service connections identified as high hazard or identified in Appendix D of the CCCPH shall be isolated with an RP or AG as appropriate.
- The City will require that existing, non-residential, water service connections identified as a high hazard through hazard assessment be isolated with an RP. All service connections identified as high hazard or identified in Appendix D of the CCCPH must be isolated with an RP or AG as appropriate.
- The City will require all new residential water connections with facilities identified as high hazard or identified in Appendix D of the CCCPH be isolated with an RP. All BPA requirements for existing residential connections will depend on the outcome of a hazard assessment.
- The City will require that all new, non-residential, water service connections with metered fire protection systems be isolated with an RP and unmetered fire protection systems be isolated with an RPDA[2].
- The City will require that all existing, non-residential, water service connections with fire protection systems be isolated with a DCDA[2] or RPDA within 10 years of the effective date of the CCCPH.
- The City will require all high hazard fire protection systems, including but not limited to, fire protection systems that have the potential to utilize chemical addition (e.g., wetting agents, foam, anti-freeze, corrosion inhibitor) or an auxiliary water supply, be isolated with a RP or RPDA by July 1, 2034.

[2] Detector assembly not required if system is metered.

- The City of Santa Maria Fire Department does not use firefighting foams or other chemical additives in fire apparatus water tanks or for injection into fire sprinkler system Fire Department Connections (FDCs). The City will continue to monitor fire department activities and procedures regarding use of firefighting foams or chemical additives.
- The City will utilize hazard assessments for determination if an FDC is within 1,700 feet of an auxiliary non-potable water source. If an auxiliary non-potable water source is present, an RP or RPDA will be required for fire services with an FDC.
- Existing DCDAs, in which a FDC is present, and which do not trigger high hazard premises containment, can remain in place until they are in need of major repair or are no longer an approved BPA per the USC List of Approved Backflow Prevention Assemblies.

- The City will require all residential connections with fire protection systems to be isolated with a DC or RP within 10 years of the effective date of the CCCPH.
  - Residential connections with fire protection systems capable of meeting all the following criteria will not be required to install a BPA.
    - The residential premises has only one service connection to the Distribution System.
    - A single service line onto the residential premises exists that subsequently splits on the property for domestic flow and fire protection system flow, such that the fire protection system may be isolated from the rest of the user premises.
    - A single, water industry standard, water meter is provided to measure combined domestic flow and fire protection system flow.
    - The fire protection system is constructed of piping materials certified as meeting NSF/ANSI Standard 61.
    - The fire protection system's piping is looped within the structure and is connected to one or more routinely used fixtures (such as a water closet) to prevent stagnant water.
- The City will require temporary water connections to be equipped with an RP.
- The required premises containment shall be purchased, installed, tested, inspected, and maintained at the Responsible Party's expense in accordance with City standards, Santa Maria Municipal Code, and the CCC Program.

Additional Premises Requiring Premises Containment

The following list includes premises and activities requiring backflow protection with level indicated.

- Any multi-family premises[3] – RP.
- Any premises with piping for livestock – RP.
- Any premises/activity as determined by the Director of Utilities to present a hazard to the PWS – RP.

[3] The determination of a multi-family premise will be made by the Director of Utilities.

Backflow Prevention Assembly Requirements

The City will require that all backflow prevention assemblies be approved through both laboratory and field evaluation tests performed in accordance with standards found in the *Manual of Cross-Connection Control, Tenth Edition*, or any successor edition, published by the University of Southern California Foundation for Cross-Connection Control and Hydraulic Research.

Installation Criteria for Backflow Protection

Each BPA and AG separation must be accessible for field testing, inspection, and maintenance.

Installation Requirements

BPA Installation Requirements are as follows.

- As close as practical to the water service connection. Exceptions require approval on a case-by-case basis.
- Installed in the orientation for which they are approved.
- Installed in a manner and location that facilitates their proper orientation, maintenance, and testing or inspection.
- Installed in a manner that will protect them from weather related conditions such as flooding and freezing.
- Installed in compliance with applicable safety regulations.
- In no case shall a cut, tee, or tap be made between the Responsible Party's point of connection to the City distribution system and the backflow prevention assembly intended for premises containment.
- RP assemblies shall be installed with a minimum side clearance of twelve inches, except that a minimum side clearance of twenty-four inches must be provided on the side of the assembly that contains the test cocks. City may approve alternate clearances provided that there is adequate clearance for field testing and maintenance.
- No post-manufacture modifications to backflow prevention assemblies shall be accepted.
- Installed in accordance with the installation standards outlined in the most recently published edition of the CCCPH, or University of Southern California Foundation for Cross-Connection Control and Hydraulic Research (USCFCCCHR) Manual of Cross-Connection Control.
- Installations shall conform to standard drawings and specifications of the City.

Air Gap Requirements

- The receiving water container must be located on the Responsible Party's premises at the Responsible Party's service connection unless an alternate location has been approved by the City.
- All piping between the Responsible Party's service connection and the discharge location of the receiving water container must be above finished

grade and be accessible for visual inspection unless an alternative piping configuration is approved by the City.

- The City will inspect the installed AG to ensure that the AG has been installed as required by City standards, Santa Maria Municipal Code, and the CCC Program.
- Any new AG installation at a Responsible Party's service connection must be reviewed and approved by the State Water Board prior to installation.

Schedule for Installation of BPAs

The following table shows the schedule that the City will follow for installation of BPAs when required (based on the hazard assessment).

The City may consider granting an extension of 30 days for installation of BPA for an existing connection if requested by the premises owner.

Type of Service	Schedule
New connections with identified hazards	Before water service is initiated
Existing connections with Appendix D-type hazards and other high hazard cross-connection potential	Within 90 days after notification
Existing high hazard fire protection systems	Within 90 days after notification
Existing non high hazard fire protection systems	Within 180 days after notification

Enforcement

When the Responsible Party fails to install the required backflow protection within 30 days after the due date specified, the City will send a second notice giving the Responsible Party an additional 30 days to comply. The notice will also inform the Responsible Party that failure to satisfactorily respond to this notice will result in penalties in accordance with Element 5 of this Cross-Connection Control Plan and Chapter 8-10A Cross-Connections of the Santa Maria Municipal Code. Penalties can include fines or disconnection of water service or both.

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Element 3 – Certified BPA Testers and Certified CCC Specialists

All BPA testers and cross-connection control specialists performing work in the City's service area must be certified per requirements of the CCCPH, City standards, Santa Maria Municipal Code, and the CCC Program (this Cross-Connection Control Plan is a component of the CCC Program).

Backflow Incident Reporting Obligations of BPA Testers

The City requires backflow prevention assembly testers to notify the City as soon as possible, and within 24 hours, if a backflow incident or an unprotected cross-connection is observed at the BPA or prior to the Responsible Party premises during field testing.

The City will require backflow prevention assembly testers to notify the City if a Responsible Party, or City owned BPA is observed to have been modified from its original approval.

Pre-Approved Lists

Certified BPA Testers and Cross-Connection Control Specialists must be included on the City's pre-approved list to provide testing in the City's service area. Application must be made to the Utilities Department on forms provided, which will include but not be limited to the following:

- Evidence of current certification, as recognized in the CCCPH, in good standing.
- Make, model, and serial number of field-testing equipment (BPA Testers only).
- Evidence of test equipment verification of accuracy and/or calibration within the past 12 months (BPA Testers only).
- Evidence of a current City Business License.

The Utilities Department will maintain a list of certified BPA Testers and Cross-Connection Control Specialists that have been pre-approved. The lists will be revised as necessary.

Denial, Suspension or Revocation of BPA Tester or Cross-Connection Control Specialist Approval

BPA Tester/Cross-Connection Control Specialist Approval by the City may be denied, suspended, or revoked for any of the following reasons:

- A BPA Tester is no longer in possession of a current and valid certificate as a Backflow Prevention Assembly Tester issued by the approved certification entity as determined by the City.
- A BPA Tester is no longer in possession of a current and valid test kit

calibration certificate.

- A Cross-Connection Control Specialist is no longer in possession of a current and valid certificate as a Cross-Connection Control Specialist issued by the certification entity as determined by City.
- The City determines that a material misrepresentation was included or omitted by the BPA Tester or Cross-Connection Control Specialist on the initial or renewal application for BPA Tester or Cross-Connection Control Specialist certification.
- The City determines that the BPA Tester, in the performance of a test or repair required by the City, commits an act that may pose a threat to public health and safety.
- A BPA Tester repeatedly submits incomplete or incorrect test reports to the City.
- A BPA Tester fails to report an assembly that has been modified or incorrectly installed.
- The City determines that a material misrepresentation was included or omitted by the BPA Tester on the backflow assembly test report form submitted to the City by the BPA Tester.
- A BPA Tester performs a backflow prevention assembly repair with parts other than OEM parts.
- A BPA Tester performs a backflow assembly test using testing procedures other than those accepted by the City.
- A BPA Tester or Cross-Connection Control Specialist fails to report a cross-connection hazard that is unprotected, that is, with no backflow prevention assembly or the wrong type of assembly.
- A BPA Tester fails to report the removal or replacement of a backflow prevention assembly on a Backflow Prevention Assembly Test Report.
- A BPA Tester performs a repair upon a backflow prevention assembly which has been required to be replaced by the City.
- If a BPA Tester or Cross-Connection Control Specialist has unresolved Responsible Party complaints or complaints from multiple Responsible Parties.
- If a BPA Tester or Cross-Connection Control Specialist commits fraud or gross negligence in the performing of their duties.
- If a BPA Tester or Cross-Connection Control Specialist is removed for cause from another water agency's list of approved BPA Testers or Cross-Connection Control Specialists.
- Does not possess a current City Business License.

The City may deny, suspend, or revoke a BPA Tester or Cross-Connection Control Specialist approval for a period between five (5) days and one year, at the discretion of the Director of Utilities.

Appeals

- Any Denial, Suspension, or Revocation of BPA Tester or Cross-Connection Control Specialist Approval is appealable pursuant to *Santa Maria Municipal*

Code Chapter 8-1.07.

- An appeal must be received by the City on or before the effective date of suspension or revocation.
- The decision shall be a final decision, with no further right of appeal.

Quality Assurance

- The City shall provide follow-up on deficient backflow assemblies or test reports.
- The City may conduct follow up tests on backflow assemblies tested by a BPA Tester at the discretion of the City.
- The City will report incidents of fraud or gross incompetence on the part of any certified tester to the certifying organization.

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Element 4 – Backflow Prevention Assembly Testing

The following procedure will ensure all BPAs are field tested, inspected, and maintained and that AGs are inspected and maintained in accordance with the CCCPH, City standards, Santa Maria Municipal Code, and the CCC Program.

Inspection and Testing of Backflow Preventers and Air Gaps

All BPAs relied upon for protection of the City distribution system will be subject to inspection and testing as applicable. This includes BPAs installed for internal protection within a user's premises. The City must have access to the premises to verify that the on-site protection meets the requirements of the CCCPH, City standards, Santa Maria Municipal Code, and the CCC Program for installation, field testing, and inspections.

BPAs

- A certified and City approved Cross-Connection Control Specialist will inspect BPAs for proper application (i.e., to ensure that the installed BPA is commensurate with the assessed degree of hazard).
- A City approved certified Cross-Connection Control Specialist or BPA Tester will perform inspections of backflow preventers for correct installation.
- A certified and City approved BPA Tester will test all assemblies.

Air Gaps

- The City approved and certified Cross-Connection Control Specialist or BPA Tester will visually inspect AG separations at Responsible Party premises when hired to do so to determine compliance.

Frequency of Inspection and Testing

Inspection and testing of BPAs and/or AGs will be conducted at the following times.

- At the time of installation.
- Annually (approximately 12 months) or more frequently after installation.
- After a backflow incident.
- After BPA repair, reinstallation, relocation, or re-plumbing.

All AG separations will be inspected annually and after modifications to the installation.

The City may require a BPA or AG to be inspected and/or tested more frequently than once a year.

Responsibility for Inspection and Testing

The City will be responsible for inspection and testing of City owned BPAs and AGs.

The Responsible Party is responsible for hiring a City approved certified BPA Tester or Cross-Connection Control Specialist for inspection and testing of BPAs. Testing and inspection of Responsible Party BPAs will be at the Responsible Party's expense.

Notification of Inspection and/or Testing

The City will notify the Responsible Party to have their BPA(s) inspected and/or tested. Notices will be sent out not less than 30 days before the due date of the inspection and/or test and will be via a hardcopy letter sent via mail or using electronic communications. The notice will also specify the date by which the inspection or test report must be received by the City. If the City has not received a passed test report in the designated time frame, enforcement policies will be applied.

Approved Test Procedures

The City requires all BPAs protecting the City's public water system be tested at least annually in accordance with approved test procedures as specified in CCCPH (*Manual of Cross-Connection Control, Tenth Edition, or any successor edition,* published by the University of Southern California Foundation for Cross- Connection Control and Hydraulic Research).

Repairs

Any BPA that fails routine testing shall be repaired within thirty (30) days of the initial test date. The cost will be borne by the Responsible Party.

The Responsible Party must notify the City if repairs cannot be made within the specified period.

Only Original Equipment Manufacturer (OEM) parts will be used to repair BPAs. If OEM replacement parts are not available, then a replacement approved backflow prevention assembly must be installed to replace the existing assembly.

The City shall determine the level of risk the failed assembly presents to the water supply and, if necessary, discontinue water service.

Should repair costs exceed $500.00, or if the assembly must be replaced, such work must be completed by a California State Licensed Contractor.

Element 5 – Enforcement

Conditions for Disconnection

To enforce this CCC Plan, it may become necessary to discontinue water service through connection(s) to the premises, or premises under common control. Conditions that warrant discontinuance of service include, but are not limited to, the following.

- The City identifies a water use that represents a clear and immediate hazard to the City Distribution System that cannot be immediately abated.
- Direct or indirect connection between the City Distribution System and a sewer line.
- An unprotected direct or indirect connection between the City Distribution System and an auxiliary water system.
- The Responsible Party refuses to inspect an AG separation.
- The Responsible Party refuses to install a required BPA.
- The Responsible Party refuses to test a BPA.
- The Responsible Party refuses to repair or replace a faulty BPA.
- The Responsible Party refuses to upgrade a BPA to the necessary level of protection.
- The Responsible Party refuses to comply with the requirements set forth in the CCC Plan.

Annual Testing Conditions for Disconnection

When a Responsible Party fails to submit the Annual Test and Maintenance Report within 30 days after the established due date and the City has not approved an extension to the due date, the City will take the following enforcement actions.

- The City will send a second notice notifying the Responsible Party of the past due test(s). The notice will also inform the Responsible Party that failure to satisfactorily respond to this notice will result in the enforcement of penalties in accordance with the legal authority of the City.
- If the Responsible Party has not responded satisfactorily to the City within 30 days of the second notice, the City will implement penalties in accordance with its legal authority. If the Responsible Party's water service is discontinued due to violations of this Program, the Responsible Party will be subject to payment of the Delinquency Shut Off Fee specified in the City's current rates. Upon seeking renewed service from the City, the backflow prevention assembly being returned to service must be tested in accordance with City requirements.

When a Responsible Party fails to submit an Annual Test and Maintenance Report showing the repairs and/or replacement of a BPA that failed a test within 30 days after the initial test date indicated on the test form, and the City has not approved an extension to the due date, the City will take the following enforcement actions.

- The City will send a second notice notifying the Responsible Party of the past due test(s). The notice will also inform the Responsible Party that failure to satisfactorily respond to this notice will result in the enforcement of penalties in accordance with the legal authority of the City.
- If the Responsible Party has not submitted the passing inspection/test report within 30 days of the due date given in the second notice, the City will implement penalties in accordance with its legal authority. If the Responsible Party's water service is discontinued due to violations of this Program, the Responsible Party shall be subject to Delinquency Shut Off Fee specified in the City's current rates. Upon seeking renewed service from the City, the backflow prevention assembly being returned to service must be tested in accordance with City requirements.

Nothing in this section inhibits the City's ability to discontinue water service to protect the City's Distribution System in addition to the remedies identified in this section.

Removal of BPA is Grounds for Disconnection

In addition to the grounds for termination set forth in this section, the City may terminate water service to any premises if a required BPA or AG is removed, or if the City finds evidence that an installed BPA or AG has been bypassed or rendered ineffective.

Reported Backflow Incident Investigation and Disconnection

The City will discontinue service to the premises if a backflow incident or likely backflow incident is reported and confirmed. Water service will not be restored to that premises until the City receives confirmation of a passing BPA field test from a certified and City approved backflow prevention assembly tester demonstrating that the installed backflow protection assembly is protecting the Distribution System.

Appeal of Enforcement Decisions

Any Enforcement Decision by the City is appealable pursuant to *Santa Maria Municipal Code Chapter 8-1.07.*

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Element 6 – Backflow Incident Response, Reporting, and Notification

The procedures discussed in this element of the Cross-Connection Control Plan are for investigating and responding to suspected or actual backflow incidents.

Backflow Incident Response Procedure

The City will follow the incident response procedures outlined in the City of Santa Maria Backflow Incident Response Plan, see Attachment B.

Backflow Incident Response Plan

- Notification of affected service area population.
- Notification and coordination with other agencies, such as the State Water Board, and the local health jurisdiction.
- Identification of the source of backflow substance.
- Isolation of the source of backflow substance and the affected area(s).
- Mitigation measures to correct the problem.
- Application of corrective actions to prevent future backflow occurrences.
- Documentation of the backflow incident investigation, response, and follow-up actions.

Backflow Incident Notification

State Water Board – Division of Drinking Water Contact Information
District 06 – Santa Barbara
Office Phone: (805) 566-1326
Emergency Phone: (805) 440-9627

Santa Barbara County Environmental Health
Day: (805) 346-8463
Evening: (805) 315-5805
Other: (805) 346-8470

Santa Barbara Public Health Department EMS
Day: (805) 694-8301
Evening: (805) 694-8301

Element 7 – Recordkeeping

The City will implement a recordkeeping system in accordance with the CCCPH. The records the City will keep are identified in the following list. The Responsible Party will have the duty to submit all records and documentation of any and all inspections, tests, repairs, renovations, rebuilds, restorations, or replacements of backflow assembly(s) to the City of Santa Maria Utilities Department.

- The two most recent hazard assessments for each user premises, conducted pursuant to the CCC Program.
- The associated hazard or application, location, owner, type, manufacturer, model, size, installation date, and serial number for each BPA.
- The associated hazard or application, location, owner, as-built plans for each AG installation.
- Results of all BPA field testing, AG inspection, swivel-ell inspections and field tests, for the previous three calendar years, including the name, test date, repair date, and certification number of the backflow prevention assembly tester for each BPA field test, AG, and swivel-ell.
- Replacement, relocation, or repairs made to BPAs for the previous three calendar years.
- The most current cross-connection tests.
- If a user supervisor is designated for a user premises, the City will keep record of current contact information for the user supervisor and water user, and any applicable training and qualifications as described by the CCCPH.
- Descriptions and follow-up actions related to all backflow incidents.
- A copy of the current contract or agreement, if any portion of the cross-connection control program is carried out under contract or agreement.
- The current Cross-Connection Control Plan as required in the CCCPH.
- Any public outreach or education materials issued as required in the CCCPH for the previous three calendar years.

All information will be available to the State Water Board upon request.

The City will maintain records using the following methods.

Item	**Method (Digital, hard copy, both, or other - describe)**
Hazard Assessments	**Digital**
BPA Information	**Digital**
Air Gap, Swivel-El Information	**Digital**
BPA field test/ inspection reports	**Digital**
BPA Installation, Repair, Replacement	**Digital**

Item	Method (Digital, hard copy, both, or other - describe)
Certification information of BPA Testers and Cross-Connection Control Specialists	**Digital**
Backflow Incident Documentation	**Digital**
Current Cross-Connection Tests	**Digital**
User Supervisors (if required)	**Digital (if required)**
Follow-up Actions	**Digital**
Public Outreach, Education Materials	**Both**
Current Cross-Connection Control Plan	**Digital**

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Element 8 – Public Outreach and Education

The City will implement a cross-connection control public outreach and education program that includes educating staff, Responsible Party's, and the community about backflow protection and cross-connection control. The City may choose to implement this through a variety of methods, such as the methods listed below.

- Periodic water bill inserts.
- Pamphlet distribution.
- Email.
- New customer documentation.
- Consumer Confidence Reports.
- City Website: https://www.cityofsantamaria.org

Local Entity Coordination

The City will coordinate with applicable local entities that are involved in either cross-connection control or public health protection to ensure hazard assessments can be performed, appropriate backflow protection is provided, and provide assistance in the investigation of backflow incidents. Local entities may include but are not limited to plumbing, permitting, or health officials, law enforcement, fire departments, maintenance, and public and private entities.

Local Entity	**Contact Name**	**Contact Info (Phone, email)**
City of Santa Maria Fire Department	Fire Marshal	(805)925-0951 *2255
City of Santa Maria Utilities Department	Water Distribution Supervisor	(805)925-0951 *7411
City of Santa Maria Building Department	Building Department	(805)925-0951 *2241

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Attachment A

Copy of legal authority used to implement Cross-Connection Control Plan.

Attached is a Draft Ordinance to be considered by the City Council.

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING CHAPTERS 8-10A AND CHAPTER 8-1 OF TITLE 8 OF THE SANTA MARIA MUNICIPAL CODE CONCERNING CROSS-CONNECTIONS AND APPLICATIONS FOR PUBLIC SERVICE

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

SECTION 1. Chapter 8-10A of Title 8 of the Santa Maria Municipal Code ("SMMC") concerning Cross-Connections is amended as follows:

Section 8-10A.01. Purpose.

(a) To protect the public Potable Water supply of the City of Santa Maria from the possibility of contamination or pollution by isolating within the Responsible Party's internal or private water system(s) such contaminants or pollutants which could Backflow into the public water distribution system; and

(b) To promote the elimination or control of existing cross-connections, actual or potential, between the Responsible Party's in-plant Potable Water system(s) and non-potable water system(s), plumbing fixtures, and industrial piping system(s); and

(c) To provide for the maintenance of a continuing program of Cross-Connection control which shall systematically and effectively prevent the contamination or pollution of the publicly owned Potable Water system.

(d) To provide outreach and education on Cross-Connections to the community, water customers, and City staff.

(e) To meet the State of California's cross-connection control program standards.

Section 8-10A.02. Definitions.

"Approved" means accepted by the Director of Utilities as meeting an applicable specification stated or cited in this ordinance, the Cross-Connection Control Plan, or as suitable for the proposed site.

"Approved Backflow Prevention Assembly" or "BPA" means a mechanical assembly designed and constructed to prevent Backflow, such that while in-line it can be maintained and its ability to prevent Backflow, as designed, can be field tested, inspected and evaluated.

"Backflow" means an undesired or unintended reversal of flow of water and/or other liquids, gases, or other substances into a public water system's distribution system or approved water supply.

"Cross-Connection" means any actual, potential, or temporary connection (such as swing connections, removable sections, four-way plug valves, spools, dummy sections of pipe, swivel or change-over devices, sliding multiport tubes, or similar) or structural arrangement between the public Potable Water distribution system, including a piping system connected to the Distribution System and located on the Premises of a water user or available to the water user, and any source or system containing liquid, gas, or other substances that may enter the public Potable Water system.

"Cross-Connection Control Plan" or "CCC Plan" means the City's guiding document establishing the methods, procedures, and policies the City has in place to comply with the requirements of the Cross-Connection Control Policy Handbook.

"Cross-Connection Control Policy Handbook" or "CCCPH" means the State of California cross-connection control (CCC) program standards as established in the CCCPH, which became effective July 1, 2024, and are incorporated into the State of California's Drinking Water Regulations. The CCCPH and its standards apply to all California public water systems (PWSs), as defined in California's Health and Safety Code (CHSC, section 116275 (h)). Compliance with this CCCPH is mandatory for all California PWSs. The CCCPH updated and replaced Title 17 of the California Code of Regulations.

"Director of Utilities" means the administrator/manager in charge of all aspects of the Utilities Department.

"Distribution System" means the network of conduits used for the delivery of Potable Water from the source to the Responsible Party's water system.

"Operational Tests" means BPA tests performed to test the functioning capabilities of the assembly using a properly calibrated differential pressure gauge and performed as published in the Manual of Cross-Connection Control – Tenth Edition, or any successor edition.

"Potable Water" means water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the United States Environmental Protection Agency (USEPA) or its successor organization.

"Premises" means any location, building, structure, residence, garage, room, shed, shop, store, dwelling, lot, parcel, land or portion thereof, whether improved or unimproved.

"Responsible Party" means the owner, operator, manager or occupant of a Premises which has water service from a public Potable Water distribution system; the owner, manager or operator of a private water system that has water service from a public Potable Water distribution system.

"Service Connection" means the terminal end of a tie-in to the public Potable Water system; i.e., the location where the City of Santa Maria loses jurisdiction and sanitary control over the water. If a City-owned meter is installed at the end of the tie-in to the public Potable Water system, then the Service Connection generally means the downstream end of the meter.

"Service Line" means private piping extending from the Service Connection to the Responsible Party's point(s) of use.

"Water System" means the piping and all related appurtenances providing Potable Water to a Premises. In the City of Santa Maria, the water system is made up of two parts:

(1) The public Potable Water distribution system includes all the facilities and the network of conduits used for the delivery of water that remain under the control of the City of Santa Maria up to the point where the Responsible Party's system begins.

(2) The Responsible Party's system includes those parts used for the delivery of water to points of use located on the responsible party's Premises beyond the termination of the public Potable Water distribution system.

Section 8-10A.03. Authority of Director of Utilities.

The Director of Utilities shall have the authority to prepare, amend, and enforce the Cross-Connection Control Plan to protect the public Potable Water distribution system from contamination or pollution due to the Backflow of contaminants or pollutants through the Service Connection and to comply with the Cross-Connection Control Policy Handbook.

Section 8-10A.04. Requirements.

(a) By agreeing to start or continuing to accept utility services, the Responsible Party agrees to comply with all regulations pertaining to such services pursuant to requirements in the Santa Maria Municipal Code and the Conditions for Service established in the Cross-Connection Control Plan.

(b) No Responsible Party will install, maintain, or change a Service Connection or Service Line without first complying with the CCC Plan.

Section 8-10A.05. Enforcement, Violations, and Penalties.

(a) A violation of the CCCP is a violation of this ordinance.

(b) A Notice of Violation will be given to any Responsible Party found to be in violation of any provision of this ordinance or the adopted CCC Plan. The Responsible Party shall correct the violation within the time frame given in the Notice of Violation. If the Director of Utilities, or his/her designee, determines that the violation is creating or contributing to the existence of an imminent hazard, the Responsible Party shall correct the violation immediately. In any case of violation, the Director of Utilities has the authority to discontinue water service at any time the Director of Utilities determines the violation causes an imminent risk to the public Potable Water distribution system or Potable Water supply.

(c) Water service may be terminated after a second notification of violation of the same provision within a one-year period. Any person violating any provision of this ordinance shall pay to the City all expenses incurred by the City in repairing any damage to the public Potable Water distribution system or actions required by the City to be taken to protect the Potable Water supply caused in whole or in part by such violation and any expense incurred by the City in investigating such violation.

(d) In addition to other remedies in this ordinance, any Responsible Party violating any of the provisions herein is guilty of a misdemeanor and upon conviction thereof is punishable in accordance with Chapters 1-6 of the Santa Maria Municipal Code (SMMC). As additional remedies, any Responsible Party in violation of this code may be subject to summary abatement proceedings, restraining order, injunction issued by a court of competent jurisdiction, administrative citation pursuant to Chapter 1-9 of the SMMC, administrative penalty pursuant to Chapter 1-8 of the SMMC code, or any other remedy provided by law.

SECTION 2. Chapter 8-1.07 of Title 8 of the Santa Maria Municipal Code ("SMMC") concerning Cross-Connections is amended as follows:

Section 8-1.07 Appeals

In the event that any user or consumer is aggrieved by any ruling of the Director of Utilities made pursuant to any of the provisions of this chapter and Chapters 8-9, 8-10, 8-10A, and 8-13, such consumer or user may appeal from such ruling to the City Manager within the time and in the manner set forth in Section 8-12.1406. The City Manager's action on such appeal shall likewise be made and become final pursuant to the provisions of Section 8-12.1406.

SECTION 3. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15601(b)(3) (general rule) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance amending the public facilities and services code will have a significant effect on the environment.

SECTION 4. If any part or provision of this chapter, or the application thereof to any person or circumstance, is held invalid, the remainder of the chapter, including the application of that part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this ordinance are severable.

SECTION 5. This Ordinance shall be in full force and effect 30 days after its passage. Within 15 days following its passage, the City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting for and against the Ordinance.

SECTION 6. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

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INTRODUCED at a regular meeting of the City Council held the ___ day of ____, 2026 and **PASSED AND ADOPTED** the ___ day of ____, 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Alice M. Patino
Mayor

ATTEST:

_____
Donna Schwartz
Chief Deputy City Clerk

APPROVED AS TO FORM:

_____
City Attorney

APPROVED AS TO CONTENT:

_____
City Manager

Attachment B

City of Santa Maria Backflow Incident Response Plan

City of Santa Maria Backflow Incident Response Plan

The City will notify the State Water Board and local health agencies of any known or suspected incident of backflow within 24 hours of the determination. If required by the State Water Board, the City will issue a Tier 1 public notification pursuant to CCR, Title 22, Section 64463.1.

If required by the State Water Board, the City will submit, by a date specified by the State Water Board, a written incident report describing the details and affected area of the backflow incident, the actions taken by the City in response to the backflow incident, and the follow up actions to prevent future backflow incidents. The written report will contain, at a minimum, the information requested in Appendix F.

Backflow Incident Investigation

If a water quality complaint or change in water quality investigation determines that a backflow incident has or is suspected of having occurred, the City will initiate a backflow investigation.

Additionally, the City distribution system pressure is routinely monitored. If pressure readings indicate that a broad system pressure drop has occurred, which could produce a situation leading to a backflow or back-siphonage incident, the City will initiate a water quality investigation.

All information from the backflow incident investigation, according to Appendix F of the CCCPH, will be documented. The City will notify the State Water Board and local health agencies of any known or suspected incidents of backflow within 24 hours of determination.

State Water Board – Division of Drinking Water:
District 06 – Santa Barbara
Office: (805) 566-1326 Emergency: (805) 440-9627
Santa Barbara County Environmental Health:
Day: (805) 346-8463 Evening: (805) 315-5805
Day: (805) 346-8470 Evening: (805) 346-8470

Santa Barbara Public Health Department EMS:
Day: (805) 694-8301 Evening: (805) 694-8301

Consumer Notification

- The City will notify all consumers of an upset in water quality and advise not to use or boil water prior to use, as appropriate. The City will default to AWWA recommendations for boil water advisory.
- The City will follow the City's *Water Quality Emergency Notification Plan*. Notices shall be circulated via the following manner.
    - Electronic notification using the City's "Everbridge" text and call system or Wireless Emergency Alert
    - City social media
    - City webpage
    - Local TV
    - Local Radio
    - Local News
- The notifications will be issued in both English and Spanish.
- Police and Fire Department vehicles equipped with portable speakers are available to traverse the City limits for further dissemination if the electronic notifications systems require backup.
- A telephone answering service will be established at the dispatch center to answer questions until the City's Emergency Operations Center (EOC) can be manned and calls can be transferred to the staff there.
- Notification via "Everbridge", WEA, and social media can be accomplished in a very short time. If needed, sound trucks will take approximately two hours to traverse the entire City limits. Sound truck notification will be on a one-time basis while radio and television coverage will continue as needed.

Originating Premise Location

- The City will attempt to locate the originating premise or area prior to flushing the distribution system.
- The City will conduct a thorough investigation until the originating premise location of the backflow incident is identified.
- After identification, the City will work with the originating premise location to identify all possible contaminant sources from the backflow incident.

Premise Containment / System Containment

- After source identification, the City will verify that the backflow origination premise has been contained.
- The City will verify if any part of the distribution system needs to be contained and contain it appropriately.

Disinfection of the System

- The City will collect a water sample or samples before flushing or disinfection of the system has been initiated.
- The City will flush and/or disinfect contaminated service lines. The City will default to AWWA recommendations for flushing procedures and in-house SOP procedures for disinfection.
- As appropriate, affected customers will be advised to adequately flush service lines.

Sampling Requirements

- The City will collect a water sample or samples before flushing or disinfection of the system has been initiated.
- The City will submit the water samples to a laboratory or conduct field sampling for the following parameters (DDW recommended parameters):
    - Total Coliform
    - E. coli
    - Free and Total Chlorine Residual
    - Odor
    - Turbidity
    - Temperature
    - Color

Corrective Actions

- After completion of the backflow incident investigation, the City will review all findings to assure appropriate backflow protection measures are implemented for the originating premise location.

BACKFLOW INCIDENT REPORT FORM (Minimum Requirements)

Water System: _____

Water System Number: _____

Incident Date: _____

Incident Time (if known): _____

Incident Location: _____

How was the incident discovered? _____

Backflow Origin

Premise Location: _____

Address: _____

Premise Contact Person: _____ Title: _____

Phone: _____ Email: _____

Connection Type: (please check one)

□ Industrial □ Commercial □ Single-Family Residential □ Multi-Family Residential

□ Irrigation □ Temporary Service Connection

□ Other: _____

Description and source of backflow substance (please be as descriptive as possible):

_____

_____

_____

If available, please attach an MSDS or other chemical description form

Was the backflow fluid contained within the user side? YES □ NO □

Estimated Number of Affected Persons: _____

Number and description of consumer complaints received:

_____

_____

_____

Did any consumers report illness? Please describe.

_____

_____

_____

If applicable, please describe the consumer notification:

_____

_____

_____

INVESTIGATION

Please describe the water system investigation including time frames:

_____

_____

_____

_____

_____

_____

What was the area system pressure? _____

Is this within typical range: YES □ NO □ Typical Pressure: _____

Was a sample of the water contaminated by the backflow incident collected and stored before flushing? YES □ NO □

Please describe all sampling:

_____

_____

_____

_____

_____

DDW recommends laboratory or field sampling for the following parameters: total coliform, E. coli, free and total chlorine residual, pH, odor, turbidity, temperature, and color. Additional sampling should be collected at the PWS and regulatory agency's discretion.

CORRECTIVE ACTIONS

Please describe the corrective actions taken by the water system:

_____

_____

_____

_____

Was the chlorine residual increased after discovery of backflow incident? YES □ NO □

Date of the last cross-connection control hazard assessment of the premise with the backflow incident conducted: _____

Did the premise have backflow prevention assemblies? YES □ NO □

Date of most recent backflow prevention assembly test(s): _____

When was the Division of Drinking Water or Local County Health office notified?

Date: _____Time: _____ Contact Person: _____

Was the Division or Local County Health notified within 24 hours? YES □ NO □

Other agencies or organizations contacted? _____

CERTIFICATION

Name: _____ Job Title: _____

Certification(s): _____

_____

_____

Please list all cross-connection control related certifications including number and expiration date

I certify that the forgoing information is true and correct to the best of my ability.

Signature: _____ Date: _____

Attach the following applicable documentation

- Laboratory Test Results
- Sketch of the cross-connection and modifications
- MSDS or chemical information forms if chemical hazard is known
- Applicable backflow assembly test reports including the most recent test before the incident
- Other relevant supporting documentation

Attachment C

City of Santa Maria Cross-Connection Control Questionnaire

CITY OF SANTA MARIA
UTILITIES DEPARTMENT
Business • Solid Waste • Water Resources

2065 EAST MAIN STREET • SANTA MARIA, CALIFORNIA 93454-8026 • (805) 925-0951 EXT. 7270 • FAX (805) 928-7240

Cross-Connection Control Questionnaire

Dear Water Customer:

State Water Resources Control Board Cross-Connection Control Policy Handbook (CCCPH) Standards and Principles for California's Public Water Systems became effective July 1, 2024. *The CCCPH and its standards apply to all California Public Water Systems as defined in California's Health and Safety Code (CHSC, section 116275 (h)). Compliance with the CCCPH is mandatory for all California PWSs. The primary objective of the Cross-Connection Control Policy Handbook (CCCPH) is the protection of public health through the establishment of standards intended to ensure a public water system's (PWSs) drinking water distribution system will not be subject to the backflow of liquids, gases, or other substances.*

The CCCPH requires that each community water system conduct an initial hazard assessment on each user premise within its service area. Subsequent to the initial hazard assessment, a follow-up hazard assessment is required when certain criteria are met. To maintain compliance with the CCCPH, the City of Santa Maria is conducting a cross-connection control hazard analysis of its residential customers.

For most residential customers, there is a minimal hazard presented to the City's drinking water system. There are, however, some residential customers who have certain activities or plumbing systems which present a higher degree of hazard to the City's drinking water system. For these customers, the installation of a backflow prevention assembly on their water service line may be required.

Participation in this hazard analysis is mandatory. It may be returned via e-mail to utilities-regulatorycompliance@cityofsantamaria.org or mailed to 601 Black Rd, Santa Maria, CA 93458. If you have any questions about the analysis or how to fill out the questionnaire, please contact me at the contact information provided below.

Important Definitions:
Backflow: an undesired or unintended reversal of flow of water and/or other liquids, gases, or other substances into a public water system's distribution system or approved water supply.
Backflow prevention assembly: a mechanical assembly designed and constructed to prevent backflow, such that while in-line it can be maintained and its ability to prevent backflow, as designed, can be field tested, inspected and evaluated.

Sincerely,

Jay Maxson
Regulatory Compliance Specialist – Cross-Connection Control Specialist – Water Resources
City of Santa Maria | Utilities Department | 601 Black Rd, Santa Maria, CA 93458
✆: 805.925.0951 Ext: 7260 |✉: jmaxson@cityofsantamaria.org

CITY OF SANTA MARIA
UTILITIES DEPARTMENT
Business • Solid Waste • Water Resources

2065 EAST MAIN STREET • SANTA MARIA, CALIFORNIA 93454-8026 • (805) 925-0951 EXT. 7270 • FAX (805) 928-7240

	Yes	No
Is the premise a single family dwelling?	☐	☐
If Yes, proceed.		
Is a backflow prevention assembly present?	☐	☐
Are any of the following existing or proposed?		
Connection to auxiliary water supply such as a well or cistern tank?	☐	☐
Residential fire sprinkler system?	☐	☐
Is the system looped and connected to a routinely used plumbing fixture?	☐	☐
Is the system piping constructed of materials certified as NSF/ANSI Standard 61?	☐	☐
Pressure booster pump? (e.g., pump supplied hot water circulating system)	☐	☐
Commercial or agricultural use?	☐	☐
Water treatment system? (e.g., self-regenerating water softener, RO)	☐	☐
Swimming pool, hot tub, or water feature directly connected to water supply?	☐	☐
Livestock activities?	☐	☐
Solar heating system with a direct connection to water supply?	☐	☐
Hose bibbs?	☐	☐
If yes, are they protected by a nonremovable hose bibb vacuum breaker?	☐	☐
Home-based business? (e.g. beauty salon, pet grooming, photo lab/dark room)	☐	☐

If yes, list type: _____

Notes:

_____

_____

_____

_____

By completing this form, you are helping determine cross-connection hazard at your premise. Please return via e-mail to utilities-regulatorycompliance@cityofsantamaria.org or mailed to 601 Black Rd, Santa Maria, CA 93458.

Attachment D

City of Santa Maria Hazard Assessment

Hazard Assessment

Date: _____

Water Customer Information

Business Name: _____

Owner Name: _____

E-mail Address: _____

Address: _____

Phone: _____

☐ Initial Hazard Assessment

☐ Follow-Up Hazard Assessment

Cross-Connection Control Credentials

Name: _____

Signature: _____

Cross-Connection Control Certification Training: _____

Cross-Connection Control Specialist Number: _____

Please submit copies of this completed form by mail or e-mail to:
City of Santa Maria Utilities Department – Regulatory Compliance Division,
2065 East Main Street, Santa Maria, CA 93454
E-Mail: regulatorycompliance@cityofsantamaria.org

	Water Use	Existing Protection		Approved		Adequate	
		Yes	No	Yes	No	Yes	No
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

Detailing of Protection

	Make	Model	Size	Serial
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Detailing of Hazards

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Does the premises contain any situations related to Appendix D of the CCCPH?

☐ Yes ☐ No

If yes, the premises is considered high hazard.

Was access to the water user premises denied or restriced?

☐ Yes ☐ No

If yes, the premises is considered as high hazard.

Observance of cross-connections?

☐ Yes ☐ No

List the type and use of materials handled and present, or likely to be, on the user premises:

Does the premises have auxiliary water supplies, pumping systems, or pressure systems?

☐ Yes ☐ No

Notes:

Are there any distribution system conditions that increase the likelihood of a backflow event?
(e.g., hydraulic gradient differences impacted by main breaks and high water demand situations, multiple service connections that may result in flow-through conditions, etc.)

Have there been any previous backflow incidents on the user premises?

☐ Yes ☐ No

If yes, list date and incident specifics:

Degree of hazard Identified:

☐ High Hazard ☐ Low Hazard ☐ No Hazard

Does the premise have adequate protection?

☐ Yes ☐ No

Notes / Conclusion:

Attachment E

City of Santa Maria List of Air Gaps

and

Air Gap Inspection Procedure

City of Santa Maria List of Air Gaps

One Air Gap

Address: 1200 W La Brea Ave Santa Maria, CA 93458

Reason: Underground Cistern Tanks used for irrigation supplement.

Notes: RP backflow assembly also located in between AG and PWS supply.

City of Santa Maria

Utilities Department - Regulatory Compliance Division

DATE DUE: _____

Annual Air Gap Inspection Report

Manufacturer	Type	Model	Size	Serial #	Facility #	Protection
	AIR	Air Gap				☐ Domestic ☐ Irrigation ☐ Fire Service ☐ Internal

Mailing Address: Site Location:

	Air Gap Inspection			If assembly replaced state reason:
T E S T	Air Gap Installation Compliant	☐ Yes	☐ No	☐ Not Repairable ☐ Parts Not Available ☐ No Longer Meets Standard
	Discharge Pipe Obstructed	☐ Yes	☐ No	
	Spill Level Easily Determined	☐ Yes	☐ No	
	Measured Vertical Inches Above Overflow Rim	_____		For all backflow installations and replacements, a building permit must be obtained through the City of Santa Maria Community Development Department, Building Division at 805-925-0951 Ext. 2241.
	Supply Rim Diameter	_____		
R E P A I R S	_____			

COMMENTS: _____

INITIAL TEST DATE _____

Certified Tester Number _____ Tested by: (Print) _____

Tested by: (Signature) ☐ Passed ☐ Failed

FINAL TEST DATE _____

Certified Tester Number _____ Tested by: (Print) _____

Tested by: (Signature) ☐ Passed ☐ Failed

If FAILED, please send the test report to the City of Santa Maria within 72 hours.

RETURN TO: City of Santa Maria Utilites Department - Regulatory Compliance Division, 2065 East Main Street, Santa Maria, CA 93454
EMAIL: regulatorycompliance@cityofsantamaria.org

Acknowledged: _____
Owner/Occupant

COUNCIL AGENDA REPORT

TO: Mayor and City Council

FROM: David W. Rowlands, City Manager

DATE: May 5, 2026

SUBJECT: Ballot Measure Polling Survey

Description:
The City Council will receive a presentation on polling survey results for a potential ballot measure, including community priorities and support for municipal services.

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDATION:

1. Receive a presentation on polling survey results for a potential ballot measure, including community priorities and support for municipal services; and
2. Provide direction to staff to draft approving resolutions for Submission of a Question to Voters regarding a proposed sales tax ballot measure to fund essential city services, as part of the General Municipal Election to be held Tuesday, November 3, 2026.

BACKGROUND:

The people of Santa Maria have spoken in support of maintaining and enhancing City services, as reflected in the latest survey poll conducted by DHM Research during March 2026. Santa Maria needs extended and enhanced local sales tax revenue to maintain and expand vital and desired municipal services. Measure U, the local one-percent sales tax measure approved in November 2018, is directed primarily (90 percent) toward public safety departments, including Police and Fire. Additional revenue through a proposed general sales tax measure would support other services that address additional priorities of the community.

DISCUSSION:

DHM Research assisted the City in conducting a survey among Santa Maria residents to assess their perceptions of and satisfaction with City services, and to gauge their support for a potential sales tax ballot measure in November. The 15-minute survey was completed by 400 likely voters between the dates of March 18 and 26, 2026, and was offered in both English and Spanish. The margin of error is ±4.9 percent.

The survey found that Santa Maria voters are divided on the City's direction. The top issues facing Santa Maria include housing affordability, crime, homelessness and cost of living. Two-thirds of voters are satisfied with the City's delivery of services. Most voters also feel their financial situation is good and do not expect their personal finances to worsen.

The survey tested the response to a proposed sales tax ballot measure, with an initial test reporting 60 percent majority support. The survey then provided additional information on measure components and reasons to support. After this step, the support increased to 74 percent, up 14 percentage points from the initial test. The survey found that likely voters react positively to each proposed use of funds, reinforcing broad appeal rather than reliance on a single priority. Maintaining parks, expanding youth services, and other funding priorities are important to voters. The survey then provided the reasons to oppose, including cost-of-living impacts. However, this did not significantly erode support for the measure, and support remains majority at 64 percent by the end of the survey.

Given these survey findings, staff asks the City Council for direction to prepare approving resolutions for a proposed sales tax ballot measure to fund essential city services, as part of the November 3, 2026, General Election. Staff would bring the resolution back to City Council in an upcoming meeting in June.