AGENDA
CITY OF WATSONVILLE
CITY COUNCIL MEETING

Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

Rebecca J. Garcia, Mayor, District 5
Trina Coffman-Gomez, Mayor Pro Tempore, District 6

Felipe Hernandez, Council Member, District 1
Aurelio Gonzalez, Council Member, District 2
Lowell Hurst, Council Member, District 3
Francisco Estrada, Council Member, District 4
Ari Parker, Council Member, District 7

Matt Huffaker, City Manager
Alan J. Smith, City Attorney
Beatriz Vázquez Flores, City Clerk
Remote Teleconference Meeting
Please click the link below to join the webinar:
https://zoom.us/j/92706609937
Or iPhone one-tap :
US: +16699009128,,92706609937# or +12133388477,,92706609937#
Or Telephone: Dial(for higher quality, dial a number based on your current locati

Spanish language interpretation is available

Americans with Disabilities Act

The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in City Council meetings, please call the City Clerk's Office at least three (3) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting.
For information regarding this agenda or interpretation services, please call the City Clerk's Office at (831) 768-3040.

Notice of Remote/Teleconferencing Meeting

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the City Council, City staff, and the public to participate and the Council to conduct the meeting by teleconference, videoconference, or both.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting which is being televised at Channel 70 (Charter) and Channel 99 (AT&T), video streamed at https://watsonville.legistar.com/Calendar.aspx, and Facebook Live.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments through the City's Council Meeting portal at https://watsonville.legistar.com by clicking e-Comment or by emailing citycouncil@cityofwatsonville.org. All comments will be part of the meeting record. Emails received two hours before the meeting will not be uploaded to the Agenda and may not be seen by the Council or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Zoom Webinar from their computer, tablet or smartphone:
https://zoom.us/j/92706609937

or iPhone one-tap :
US: +16699009128,,92706609937# or +12133388477,,92706609937#

or Telephone:

Dial(for higher quality, dial a number based on your current location):
US: +1 669 900 9128 or +1 213 338 8477 or +1 669 219 2599

Webinar ID: 927 0660 9937

*You will access the meeting as an attendee; when you are ready to make a public comment, if joining by computer audio, please click on the "Raise Hand" button and the Clerk will unmute your microphone; by phone please press *9 on your keypad. If you want to enable your camera, please let the Clerk know when you start speaking. You may also register to speak until two hours before the meeting at https://watsonville.legistar.com/Calendar.aspx*

AGENDA EN ESPAÑOL

Attachments: Agenda en Espanol

AGENDA PACKET

Attachments: Agenda Packet

3:30 p.m.

(IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK TWO HOURS BEFORE THE MEETING OR DURING THE PUBLIC MEETING.)

1. CLOSED SESSION
(City Council Conference Room, 275 Main Street, 4th Floor)

A. CLOSED SESSION AGENDA

Attachments: CLOSED SESSION AGENDA

1) Public Comments regarding the Closed Session agenda will only be accepted by the City Council at this time.

2) Closed Session Announcement
The City Council will now recess to discuss those items listed on the Closed Session Statement attached to the Agenda.

5:30 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. VIRTUAL MEETING INSTRUCTIONS

5. INFORMATION ITEMS

A. REPORT OF DISBURSEMENTS

Attachments: Report of Disbursements October 6, 2020

B. MISCELLANEOUS DOCUMENTS REPORT

Attachments: Miscellaneous Documents Report October 13, 2020

C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (IF ANY)

Attachments: Gonzalez SCCRTC Highlights 10-1-20

6. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Council on any item not on the Council Agenda, which is within the subject matter jurisdiction of the City Council. No action or discussion shall be taken on any item presented except that any Council Member may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Council will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. ALL SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

A. ORAL COMMUNICATIONS FROM THE PUBLIC (3 MINUTES EACH)

B. ORAL COMMUNICATIONS FROM THE COUNCIL (2 MINUTES EACH)

C. REPORT OUT OF CLOSED SESSION

7. REPORTS TO COUNCIL -- No Action Required

A. CITY MANAGER'S UPDATE

B. COMMUNITY ACTION BOARD PRESENTATION REGARDING DISASTER ASSISTANCE FOR IMMIGRANTS (DRAI) BY PAULINA MORENO

C. PRESENTATION REGARDING TAKING ACTION FOR CLIMATE & SAFE STREETS WITH ECOLOGY ACTION PRESENTED BY BELALCAZAR-SALCE-(10 MINUTES)

Attachments: Taking Action

8. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Mayor will allow public input prior to the approval of the Consent Agenda.

Public Input on any Consent Agenda Item

A. MOTION APPROVING MINUTES OF SEPTEMBER 22, 2020

Attachments: Minutes September 22, 2020

B. APPROVAL OF RESOLUTIONS REGARDING AIRPORT FREEDOM TRUNK SEWER REPLACEMENT PROJECT (NO. SS-16-02)

Requested by: Public Works & Utilities Director Palmisano

Attachments: Amendment to Loan for Airport Freedom Sewer Project - Report
Amendment to Loan for Airport Freedom Sewer Project - Resolution
Airport Freedom Sewer Project Reserved Fund - Resolution

1) RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT TO THE EXISTING CLEAN WATER STATE REVOLVING FUND AGREEMENT (NO. D16-01017) TO INCREASE THE LOAN BY $1,592,840 (FROM $3,008,000 TO NOT TO EXCEED $4,600,840) TO PAY THE ENTIRE COST OF THE AIRPORT FREEDOM SANITATION TRUNK SEWER REPLACEMENT, IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS

2) RESOLUTION ESTABLISHING WASTEWATER RESTRICTED RESERVE FUND FOR THE AIRPORT FREEDOM SANITATION TRUNK SEWER REPLACEMENT, IN AN AMOUNT NOT TO EXCEED $280,000, IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS ($280,000 WILL BE FUNDED FROM THE SEWER ENTERPRISE FUND)

C. RESOLUTION APPROVING LETTER AGREEMENT WITH GRUNSKY, EBEY, FARRAR & HOWELL TO CONTINUE PROVIDING CITY ATTORNEY LEGAL SERVICES FROM FEBRUARY 1, 2020, TO DECEMBER 31, 2021

Requested by: City Attorney Smith

Attachments: Contract Letter for Legal Services - The Grunsky Law Firm - Resolution

D. AGREEMENT WITH THE PAJARO VALLEY UNIFIED SCHOOL DISTRICT AND APPROPRIATION OF FUNDS TO PAY THE CITY'S SCIENCE WORKSHOP FOR 6,000 SCIENCE LEARNING TOOL BOXES IN THE AMOUNT OF $225,000

Requested by: Public Works & Utilities Director Palmisano

Attachments: Agrmt with PVUSD Science Tool boxes - Report
Agrmt with PVUSD Science Tool boxes - Resolution

E. RESOLUTION ACCEPTING UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM GRANT FOR FISCAL YEAR 2020-2021 IN THE AMOUNT OF $16,719 TO FUND A MENTAL HEALTH & WELLNESS APPLICATION & NATIONAL INCIDENT-BASED REPORTING SYSTEM TRAINING

Requested by: Police Chief Honda

Attachments: Acceptance of Edward Byrne Grant FY2020 - Report
Acceptance of Edward Byrne Grant FY2020 - Resolution

F. RESOLUTION ACCEPTING $58,220 GRANT FROM CALIFORNIA STATE LIBRARY TO SUPPORT THE WATSONVILLE PUBLIC LIBRARY'S OPPORTUNITY TO READ LITERACY SERVICES PROGRAM

Attachments: Grant Acceptance CA State Library - Report
Grant Acceptance CA State Library - Resolution

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

A. CONSIDERATION OF INTRODUCTION OF ORDINANCES AMENDING TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE BY AMENDING CERTAIN SECTIONS OF CHAPTERS 14-12 (ZONING PERMITS), 14-16 (DISTRICT REGULATIONS), 14-18 (DEFINITIONS), & 14-40 (GENERAL PROVISIONS, EXCEPTIONS, & MODIFICATIONS); & REPLACING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) IN ITS ENTIRETY WITH A NEW CHAPTER 14-23 REGARDING ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS

Requested by: Community Development Director Merriam

Attachments: Accessory Dwelling Unit & Junio ADU Ordinance - Report
WMC 14-12 Zoning Permits - Ordinance
WMC 14-16 District Regulations - Ordinance
WMC 14-18 Definitions - Ordinance
WMC 14-23 Accessory Dwelling Units Junior ADU - Ordinance
WMC 14-40 General Provisions Exceptions Modifications - Ordinance
Item 10.A.1. Accessory Dwelling Unit Junio ADU Ordinance - PPT

1) Staff Report

2) City Council Clarifying & Technical Questions

3) Public Hearing

4) Motion Whether to Approve Staff Recommendation

5) City Council Deliberation on the Motion

6) ORDINANCE INTRODUCTION AMENDING CHAPTER 14-12 (ZONING PERMITS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

7) ORDINANCE INTRODUCTION AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

8) ORDINANCE INTRODUCTION AMENDING CHAPTER 18 (DEFINITIONS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

9) ORDINANCE INTRODUCTION RESCINDING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE IN ITS ENTIRETY & ADDING A NEW CHAPTER 14-23 ENTITLED ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS

10) ORDINANCE INTRODUCTION AMENDING CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, & MODIFICATIONS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE FOR REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

11. NEW BUSINESS

A. 2030 CLIMATE ACTION AND ADAPTATION PLAN UPDATE

Requested by: Public Works & Utilities Director Palmisano

Attachments: Climate Action Plan - Report

Item 11.A.1. Climate Action Plan - PPT

1) Staff Report

2) City Council Clarifying & Technical Questions

3) Public Input

4) Appropriate motion (if any)

5) City Council Deliberation on the Motion

12. EMERGENCY ITEMS ADDED TO AGENDA

13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

14. ADJOURNMENT

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at https://watsonville.legistar.com/Calendar.aspx.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor) during normal business hours. Such documents are also available on the City of Watsonville website at https://watsonville.legistar.com/Calendar.aspx subject to staff's ability to post the document before the meeting.

CITY COUNCIL
CITY OF WATSONVILLE
CLOSED SESSION AGENDA
AND STATEMENT FOR MAYOR PRIOR TO CLOSED SESSION
(Government Code §§ 54954.2 and 54957.7)

3:30 P.M. Remote/Teleconference Meeting

__X__Regular _____ Adjourned _____ Special Meeting of __October 13, 2020__
[Date]

The City Council of the City of Watsonville will recess to Closed Session to discuss the matters that follow:

A. PERSONNEL MATTERS §54957

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager
City Clerk

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code § 54954.5 and 54956.8)

1. Property: 280 Main Street (APN: 017-182-16)
Negotiating parties: City as Landlord by Tamara Vides
Pajaro Valley Arts Council, a corporation as Tenant
Under Negotiation: Price, and terms of lease

C. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Government Code Section 54956.9)

1. Name of case: Janice Guy v City of Watsonville - Santa Cruz County Superior Court (Case No. not yet available)

2. Name of case: Jhony R. Lara Argueta v. City of Watsonville et al. United States District Court, Northern District of California (Case No. 20-cv-01728-SVK)

D. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
(Government Code Section 54956.9)

1. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:
(1 case)

Dated: Thursday, October 08, 2020 Prepared by: Alan J. Smith, City Attorney

CITY OF WATSONVILLE
FINANCE DEPARTMENT
SUMMARY OF DISBURSEMENTS
WARRANT REGISTER DATED 9/16/2020 to 10/6/2020

FUND NO.	FUND NAME	AMOUNT
130	EMPLOYEE CASH DEDUCTIONS FUND	707,689.15
150	GENERAL FUND	345,322.42
160	RETIREMENT FUND	121.50
170	INVESTMENTS	783.45
202	REDEVELOPMENT OBLIG RETIREMENT	1,775.21
205	COMMUNITY DEV BLOCK GRANT	329.94
221	INCLUSIONARY HOUSING	12,362.00
246	CIVIC CENTER COMMON AREA	35,261.51
250	LIBRARY FUND	45,140.33
260	SPECIAL GRANTS	30,836.81
281	PARKS DEVELOPMENT FUND	3,771.21
291	CANNABIS REVENUE FUND	3,728.75
305	GAS TAX	24,453.04
309	PARKING GARAGE FUND	24,593.94
310	SALES TAX MEASURE G	16,194.66
312	MEASURE D	19,473.54
354	SPECIAL DISTRICT FUNDS	2,612.31
510	ENERGY BOND DEBT PAYMENT	146,814.16
710	SEWER SERVICE FUND	319,148.86
720	WATER OPERATING FUND	365,686.76
730	AIRPORT ENTERPRISE FUND	176,724.11
740	WASTE DISPOSAL FUND	166,387.92
765	COMPUTER REPLACEMENT FUND	6,055.71
780	WORKER'S COMP/LIABILITY FUND	39,711.72
787	HEALTH INSURANCE FUND POOL	602,692.20
790	INFORMATION & TECHNOLOGY ISF	1,417.46
		3,099,088.67

TOTAL ACCOUNTS PAYABLE 9/16/2020 to 10/6/2020		2,391,399.52
PAYROLL INVOICES		707,689.15
TOTAL OF ALL INVOICES	**TOTAL**	**3,099,088.67**

Check Register **For the Period 9/14/2020 through 10/6/2020**

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0130	AFLAC	40021	9/22/2020	REISSUE CHECK #38941	INV#65253-PAYROLL RUN 1-WARRANT 200717	$9,988.03
		40021	9/22/2020	REISSUE CHECK #38616	INV#64626-PAYROLL RUN 1-WARRANT 200702	$9,988.03
		40238	9/25/2020	67751	Payroll Run 1 - Warrant 200925	$9,591.36
	BENEFIT COORDINATORS CORPORATION	40239	9/25/2020	67739	Payroll Run 1 - Warrant 200925	$960.40
	CA STATE DISBURSEMENT UNIT	631	9/25/2020	67753	Payroll Run 1 - Warrant 200925	$4,054.34
	CINCINNATI LIFE INSURANCE CO	40240	9/25/2020	67750	Payroll Run 1 - Warrant 200925	$45.13
	COLONIAL LIFE & ACCIDENT INS	40241	9/25/2020	67741	Payroll Run 1 - Warrant 200925	$198.40
	COUNTY OF SANTA CRUZ-SHERIFF-CORONER	40242	9/25/2020	67742	Payroll Run 1 - Warrant 200925	$604.60
	ICMA RETIREMENT TRUST 457	40244	9/25/2020	67743	Payroll Run 1 - Warrant 200925	$41,314.27
		40243	9/25/2020	67754	PAYROLL RUN 1 - WARRANT 200925	$2,957.05
	PROF FIRE FIGHTERS-WATSONVILLE	40245	9/25/2020	67744	Payroll Run 1 - Warrant 200925	$2,465.00
	PUBLIC EMP RETIREMENT SYSTEM	628	9/25/2020	67745	Payroll Run 1 - Warrant 200925	$268,882.04
	SALLY MCCOLLUM	40246	9/25/2020	67740	Payroll Run 1 - Warrant 200925	$500.00
	SEIU LOCAL 521	40248	9/25/2020	67746	Payroll Run 1 - Warrant 200925	$1,299.74
		40247	9/25/2020	67755	PAYROLL RUN - WARRANT 200925	$25.00
	STATE OF CALIFORNIA TAX BOARD	40249	9/25/2020	67748	Payroll Run 1 - Warrant 200925	$100.00
	WAGEWORKS INC	40250	9/25/2020	67752	Payroll Run 1 - Warrant 200925	$4,138.27
	WIRE TRANSFER-IRS	630	9/25/2020	67749	Payroll Run 1 - Warrant 200925	$292,398.04
	WIRE TRANSFER-STATE OF CALIFORNIA	629	9/25/2020	67747	Payroll Run 1 - Warrant 200925	$58,179.45
	Fund Total					$707,689.15
0150	A L LEASE COMPANY, INC	40251	9/30/2020	08/31/2020	PARTS	$145.40

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	A L LEASE COMPANY, INC	40251	9/30/2020	08/31/2020	PARTS	$50.56
		40251	9/30/2020	08/31/2020	PARTS	$63.55
	ABBOTT'S PRO-POWER, LLC	40019	9/22/2020	144115	INV#144115, 8/28/20-REPLACEMENT OF OLD P. WASHER.	$1,393.20
	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$62.16
		40252	9/30/2020	08/31/2020	SUPPLIES	$58.98
		40252	9/30/2020	08/31/2020	SUPPLIES	$57.36
		40252	9/30/2020	08/31/2020	SUPPLIES	$16.38
		40252	9/30/2020	08/31/2020	SUPPLIES	$22.93
		40252	9/30/2020	08/31/2020	SUPPLIES	$5.98
		40252	9/30/2020	08/31/2020	SUPPLIES	$749.38
		40252	9/30/2020	08/31/2020	SUPPLIES	$121.71
		40252	9/30/2020	08/31/2020	SUPPLIES	$42.56
		40252	9/30/2020	08/31/2020	SUPPLIES	$100.40
		40252	9/30/2020	08/31/2020	SUPPLIES	$13.09
		40252	9/30/2020	08/31/2020	SUPPLIES	$15.24
		40252	9/30/2020	08/31/2020	SUPPLIES	$76.41
		40252	9/30/2020	08/31/2020	SUPPLIES	$2.17
		40252	9/30/2020	08/31/2020	SUPPLIES	$48.00
	AIRTEC SERVICE,INC	40025	9/22/2020	14393	DUCT REPAIRS	$861.04
	ARCHIVE SOCIAL, INC.	40029	9/22/2020	11932	SOCIAL MEDIA ARCHIVING/MONITOR	$7,182.00
	ARRIAGA, JOHN	40253	9/30/2020	8261	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40030	9/22/2020	AR023902	FY21-LEVELIZED CHARGE NAT GAS	$545.60
		40030	9/22/2020	AR023902	FY21-LEVELIZED CHARGE NAT GAS	$204.60
		40030	9/22/2020	AR023902	FY21-LEVELIZED CHARGE NAT GAS	$2,318.80
		40030	9/22/2020	AR023902	FY21-LEVELIZED CHARGE NAT GAS	$545.60

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	AT&T	40254	9/30/2020	138890679-09/14/2020	SERVICE FOR ACCOUNT #138890679	$38.48
	BAKER & TAYLOR BOOKS	40036	9/22/2020	C0116843-8/31/20	BOOKS	$828.68
	BIG CREEK LUMBER COMPANY	40040	9/22/2020	8/26/2020	BLDG SUPPIES	$5,799.80
	BIOBOT ANALYTICS,INC.	40041	9/22/2020	2E67EBED-0001	JULY SAMPLING	$4,800.00
	CALIFA GROUP	40046	9/22/2020	3666	EBSCO PACKAGE	$4,567.02
		40046	9/22/2020	3667	GALE DATABASE SUBSCRIPTION PACKAGE	$6,121.00
	CDW GOVERNMENT, INC.	40050	9/22/2020	ZZG7086	TONER FOR CENTRAL SERVICES PRINTER	$281.18
		40050	9/22/2020	1186588	TYPECOVER_KEYBOARDS FOR ATTNY & R.TELLEZ SURFACE	$118.82
		40050	9/22/2020	ZXN2075	SURFACE PRO 7 FOR A.SMITH	$1,690.16
		40050	9/22/2020	ZXW9342	WARRANTY FOR A.SMITH SURFACE PRO 7	$306.22
		40050	9/22/2020	ZVV6229	COMPUTER SUPPLIES	$142.04
	CENTRAL COAST LANDSCAPE & MAINTENANCE	40052	9/22/2020	21310	LANDSCAPE MAINTENANCE	$400.00
	CHARTER COMMUNICATIONS	40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$159.93
		40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$31.05
	CHAZ TOWING	40055	9/22/2020	71865	VEHICLE MAINTENANCE	$54.00
		40055	9/22/2020	71939	VEHICLE MAINTENANCE	$54.00
	CONTINUANT, INC.	40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$1,011.65
		40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$82.41
	COUNTY OF SANTA CRUZ COLLECTIONS	40004	9/16/2020	1001894	PARKING TICKET SURCHARGE	$5,813.00
		40257	9/30/2020	JUNE 2020	PARKING TICKET SURCHARGE- JUNE 2020	$3,325.00
		40257	9/30/2020	JUNE 2020	PARKING TICKET SURCHARGE- JUNE 2020	$540.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	COUNTY OF SANTA CRUZ-ISD	40064	9/22/2020	QUERY 08/26/2020	OPEN QUERY CHARGES	$1,311.55
	CRIME SCENE CLEANERS INC	40066	9/22/2020	77573	SERVICE	$125.00
		40066	9/22/2020	78041	SERVICE	$125.00
		40066	9/22/2020	78389	SERVICE	$300.00
	CRUZIO/THE INTERNET STORE INC.	40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$139.90
		40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$80.95
		40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$74.95
	CSG CONSULTANTS, INC	40068	9/22/2020	B201059	FIRE PLAN REVIEW/BLDG INSPECT/	$5,083.37
		40068	9/22/2020	32426	FIRE PLAN REVIEW/BLDG INSPECT/	$4,760.00
		40068	9/22/2020	32585	FIRE PLAN REVIEW/BLDG INSPECT/	$2,875.00
	CSI FORENSIC SUPPLY	40069	9/22/2020	2413	EVIDENCE SUPPLIES	$105.06
	DASH MEDICAL GLOVES	40074	9/22/2020	INV1203791	GLOVES	$667.98
	DAVIS AUTO PARTS	40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$3.04
	DIXON & SONS TIRES INC.	40077	9/22/2020	8/29/2020	TIRES AND REPAIRS	$205.93
	ECIVIS, INC.	40078	9/22/2020	INV103266	ECIVIS SUBSCRIPTION AND SERVIC	$3,215.60
	ELEVATOR SERVICE COMPANY, INC.	40079	9/22/2020	29427	ON CALL MAINTENANCE/SERVICE FO	$400.00
		40079	9/22/2020	29427	ON CALL MAINTENANCE/SERVICE FO	$530.00
		40079	9/22/2020	29427	ON CALL MAINTENANCE/SERVICE FO	$200.00
	ERNESTO'S CLEANING SERVICES	40082	9/22/2020	0901204	Cleaning Services for recreational facilities for	$3,190.95
		40082	9/22/2020	090120	CUSTODIAL SERVICES FOR MAIN LI	$3,800.00
		40082	9/22/2020	09012010	Cleaning Services for Senior Center for the month	$1,400.00
	FASTENAL COMPANY	40084	9/22/2020	CAWAT109732	SUPPLIES	$524.42
		40084	9/22/2020	CAWAT109817	PPE EQUIPMENT	$82.96

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	FASTENAL COMPANY	40084	9/22/2020	CAWAT109641	SUPPLIES	$105.02
		40084	9/22/2020	CAWAT109756	SUPPLIES	$25.23
	FEDEX	40085	9/22/2020	7-100-32226	FRT	$13.44
	FINDAWAY WORLD LLC	40087	9/22/2020	326612	BOOKS	$311.34
	FIRST ALARM, INC.	40230	9/23/2020	548695	SECURITY SERVICES AT 280 MAIN ST	$433.98
	GALE CENGAGE LEARNING	40092	9/22/2020	71076979	BOOKS	$108.59
	GLOBAL EQUIPMENT CO., INC.	40093	9/22/2020	116559792	JANITORIAL SUPPLIES	$401.92
	INTER AMERICAN DEVELOPMENT	40108	9/22/2020	3737	SUBSCRIPTION RENEWAL	$795.00
	INTERSTATE ALL BATTERY CENTER	40109	9/22/2020	09/01/2020	INV#1905501030344-BATTERIES	$78.48
	JAUREGUI, ANGELICA	40111	9/22/2020	7/21/2020	PD-TUITION REIMBURSEMENT	$1,000.00
	JESUS I. SALAZAR	40114	9/22/2020	100	REMOVAL OF VEHICLE EQUIPMENT	$1,500.00
	KELLY-MOORE PAINT COMPANY, INC.	40116	9/22/2020	818-00000311367	PAINT AND SUPPLIES	$157.71
	LA SELVA	40119	9/22/2020	5499	INV#5499, 9/10/20-1 MULBERRY TREE AT THE ENTRANCE	$600.00
		40119	9/22/2020	5473	Inv#5473, 9/2/20-3 dead pine trees; chip out and r	$1,450.00
		40119	9/22/2020	5461	INV#5461, 9/1/20-TAKE DOWN 2 LEANING PINE TREES AL	$2,350.00
		40119	9/22/2020	5498	INV#5498, 9/10/20-HAZARDAS TREE REMOVAL AT GONZALE	$3,450.00
		40119	9/22/2020	5451	TREE REMOVAL FOR RESTROOM PROJECT	$1,475.00
		40119	9/22/2020	5419	TREE REMOVAL FOR CITY PLAZA RESTROOM PROJECT	$1,450.00
	LIEBERT CASSIDY WHITMORE	40009	9/16/2020	1505875	PROF SERVICES	$266.00
		40009	9/16/2020	1505877	PROF SERVICES	$3,889.00
		40009	9/16/2020	1505878	PROF SERVICES	$2,094.50
	LOCAL GOVERNMENT CONSULTANTS, LLC	40124	9/22/2020	807	SERVICES- SB90 CLAIMS PREP.	$2,100.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	MID VALLEY SUPPLY	40131	9/22/2020	08/31/2020	SUPPLIES	$1,531.28
		40131	9/22/2020	08/31/2020	SUPPLIES	$418.34
		40131	9/22/2020	08/31/2020	SUPPLIES	$1,201.74
		40131	9/22/2020	08/31/2020	SUPPLIES	$411.64
	MISSION LINEN SUPPLY	40132	9/22/2020	292108-09/01/2020	UNIFORM RENTAL AND LAUNDRY SER	$60.32
		40260	9/30/2020	292109-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$302.31
	MOHAWK FACTORING, LLC	40261	9/30/2020	C9001068	CITY HALL FLOOR REPLACEMENT PR	$103,143.00
	MONOPRICE, INC.	40134	9/22/2020	20605947	COMPUTER SUPPLIES	$54.41
	OCLC, INC	40138	9/22/2020	1000060347	CATALOGING & METADATA SUBSCRIPTION	$566.96
	OLSON REMCHO LLP	40139	9/22/2020	340012	ELECTION ADVICE- ACCT# 2572-02	$3,187.50
	OMEGA INDUSTRIAL SUPPLY INC.	40140	9/22/2020	128672	COVID-19 SUPPLIES- WIPES AND SANITIZER	$821.32
		40140	9/22/2020	127911	COVID-19 SUPPLIES- DISINFECTING WIPES	$1,316.35
	ONE TIME VENDOR	40144	9/22/2020	23166399	REFUND- PINTO LAKE RV RESERVATION	$135.00
		40145	9/22/2020	23257329	REFUND- PINTO LAKE RV RESERVATION	$90.00
		40142	9/22/2020	23247992	REFUND- PINTO LAKE RV RESERVATION	$180.00
		40141	9/22/2020	REFUND- PERMIT	REFUND- ENTERTAINMENT PERMIT	$156.00
		40143	9/22/2020	REFUND- PERMIT	REFUND- ENTERTAINMENT PERMIT	$156.00
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40146	9/22/2020	39277	SUPPLIES	$34.55
		40146	9/22/2020	39276	LIGHT BULB	$8.73
		40146	9/22/2020	39262	RED ARMOR 2 STROKE OIL 6PACKS	$202.91
		40146	9/22/2020	39231	V- BELT	$18.56
		40146	9/22/2020	39337	SERVICE	$60.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40146	9/22/2020	39338	HAND TOOLS	$109.20
	PACIFIC CREST ENGINEEERING, INC.	40147	9/22/2020	8716	PROFESSIONAL SERVICES- PLAN REVIEW	$300.00
	PACIFIC GAS & ELECTRIC	40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$719.70
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$3,091.74
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$8,823.64
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$25.25
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$889.27
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$3,382.98
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$9,538.35
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$26.12
		40154	9/22/2020	0951393634-5-9/15	ELEC	$43.64
		40163	9/22/2020	7523404092-3-9/14	GAS & ELEC	$3,151.43
		40152	9/22/2020	9656517006-3-9/15-	ELEC	$14.38
		40159	9/22/2020	0418334151-2-9/16	ELEC	$856.81
		40153	9/22/2020	3653340008-5-9/17	ELEC	$23.23
		40157	9/22/2020	9925941904-3-9/17	ELEC	$201.23
		40150	9/22/2020	4048670603-5-9/17	ELEC	$11.14
		40275	9/30/2020	5060076049-5-9/22-	ELEC	$971.56
		40271	9/30/2020	0458151262-3-9/21-	ELEC	$244.00
		40265	9/30/2020	4829825447-4-9/21-	ELEC	$66.90
		40274	9/30/2020	8480030300-4-9/20-	GAS & ELEC	$647.24

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PACIFIC GAS & ELECTRIC	40263	9/30/2020	4287605895-1-9/18-	ELEC	$10.91
		40278	9/30/2020	9491368495-0-9/21-	ELEC	$1,909.20
		40278	9/30/2020	9491368495-0-9/21-	ELEC	$1,875.88
		40269	9/30/2020	7624842502-7-9/23-	GAS & ELEC	$145.88
		40272	9/30/2020	5740377546-3-9/23-	ELEC	$296.88
	PAJARO VALLEY FABRICATION INC.	40169	9/22/2020	27676	LABOR	$471.27
	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	40170	9/22/2020	073120 PARKS	CASE MANAGEMENT - PVPSA 07/2020	$4,757.99
	PAJARO VALLEY PRINTING	40171	9/22/2020	40887	FIRE/ LIFE SAFETY INSPECTION SHEETS	$191.19
		40171	9/22/2020	39560	PRINTS	$32.78
	PAJARO VALLEY UNIFIED SCHOOL DISTRICT	40172	9/22/2020	REIMBURSEMENT-SRO	CONTRACT REIMBURSEMENT-SCHOOL RESOURCE OFFICER	$19,708.80
	PENINSULA PEST MANAGEMENT, INC.	40176	9/22/2020	14021	APPLICATION OF INSECTICIDE AND RODENTICIDE	$275.00
	PLOTTER PROS	40179	9/22/2020	55325	Inv#55325, 8/24/20- 2 paper rolls for plotter prin	$91.17
	QUADIENT, INC.	40283	9/30/2020	16055336	INK FOR POSTAGE MACHINE	$35.49
		40283	9/30/2020	16055336	INK FOR POSTAGE MACHINE	$35.49
	QUENCH USA, INC.	40184	9/22/2020	INV02627959	WATER	$334.32
		40184	9/22/2020	INV02643866	WATER SERVICE	$65.55
	REGISTER PAJARONIAN	40188	9/22/2020	2020-383082	PURCHASING PROCEDURES ORDINANCE	$346.66
		40188	9/22/2020	2020-385005	PUBLIC HEARING- BUDGET FY20-21	$318.10
		40188	9/22/2020	2020-385007	PUBLIC HEARING- CANNABIS ORD.	$582.04
		40188	9/22/2020	2020-385959	PUBLIC HEARING	$353.92
		40188	9/22/2020	2020-385958	PUBLIC HEARING	$213.63

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0150	REGISTER PAJARONIAN	40188	9/22/2020	2020-386344	ORD- FINAL ADOPTION	$126.64
		40188	9/22/2020	2020-386345	ORD- FINAL ADOPTION	$335.79
		40188	9/22/2020	2020-387042	PUBLIC HEARING LLMAD FY20/21	$198.70
	SHRED-IT USA	40013	9/16/2020	8180377119	SERVICE	$33.89
		40013	9/16/2020	8180377119	SERVICE	$74.28
		40013	9/16/2020	8180377119	SERVICE	$68.23
		40013	9/16/2020	8180377119	SERVICE	$76.93
	STAPLES BUSINESS CREDIT	40014	9/16/2020	1630606013	SUPPLIES	$26.93
		40014	9/16/2020	1630606013	SUPPLIES	$163.41
		40014	9/16/2020	1630606013	SUPPLIES	$163.84
	STAPLES CREDIT PLAN	40284	9/30/2020	08/28/2020	SUPPLIES	$83.55
		40284	9/30/2020	08/28/2020	SUPPLIES	$27.30
	TAYLOR'S OFFICE CITY	40203	9/22/2020	8/26/2020	SUPPLIES	$5.78
		40203	9/22/2020	8/26/2020	SUPPLIES	$7.31
		40203	9/22/2020	8/26/2020	SUPPLIES	$24.24
		40203	9/22/2020	8/26/2020	SUPPLIES	$86.49
	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94969	LEGAL SERVICES	$2,515.20
		40099	9/22/2020	94969	LEGAL SERVICES	$1,081.20
		40099	9/22/2020	94968	LEGAL SERVICES	$10,729.94
		40099	9/22/2020	94780	LEGAL SERVICES	$520.40
		40099	9/22/2020	94780	LEGAL SERVICES	$1,558.00
		40099	9/22/2020	94779	LEGAL SERVICES	$12,152.25
	THUL, DONALD	40209	9/22/2020	TRVL ON 09/09/2020	WPD- SHERMAN BLOCK 4 OF 8 PER DIEM	$167.75
		40209	9/22/2020	TRVL ON 10/06/2020	WPD- SHERMAN BLOCK 6 OF 8 PER DIEM	$167.75

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0150	THUL, DONALD	40209	9/22/2020	TRVL ON 11/04/2020	WPD- SHERMAN BLOCK 5 OF 8 PER DIEM	$167.75
	TOWNSEND AUTO PARTS	40235	9/23/2020	09/01/2020	PARTS AND SUPPLIES	$3.34
	TRI COUNTY LANDSCAPE SUPPLY	40212	9/22/2020	50078	INV#50078, CITY HALL PLANTERS MULCHING.	$309.17
		40212	9/22/2020	50288	MULCH FOR PLAZA PLANTERS	$441.67
	TRI-COUNTY FIRE PROTECTION INC	40213	9/22/2020	53412	SERVICE	$181.88
	TURNOUT TOPCO LLC	40214	9/22/2020	INV202017067	FIRE EMERGENCY REPORTING MANAGEMENT	$4,387.54
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	8615-08/24/2020	RENEW FOR STELLAR PLUS WPLFORUM.ORG	$52.88
		40236	9/23/2020	8615-08/24/2020	ONLINE MONTHLY SERVICE	$5.00
		40236	9/23/2020	5607-08/24/2020	BACKLIGHT FOR WEBCAM	$21.84
		40236	9/23/2020	5607-08/24/2020	WEBCAM	$25.12
		40236	9/23/2020	5607-08/24/2020	CAMP SITE TV CABLE	$8.71
		40236	9/23/2020	5607-08/24/2020	CAMP SITE TV CONVERTER	$24.02
		40236	9/23/2020	5607-08/24/2020	SUMMER CAMP 2020 - ACTIVITY SUPPLIES	$171.22
		40236	9/23/2020	5607-08/24/2020	CPRS MEMBERSHIP RENEWEL	$1,305.00
		40236	9/23/2020	5607-08/24/2020	SUMMER CAMP 2020 MESSAGE BOARD	$21.82
		40236	9/23/2020	5607-08/24/2020	RETURNED-WEBCAM	($25.12)
		40236	9/23/2020	5607-08/24/2020	PINTO LAKE BOAT INSPECTION WATER SOLUBLE TAPE	$30.54
		40236	9/23/2020	6341-08/24/2020	CCW READING MATERIALS	$32.76
		40236	9/23/2020	6341-08/24/2020	SLI S3 - TRAVEL HOTEL CHARGE	$386.40

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0150	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	6341-08/24/2020	RANGE BUILDING SUPPLIES	$138.46
		40236	9/23/2020	6341-08/24/2020	MEETING EQUIPMENT	$655.44
		40236	9/23/2020	6341-08/24/2020	OFFICE SUPPLIES	$15.83
		40236	9/23/2020	6341-08/24/2020	OFFICE SUPPLIES	$18.56
		40236	9/23/2020	6341-08/24/2020	OFFICE SUPPLIES	$25.12
		40236	9/23/2020	2625-08/24/2020	GOTOWEBINAR: RENEWAL	$2,028.00
		40236	9/23/2020	2625-08/24/2020	WEBCAM FOR SOCIAL DISTANCE MEETINGS	$80.85
		40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$139.90
		40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$80.95
		40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$74.95
		40236	9/23/2020	2625-08/24/2020	INTERNET CHARGES FOR PINTO LAKE	$144.98
		40236	9/23/2020	2625-08/24/2020	ZOOM LICENSE FOR MEETINGS	$1,699.80
		40236	9/23/2020	2625-08/24/2020	ORDER1: HEADSETS FOR OFFSITE MEETINGS	$98.28
		40236	9/23/2020	2625-08/24/2020	ORDER2: HEADSETS FOR OFFSITE MEETINGS	$98.29
		40236	9/23/2020	9464-08/24/2020	THERMAL RELEASE VALVE	$16.01
		40285	9/30/2020	9522-08/24/2020	OFFICE SUPPLIES	$49.15
		40285	9/30/2020	9522-08/24/2020	BOOKS/MATERIALS	$41.52
		40285	9/30/2020	9522-08/24/2020	OFFICE SUPPLIES	$58.33
		40285	9/30/2020	9522-08/24/2020	OFFICE SUPPLIES	$29.99

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0150	U S BANK CORPORATE PAYMENT SYSTEM	40285	9/30/2020	9522-08/24/2020	STAFF TRAINING	$175.00
		40285	9/30/2020	9522-08/24/2020	STAFF TRAINING	$175.00
		40285	9/30/2020	9522-08/24/2020	STAFF TRAINING	$175.00
		40285	9/30/2020	9522-08/24/2020	STAFF TRAINING	$175.00
		40285	9/30/2020	9522-08/24/2020	STAFF TRAINING	$695.00
		40285	9/30/2020	9522-08/24/2020	BOOKS/MATERIALS	$38.86
		40285	9/30/2020	9522-08/24/2020	OFFICE SUPPLIES	$38.23
		40285	9/30/2020	8557-08/24/2020	MESSAGE CARD FOR AURELIO GONZALEZ	$69.31
		40285	9/30/2020	8557-08/24/2020	OFFICE SUPPLIES	$24.02
		40285	9/30/2020	8557-08/24/2020	PERSONNEL TRAINING	$75.00
		40285	9/30/2020	8557-08/24/2020	PERSONNEL TRAINING	$309.00
		40285	9/30/2020	8557-08/24/2020	JOB ADVERTISING	$75.00
		40285	9/30/2020	8573-08/24/2020	CITY WEBSITE	$723.34
		40285	9/30/2020	8573-08/24/2020	VIRTUAL EVENT REGISTRATION-REBECCA J. GARCIA	$25.00
		40285	9/30/2020	8573-08/24/2020	COVID-19 FLOOR DECALS	$978.24
		40285	9/30/2020	8573-08/24/2020	VIRTUAL EVENT REGISTRATION- L. HURST	$54.67
		40285	9/30/2020	8573-08/24/2020	VIRTUAL EVENT REGISTRATION- F. HERNANDEZ	$54.67
		40285	9/30/2020	8573-08/24/2020	CITY WEBSITE SUBSCRIPTION	($54.92)
		40285	9/30/2020	8573-08/24/2020	COVID-19 POST ENGAGEMENT	$10.00
		40285	9/30/2020	8573-08/24/2020	VIRTUAL EVENT REGISTRATION- T. COFFMAN-GOMEZ	$54.67
		40285	9/30/2020	8573-08/24/2020	CITY GYM MAINTENANCE	$771.16
		40285	9/30/2020	8573-08/24/2020	ONLINE SUBSCRIPTION FEES	$4.00
		40285	9/30/2020	8573-08/24/2020	VIRTUAL EVENT REGISTRATION-REBECCA J. GARCIA	$50.00

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0150	U S BANK CORPORATE PAYMENT SYSTEM	40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	$269.57
		40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	($20.60)
		40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	($20.60)
		40285	9/30/2020	6703-08/24/2020	OFFICE SUPPLIES	$7.53
		40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	($16.83)
		40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	($16.83)
		40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	($16.83)
		40285	9/30/2020	6703-08/24/2020	COVID-19 MATERIALS	($16.83)
		40285	9/30/2020	6703-08/24/2020	MISC PURCHASES	($16.83)
		40285	9/30/2020	9478-08/24/2020	APC UPS BATTERY BACKUPS	$163.83
		40285	9/30/2020	9478-08/24/2020	LUNCH FOR RATERS-B/C TEST	$215.44
		40285	9/30/2020	9478-08/24/2020	TV/ INTERNET SERVICES	$359.13
	UPS STORE	40216	9/22/2020	08/31/2020	SHIPPING AND SERVICES	$370.00
		40216	9/22/2020	08/31/2020	SHIPPING AND SERVICES	$34.36
	VERDE DESIGN, INC.	40217	9/22/2020	6-1920400	CONSULTANT SERVICES	$1,568.25
	WATSONVILLE BLUEPRINT	40220	9/22/2020	94662	BOND/ COPY	$52.65
		40220	9/22/2020	94617	BOND/ COPY	$157.08
		40220	9/22/2020	94748	COPIES	$365.65
	WATSONVILLE CADILLAC BUICK GMC	40221	9/22/2020	354959	VEHICLE SERVICE	$687.40
	WATSONVILLE CHRYSLER DODGE JEEP RAM	40222	9/22/2020	200884	VEHICLE REPAIRS	$1,351.96
		40222	9/22/2020	201082	VEHICLE REPAIR	$702.55
		40222	9/22/2020	201129	SERVICE	$97.11
		40222	9/22/2020	201002	SERVICE	$92.08
	WATSONVILLE FORD	40223	9/22/2020	140960	SERVICE	$177.39
		40223	9/22/2020	140787	VEHICLE REPAIR	$198.05

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0150	WATSONVILLE FORD	40223	9/22/2020	140677	VEHICLE REPAIR	$5,294.74
		40223	9/22/2020	140920	REPAIRS	$486.00
		40223	9/22/2020	140874	REPAIRS	$411.30
	WEX BANK	40016	9/16/2020	67389600	FUEL	$134.40
		40016	9/16/2020	67389600	FUEL	$117.51
	Fund Total					$345,322.42
0160	ICMA RETIREMENT CORP	40008	9/16/2020	44147	MAINTENANCE FEE	$121.50
	Fund Total					$121.50
0170	BRINKS INCORPORATED	40042	9/22/2020	11263658	SERVICE	$750.45
		40042	9/22/2020	3509509	SERVICE	$33.00
	Fund Total					$783.45
0202	CONTINUANT, INC.	40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$41.21
	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94968	LEGAL SERVICES	$489.60
		40099	9/22/2020	94779	LEGAL SERVICES	$1,244.40
	Fund Total					$1,775.21
0205	WATSONVILLE BLUEPRINT	40220	9/22/2020	93037	BOND & COPY	$329.94
	Fund Total					$329.94
0221	HOUSING AUTHORITY OF SANTA CRUZ COUNTY	40103	9/22/2020	20-12 COW HAP	HOMELESS ACTION PARTNERSHIP SHARE OF COSTS	$12,362.00
	Fund Total					$12,362.00
0246	K & D LANDSCAPING INC.	40115	9/22/2020	98798	LANDSCAPE SERVICES FOR SEPTEMBER	$681.00
		40115	9/22/2020	98798	LANDSCAPE SERVICES FOR SEPTEMBER	$80.00
	PACIFIC GAS & ELECTRIC	40166	9/22/2020	0498528361-5-9/10	ELEC	$33,620.51
	PANTHER PROTECTIVE SERVICE	40174	9/22/2020	006-2020CPG	SERVICE	$880.00
	Fund Total					$35,261.51

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0250	COUNTY OF SANTA CRUZ LIBRARY OF JOINT POWERS	40065	9/22/2020	10/2020-WATS	10/2020- WATS MAINTENANCE OF EFFORT CONTR.	$45,140.33
	Fund Total					$45,140.33
0260	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$16.38
		40252	9/30/2020	08/31/2020	SUPPLIES	$30.55
	FASTENAL COMPANY	40084	9/22/2020	CAWAT109111	COVID SUPPLIES-COVERALLS	$385.87
		40084	9/22/2020	CAWAT109115	COVID SUPPLIES- N95 MASKS FOR PD	$3,624.92
		40084	9/22/2020	CAWAT109640	COVID SUPPLIES- GLOVES FOR WPD	$327.42
		40084	9/22/2020	CAWAT110053	COVID SUPPLIES- GLOVES FOR PD	$437.00
	HARRIS & ASSOCIATES INC.	40102	9/22/2020	45926	PREPARATION OF LOCAL HAZARD MI	$2,738.00
	KIMLEY-HORN & ASSOCIATES, INC.	40118	9/22/2020	17191108	STAFF AUGMENTATION SERVICES	$6,066.80
		40118	9/22/2020	16911107	STAFF AUGMENTATION SERVICES	$2,733.23
	LEXIS NEXIS RISK SOLUTIONS FL INC.	40122	9/22/2020	1382615-20200831	LAW ENFORCEMENT DATABASE	$1,620.68
	PANTHER PROTECTIVE SERVICE	40174	9/22/2020	001-2020SHELTER	SECURITY SERVICES FOR LAKEVIEW SHELTER	$5,684.00
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	5607-08/24/2020	LAKEVIEW SHELTER SETUP - DONUTS	$12.00
		40236	9/23/2020	5607-08/24/2020	LAKEVIEW SHELTER SETUP - COFFEE	$22.00
		40236	9/23/2020	5607-08/24/2020	LAKEVIEW SHELTER SETUP - SNACKS & BEVERAGES	$150.87
		40236	9/23/2020	5607-08/24/2020	LAKEVIEW SHELTER SETUP - ICE	$7.02
		40236	9/23/2020	6341-08/24/2020	CZU FIRE - FOOD	$99.34
		40285	9/30/2020	8573-08/24/2020	CENSUS SUPPLIES	$17.42
		40285	9/30/2020	8573-08/24/2020	CENSUS SUPPLIES	$5,478.56
		40285	9/30/2020	8573-08/24/2020	CENSUS SUPPLIES	$313.54

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0260	U S BANK CORPORATE PAYMENT SYSTEM	40285	9/30/2020	8573-08/24/2020	CENSUS SUPPLIES	$974.47
		40285	9/30/2020	6703-08/24/2020	CENSUS SUPPLIES	$20.47
	WEX BANK	40016	9/16/2020	67389600	FUEL	$76.27
	Fund Total					$30,836.81
0281	LA SELVA	40119	9/22/2020	5474	HAZARDOUS TREE REMOVAL	$3,700.00
	WATSONVILLE BLUEPRINT	40220	9/22/2020	94728	COPIES	$71.21
	Fund Total					$3,771.21
0291	K & D LANDSCAPING INC.	40115	9/22/2020	98800	LANDSCAPING SERVICES	$1,285.00
		40115	9/22/2020	98799	LANDSCAPE MAINTENANCE	$1,145.00
		40115	9/22/2020	98801	LANDSCAPE MAINTENANCE	$1,298.75
	Fund Total					$3,728.75
0305	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$240.22
	BEAR ELECTRICAL SOLUTIONS INC.	40038	9/22/2020	11076	ANNUAL TRAFFIC SIGNAL MAINTENA	$1,739.00
		40038	9/22/2020	10971	ANNUAL TRAFFIC SIGNAL MAINTENA	$2,125.00
	BIG CREEK LUMBER COMPANY	40040	9/22/2020	8/26/2020	BLDG SUPPIES	$343.86
	MISSION LINEN SUPPLY	40132	9/22/2020	292105-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$151.04
	PACIFIC GAS & ELECTRIC	40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$2,133.90
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$2,111.36
		40155	9/22/2020	1413903318-8-9/14	ELEC	$79.35
		40161	9/22/2020	1965495282-9-9/14	ELEC	$1,459.47
		40264	9/30/2020	0581861689-7-9/22-	ELEC	$57.64
		40273	9/30/2020	6771895322-6-9/22-	ELEC	$479.86
		40270	9/30/2020	7294900587-9-9/18-	ELEC	$198.91

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0305	PACIFIC GAS & ELECTRIC	40267	9/30/2020	1039376060-7-9/18-	ELEC	$116.26
		40280	9/30/2020	0909726970-9-9/21-	ELEC	$13,130.20
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	9464-08/24/2020	TRAFFIC OPS- WRITING TABLES	$86.97
	Fund Total					$24,453.04
0309	CRUZIO/THE INTERNET STORE INC.	40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$99.95
	ELEVATOR SERVICE COMPANY, INC.	40079	9/22/2020	29198 J8258	ON CALL MAINTENANCE/SERVICE FO	$6,150.00
		40079	9/22/2020	29427	ON CALL MAINTENANCE/SERVICE FO	$400.00
		40079	9/22/2020	29427	ON CALL MAINTENANCE/SERVICE FO	$520.00
	ERNESTO'S CLEANING SERVICES	40082	9/22/2020	0901202	Beach St. Parking Garage-Clean	$1,300.00
	K & D LANDSCAPING INC.	40115	9/22/2020	98798	LANDSCAPE SERVICES FOR SEPTEMBER	$710.00
	PACIFIC GAS & ELECTRIC	40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$4,479.94
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$4,479.94
		40277	9/30/2020	3370611625-9-9/22-	ELEC	$3,756.66
	PANTHER PROTECTIVE SERVICE	40174	9/22/2020	006-2020-2CPG	SECURITY SERVICES	$200.00
		40282	9/30/2020	009-2020CG	Patrolling of Beach Street Par	$1,958.00
	SENTRY ALARM SYSTEM	40197	9/22/2020	2147493	SERVICE	$439.50
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$99.95
	Fund Total					$24,593.94
0310	AXON ENTERPRISE, INC.	40035	9/22/2020	SI-1678138	TASER	$4,151.50
	BROADCAST MICROWAVE SERVICES, INC.	40043	9/22/2020	SI-110528	MONITOR & KEYBOARD FOR PD CAR	$2,819.84
	CHARTER COMMUNICATIONS	40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$222.47

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	CRUZIO/THE INTERNET STORE INC.	40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$499.00
		40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$69.95
	LEXIS NEXIS RISK SOLUTIONS FL INC.	40122	9/22/2020	805914-20200831	DORS	$708.33
	MOTOROLA SOLUTIONS, INC.	40135	9/22/2020	8280884983	RADIO SUPPLIES	$1,709.28
	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	40170	9/22/2020	073120 MEASURE G	CASE MANAGEMENT, COUNSELING AN	$5,069.58
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	6341-08/24/2020	CAMINOS SUPPLIES	$40.41
		40236	9/23/2020	6341-08/24/2020	CAMINOS SUPPLIES	$29.49
		40236	9/23/2020	6341-08/24/2020	MEDIA SUPPLIES	$251.26
		40236	9/23/2020	6341-08/24/2020	MEDIA SUPPLIES	$54.60
		40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$499.00
		40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$69.95
	Fund Total					$16,194.66
0312	HARRIS & ASSOCIATES INC.	40102	9/22/2020	45969	ENVIRONMENTAL CONSULT SERVICES	$3,382.50
	WATSONVILLE WETLANDS WATCH	40228	9/22/2020	CTW HCF 20 0620	WETLAND RESTORATION ORK	$16,091.04
	Fund Total					$19,473.54
0354	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$158.28
	K & D LANDSCAPING INC.	40115	9/22/2020	98951	BAY BREEZE REPAIRS	$348.92
		40115	9/22/2020	98797	LANDSCAPE MAINTENANCE	$849.00
	MISSION LINEN SUPPLY	40260	9/30/2020	292109-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$31.64
		40260	9/30/2020	292109-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$17.57

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0354	PACIFIC GAS & ELECTRIC	40151	9/22/2020	0541697410-2-9/16	ELEC	$13.27
		40149	9/22/2020	6312050406-1-9/16	ELEC	$10.45
	PAJARO VALLEY FABRICATION INC.	40169	9/22/2020	27641	SERVICE	$1,183.18
	Fund Total					$2,612.31
0510	SANTA CRUZ COUNTY BANK	40193	9/22/2020	900382500 08/30/2020	ACCT#900382500- ENERGY BOND PMT PRINCIPLE AND INT.	$101,089.03
		40193	9/22/2020	900382500 08/30/2020	ACCT#900382500- ENERGY BOND PMT PRINCIPLE AND INT.	$45,725.13
	Fund Total					$146,814.16
0710	A L LEASE COMPANY, INC	40251	9/30/2020	08/31/2020	PARTS	$33.23
		40251	9/30/2020	08/31/2020	PARTS	$664.80
	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$125.66
		40252	9/30/2020	08/31/2020	SUPPLIES	$173.55
		40252	9/30/2020	08/31/2020	SUPPLIES	$129.85
	AIRGAS USA, LLC	40024	9/22/2020	9973681403	CYLINDER RENT	$35.38
	APPLIED INDUSTRIAL TECHNOLOGIES	40027	9/22/2020	7019697032	PARTS-BELT PRESS	$1,993.76
	ARRIAGA, JOHN	40253	9/30/2020	8261	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40030	9/22/2020	AR023909	INVOICE #AR023909 FY21-LEVELIZED CHARGE-NAT GAS	$5,580.00
	BC LABORATORIES, INC.	40037	9/22/2020	B390984	SERVICE	$246.00
		40037	9/22/2020	B391280	TESTING SERVICE	$1,083.00
	BERRY, ROBERT	40039	9/22/2020	RECERT. REIMB	CDD- QSP AND CESSWI CERTIFICATIONS REIMB.	$95.00
		40039	9/22/2020	RECERT. REIMB	CDD- QSP AND CESSWI CERTIFICATIONS REIMB.	$122.50
	BUCKLES-SMITH ELECTRIC	40044	9/22/2020	1566556-02	ROTARY DOOR HANDLES	$576.00
		40044	9/22/2020	1566553-01	OVERLOAD RELAY	$82.73

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0710	BUCKLES-SMITH ELECTRIC	40044	9/22/2020	3207390-00	SUPPLIES	$5,502.52
	BULK OFFICE SUPPLY	40045	9/22/2020	433665	MATERIAL FOR TOOLBOX KITS	$6,157.06
	CAROLLO ENGINEERS, INC.	40049	9/22/2020	0189597	SOLIDS THICKENING EVALUATION A	$17,392.00
	CDW GOVERNMENT, INC.	40050	9/22/2020	ZZF1466	NEW SURFACE PRO FOR R.TELLEZ	$1,690.16
		40050	9/22/2020	ZZV5394	WARRANTY FOR R.TELLEZ SURFACE	$306.22
		40050	9/22/2020	1186588	TYPECOVER_KEYBOARDS FOR ATTNY & R.TELLEZ SURFACE	$118.82
	CENTRAL ELECTRIC	40053	9/22/2020	08/31/2020	SERVICES AND PARTS	$281.27
	CONTE'S GENERATOR SERVICE	40062	9/22/2020	83821	SERVICE CALL FOR GENERATORS	$495.00
	CONTINUANT, INC.	40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$591.34
	D&G SANITATION	40070	9/22/2020	274080	SERVICE	$223.96
	DANIEL B. STEPHENS & ASSOCIATES, INC.	40072	9/22/2020	0243992	Site Access Tasks and Groundwa	$6,441.50
	DIRECT TV LLC	40076	9/22/2020	37738846731	INVOICE #37738846731 MONTHLY CHARGES FOR SER	$136.24
	DIXON & SONS TIRES INC.	40077	9/22/2020	8/29/2020	TIRES AND REPAIRS	$20.00
	ENVIRONMENTAL INNOVATIONS, INC.	40081	9/22/2020	1204	Coordination of City's Green B	$2,880.00
	EUROFINS/EATON ANALYTICAL, INC.	40083	9/22/2020	L0530561	TESTING SERVICE	$1,200.00
		40083	9/22/2020	L0529282	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527371	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527376	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527377	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527372	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527373	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527374	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527382	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527656	TESTING SERVICE	$1,070.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	EUROFINS/EATON ANALYTICAL, INC.	40083	9/22/2020	L0527379	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527381	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527378	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527375	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0527380	TESTING SERVICE	$1,070.00
		40083	9/22/2020	L0529277	TESTING SERVICE	$1,070.00
	FASTENAL COMPANY	40084	9/22/2020	CAWAT108716	SUPPLIES	$2,198.13
		40084	9/22/2020	CAWAT109701	SUPPLIES	$837.01
		40084	9/22/2020	CAWAT109892	PARTS FOR SHOP	$647.74
		40084	9/22/2020	CAWAT109985	SHOP SUPPLIES	$207.39
	FASTRACK VIOLATION PROCESSING DEPT	40229	9/23/2020	T717067857527	TOLL CHARGE	$6.00
	FEDEX	40085	9/22/2020	7-120-40783	FRT	$118.07
		40085	9/22/2020	7-107-71086	FRT	$78.35
		40085	9/22/2020	7-114-14411	FRT	$15.31
	FISHER SCIENTIFIC	40090	9/22/2020	6477533	LAB SUPPLIES	$136.06
		40090	9/22/2020	6685781	LAB SUPPLIES	$45.31
		40090	9/22/2020	6145889	LAB SUPPLIES	$360.71
		40090	9/22/2020	7405416	LAB SUPPLIES	$114.51
	GRANITE ROCK COMPANY	40095	9/22/2020	1256323	MATERIALS	$79.95
	GREEN RUBBER-KENNEDY AG	40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$43.66
		40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$114.36
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$45.45
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$27.75
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$45.58
	GREEN TOUCH	40097	9/22/2020	508	LANDSCAPING MAINTENANCE	$1,500.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	GROCERY OUTLET	40098	9/22/2020	09/10/2020	300 4762 338 2237- 09/10/2020 SUPPLIES	$12.45
	GUTIERREZ CONSULTANTS, INC.	40100	9/22/2020	1514	LEVEE	$829.50
	HACH COMPANY	40101	9/22/2020	12116539	LAB SUPPLIES	$994.12
		40101	9/22/2020	12092415	LAB SUPPLIES	$1,599.08
		40101	9/22/2020	12096155	LAB SUPPLIES	$1,233.88
	HARRIS & ASSOCIATES INC.	40102	9/22/2020	45894	AIRPORT FREEDOM SEWER REPLACEM	$3,330.00
	HEIT LAW GROUP, P.C.	40007	9/16/2020	9/16/2020	SETTLEMENT	$60,000.00
	HYDROSCIENCE ENGINEERS, INC.	40104	9/22/2020	454004002	FREEDOM BLVD WATER/SEWER IMPRO	$5,861.25
		40104	9/22/2020	454001014	SUB BASIN 7 SANITARY SEWER ASS	$3,230.00
	IDEXX LABORATORIES INC.	40106	9/22/2020	3069744314	SUPPLIES	$276.56
	INTACT PROTECTIVE SERVICES	40107	9/22/2020	8076	INVOICE #8076 SECURITY PATROL FOR THE MONTH OF	$5,998.50
	JERRY ALLISON LANDSCAPING INC.	40113	9/22/2020	090120-24	INVOICE #090120-24 MONTHLY MAINTENANCE SERVICE	$200.00
	KIMBALL MIDWEST	40117	9/22/2020	8215033	POWER TAP	$115.92
		40117	9/22/2020	8215568	LABEL MAKER	$365.44
	LIEBERT CASSIDY WHITMORE	40009	9/16/2020	1505876	PROF SERVICE	$616.00
		40009	9/16/2020	1505879	PROF SERVICES	$1,858.50
	MATHESON TRI-GAS INC.	40127	9/22/2020	22223307	SUPPLIES	$17.83
		40127	9/22/2020	22188853	SUPPLIES	$302.27
		40127	9/22/2020	22281997	SUPPLIES	$78.82
	MCMASTER CARR	40128	9/22/2020	44418517	MOUNT OIL DISPENSER FOR 5 GALLON PAIL	$243.89
	MERCURY METALS INC	40129	9/22/2020	13385	REPAIR SUPPLIES	$10.93
		40129	9/22/2020	13384	TANK PROJECT	$204.32
	MID COAST ENGINEERS, INC.	40130	9/22/2020	3389	ON CALL CONSULTING SURVEYOR SE	$2,405.00

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0710	MID VALLEY SUPPLY	40131	9/22/2020	08/31/2020	SUPPLIES	$126.72
	MISSION LINEN SUPPLY	40260	9/30/2020	279226-09/01/2020	UNIFORM RENTAL AND LAUNDRY SER	$1,463.19
	MOHAWK FACTORING, LLC	40261	9/30/2020	C9001068	CITY HALL FLOOR REPLACEMENT PR	$21,320.32
	PACIFIC 4	40148	9/22/2020	0164171A	SUPPLIES	$97.65
		40148	9/22/2020	00164579	SUPPLIES	$620.54
	PACIFIC GAS & ELECTRIC	40162	9/22/2020	9335083043-1-9/2	ELEC	$2,670.22
		40266	9/30/2020	0998529372-0-9/20-	ELEC	$68.98
		40279	9/30/2020	5314251010-5-9	ELEC	$4,206.00
		40281	9/30/2020	1283243089-1-9/18-	ELEC	$44,510.27
	PAJARO VALLEY FABRICATION INC.	40169	9/22/2020	28238	REPAIR KEY HANDLE	$22.00
	PAN-PACIFIC SUPPLY	40173	9/22/2020	29605949	VALVE	$895.66
		40173	9/22/2020	29606002	VALVES	$1,584.86
		40173	9/22/2020	29606032	CHECK VALVE	$1,395.20
		40173	9/22/2020	29606033	SUPPLIES	$2,884.14
		40173	9/22/2020	29606091	PARTS	$3,794.32
	PENINSULA PEST MANAGEMENT, INC.	40176	9/22/2020	14037	INVOICE #14037 INSECTICIDE APPLICATION TO ANTS	$200.00
		40176	9/22/2020	14036	INVOICE #14036 VERTEBRATE PEST MANAGEMENT OF RA	$125.00
		40176	9/22/2020	14035	INVOICE #14035 APPLICATION OF HERBICIDE TO UNDE	$230.00
	PLOTTER PROS	40179	9/22/2020	55367	INVOICE #55267 FOR PLOTTER SUPPLIES	$386.33
		40179	9/22/2020	55207	INVOICE #55207 FOR PLOTTER SUPPLIES	$204.06
	POLYDYNE INC.	40180	9/22/2020	1481603	CHEMICALS FOR WASTEWATER AND R	$7,217.56

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	PRAXAIR DISTRIBUTION, INC	40182	9/22/2020	98431683	SUPPLIES	$248.21
		40182	9/22/2020	98460599	CYLINDER CHARGES	$258.34
	QUADIENT, INC.	40283	9/30/2020	16055336	INK FOR POSTAGE MACHINE	$35.49
	QUINN COMPANY, INC.	40185	9/22/2020	PC020254038	PARTS	$75.39
	REGISTER PAJARONIAN	40188	9/22/2020	2020-392393	SAVE OUR SHORES AD	$702.00
	SAN JOSE BOILER WORKS	40192	9/22/2020	10905	SERVICE	$2,514.00
	SJSU RESEARCH FOUNDATION	40199	9/22/2020	AR021048	CHARTER TESTING SERVICE	$821.25
		40199	9/22/2020	AR021067	CHARTER TESTING SERVICE	$365.00
	TAYLOR'S OFFICE CITY	40203	9/22/2020	8/26/2020	SUPPLIES	$10.66
		40203	9/22/2020	8/26/2020	SUPPLIES	$48.28
		40203	9/22/2020	8/26/2020	SUPPLIES	$7.69
	THATCHER COMPANY, INC.	40207	9/22/2020	278367	CHEMICALS FOR RECYCLE WATER	$4,377.07
		40207	9/22/2020	278562	CHEMICALS FOR RECYCLE WATER	$4,116.66
		40207	9/22/2020	278603	CHEMICALS FOR RECYCLE WATER	$4,125.94
	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94968	LEGAL SERVICES	$27.20
		40099	9/22/2020	94779	LEGAL SERVICES	$510.00
		40099	9/22/2020	94779	LEGAL SERVICES	$768.40
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	3055-08/24/2020	Lab - Xochitl Garcia Webinar	$38.00
		40236	9/23/2020	3055-08/24/2020	Lab - Xochitl Garcia 2 Webinars	$100.00
		40236	9/23/2020	3055-08/24/2020	Pro Account for PW's instagram account	$60.00
		40236	9/23/2020	3055-08/24/2020	Turtle Food - Science Workshop	$30.32
		40236	9/23/2020	3055-08/24/2020	Fish Food - Science Workshop	$42.62
		40236	9/23/2020	3055-08/24/2020	iPad Case Holder x2 - Source Control	$215.18

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	3055-08/24/2020	Brochure Holder - Outreach	$39.28
		40236	9/23/2020	3055-08/24/2020	Running Boards x2 - Maintenance	$741.94
		40236	9/23/2020	3055-08/24/2020	Standing Mat	$108.16
		40236	9/23/2020	3055-08/24/2020	Overnight Services	$25.75
		40236	9/23/2020	3055-08/24/2020	Supplies for WW	$77.07
		40236	9/23/2020	3055-08/24/2020	Exercise Mats	$332.19
		40236	9/23/2020	3055-08/24/2020	Face Covers	$14.19
		40236	9/23/2020	3055-08/24/2020	Chairs for additional cubicles	$568.06
		40236	9/23/2020	3055-08/24/2020	Cots	$163.84
		40236	9/23/2020	4782-08/24/2020	TRAINING MATERIALS	$69.85
		40236	9/23/2020	4782-08/24/2020	TRAINING MATERIALS	$13.97
		40236	9/23/2020	4782-08/24/2020	OFFICE SUPPLIES	$133.61
		40236	9/23/2020	4782-08/24/2020	OFFICE SUPPLIES	$13.21
		40236	9/23/2020	4782-08/24/2020	OFFICE SUPPLIES	$22.73
		40236	9/23/2020	4782-08/24/2020	TRAINING FOR STAFF	$279.08
		40236	9/23/2020	4782-08/24/2020	OFFICE SUPPLIES	$108.16
		40236	9/23/2020	2625-08/24/2020	NATURE CENTER INTERNET CHARGE	$45.00
		40236	9/23/2020	2625-08/24/2020	MONITOR CABLE FOR WASTEWATER LAB	$9.80

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	2625-08/24/2020	THINKPADBATTERY CHARGER FOR PW	$34.82
		40236	9/23/2020	2625-08/24/2020	AUTOCAD APP/PLUGIN FOR R.SCHNEIDER	$25.00
		40236	9/23/2020	2625-08/24/2020	INTERNAL 4TB HARDDRIVE FOR COLLECTIONS PC	$168.79
		40236	9/23/2020	9464-08/24/2020	CONFERENCE ROOM EQUIPMENT	($109.40)
	ULINE	40215	9/22/2020	123950590	CABLE BOXES	$1,770.53
	VWR INTERNATIONAL IN	40218	9/22/2020	8801933174	SUPPLIES	$66.59
		40218	9/22/2020	8801936898	SUPPLIES	$152.88
		40218	9/22/2020	8801920257	SUPPLIES	$204.40
		40218	9/22/2020	8801912389	SUPPLIES	$19.27
		40218	9/22/2020	8801907570	SUPPLIES	$207.68
		40218	9/22/2020	8802050590	SUPPLIES	$17.50
		40218	9/22/2020	8801972554	SUPPLIES	$19.00
	WASTEWATER MANAGEMENT SPECIALISTS LLC	40219	9/22/2020	2020-08W	Serve as Interim Wastewater Fa	$2,137.50
	WECO INDUSTRIES	40224	9/22/2020	0046291-IN	REPAIRS AND PARTS	$911.28
		40224	9/22/2020	0046290-IN	PARTS	$4,140.26
	YOURSERVICESOLUTIONS.COM INC.	40226	9/22/2020	200856	DIGESTER DOME LABOR	$2,555.00
		40226	9/22/2020	200854	WRC REPAIRS AND SUPPLIES	$2,869.00
		40226	9/22/2020	200851	EMERGENCY REPAIRS- PUMP STATION #15 ROOF REPAIR	$20,214.00
	Fund Total					$319,148.86
0720	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$94.47
		40252	9/30/2020	08/31/2020	SUPPLIES	$147.50
		40252	9/30/2020	08/31/2020	SUPPLIES	$177.50
	AGILIS SYSTEMS, LLC	40022	9/22/2020	2686442	INV#2686442 CUSTOMER SERVICE LINXUP TRACKING SERVI	$160.93

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	ANNE DOBLER	40026	9/22/2020	04956-2ND TOILET	2ND QUALIFYING TOILET REBATE @ 815 VIRGINIA ST ACC	$100.00
	ARRIAGA, JOHN	40253	9/30/2020	8261	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40030	9/22/2020	AR023902	FY21-LEVELIZED CHARGE NAT GAS	$3,000.80
	ASUNCION RIOS	40031	9/22/2020	02611	1 QUALIFYING WASHER CLOTHES REBATE @ 400 PALM AVE	$100.00
	AT&T	40254	9/30/2020	138890679-09/14/2020	SERVICE FOR ACCOUNT #138890679	$38.48
		40254	9/30/2020	138890679-09/14/2020	SERVICE FOR ACCOUNT #138890679	$38.48
	CENTRAL COAST LANDSCAPE & MAINTENANCE	40052	9/22/2020	21309	LANDSCAPE MAINTENANCE	$627.00
	CHARTER COMMUNICATIONS	40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$139.94
		40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$31.05
		40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$31.05
		40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$31.05
		40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$98.01
	CLAIRE LAUGHLIN CONSULTING	40057	9/22/2020	2020-0821	STAFF TRAINING- BUILDING A HIGH TRUST WORKSPACE	$1,992.00
	CONTINUANT, INC.	40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$714.96
	CRUZIO/THE INTERNET STORE INC.	40067	9/22/2020	B4704-355	INTERNET FOR REMOTE SITES FROM 10/01/20-10/31/2020	$99.95
	D&G SANITATION	40070	9/22/2020	274081	SERVICE	$181.42
		40070	9/22/2020	274082	SERVICE	$25.00
		40070	9/22/2020	274083	SERVICE	$25.00
		40070	9/22/2020	274084	SERVICE	$35.00
		40070	9/22/2020	274085	SERVICE	$35.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	D&G SANITATION	40070	9/22/2020	274086	SERVICE	$25.00
		40070	9/22/2020	274087	SERVICE	$25.00
	DAVIS AUTO PARTS	40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$39.88
		40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$293.87
		40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$179.80
	DIXON & SONS TIRES INC.	40077	9/22/2020	8/29/2020	TIRES AND REPAIRS	$40.00
	ELIGIO LOPEZ	40080	9/22/2020	03600	1 CLOTHES WASHER REBATE @ 109 WILLOW CREEK ST ACCT	$100.00
	FERGUSON ENTERPRISES, INC.	40086	9/22/2020	1568760	SUPPLIES	$612.07
	FIRST ALARM, INC.	40089	9/22/2020	100027713	FIRE ALARM MONITORING FROM 09/01/-11/30/2020	$270.36
	GORDO, GABRIEL	40094	9/22/2020	REIMB 09/04/2020	REIMBURSEMENT- SUPPLIES FOR OHLONE PKWY DRAIN PROJ	$189.64
	GRANITE ROCK COMPANY	40005	9/16/2020	7/31/2020	BUILDING MATERIALS AND SERVICE	$95,707.73
		40005	9/16/2020	7/31/2020	BUILDING MATERIALS AND SERVICE	$20,318.04
		40095	9/22/2020	8/31/2020	BUILDING MATERIALS AND SERVICE	$30,502.86
		40095	9/22/2020	8/31/2020	BUILDING MATERIALS AND SERVICE	$433.92
	GREEN RUBBER-KENNEDY AG	40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$53.26
		40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$93.51
		40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$122.68
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$38.13
	HARRIS & ASSOCIATES INC.	40102	9/22/2020	46090	RISK & RESILIENCE ASSESSMENT &	$803.25
		40102	9/22/2020	46089	DEVELOPMENT OF THE 2030 CLIMAT	$5,650.00
		40102	9/22/2020	45831	DEVELOPMENT OF THE 2030 CLIMAT	$7,662.75
	HYDROSCIENCE ENGINEERS, INC.	40104	9/22/2020	454004002	FREEDOM BLVD WATER/SEWER IMPRO	$5,861.25
	ICONIX WATERWORKS (US) INC.	40105	9/22/2020	AUGUST 2020	WATER INFRASTRUCTURE REPLACEME	($862.33)

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	ICONIX WATERWORKS (US) INC.	40105	9/22/2020	AUGUST 2020	WATER INFRASTRUCTURE REPLACEME	$37,113.69
	ISAAC ROA-DE LA TORRE	40110	9/22/2020	BOOT REIMB. FY20/21	PW- BOOT REIMBURSEMENT FOR FY20/21	$174.79
	JAVIER/ YOLANDA A. DIAZ	40112	9/22/2020	07072	07072- UTILITY ACCT CLOSED	$386.93
	LETICIA ORTIZ	40121	9/22/2020	08639	1 QUAIFYING CLOTHES WASHER REBATE @ 136 HOLLY DR A	$100.00
	LUHDORFF & SCALMANINI CONSULTING ENGINEERS, INC.	40125	9/22/2020	36406	ROACH ROAD MUNICIPAL WELL PUMP	$10,036.86
	MARILYN FARRAR	40126	9/22/2020	04794	04794- UTILITY ACCT CLOSED	$25.60
	MID VALLEY SUPPLY	40131	9/22/2020	08/31/2020	SUPPLIES	$128.15
		40131	9/22/2020	08/31/2020	SUPPLIES	$147.49
	MISSION LINEN SUPPLY	40132	9/22/2020	292107-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$645.20
		40132	9/22/2020	292106-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$620.22
		40132	9/22/2020	279214-09/01/2020	UNIFORM RENTAL AND LAUNDRY SER	$245.76
	MOHAWK FACTORING, LLC	40261	9/30/2020	C9001068	CITY HALL FLOOR REPLACEMENT PR	$21,320.32
	PACIFIC GAS & ELECTRIC	40160	9/22/2020	4850440932-6-9/3	ELEC	$1,434.19
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$26.99
		40010	9/16/2020	1553836670-7-9/3	GAS & ELEC	$26.12
		40165	9/22/2020	8257828808-4-9/15	ELEC	$12,303.23
		40167	9/22/2020	8693283387-3-9/15	GAS & ELEC	$93,403.08
		40262	9/30/2020	8999729770-3-9/23-	ELEC	$10.51
	PAJARO VALLEY FABRICATION INC.	40169	9/22/2020	28210	MATERIAL CUTTING LABOR	$86.18
	PAJARO VALLEY PRINTING	40171	9/22/2020	40944	WATER SERVICES NOTICES	$540.79
	PAUL NEWMAN	40175	9/22/2020	38208	38208- UTILITY ACCT CLOSED	$88.22

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	PRAXAIR DISTRIBUTION, INC	40182	9/22/2020	98469959	CYLINDER RENT	$36.27
		40182	9/22/2020	98737432	SUPPLIES	$400.78
	QUADIENT, INC.	40283	9/30/2020	16055336	INK FOR POSTAGE MACHINE	$35.49
	RUBEN ESCOBAR	40190	9/22/2020	EXAM FEE REIMB.	PW- EXAM FEE REIMBURSEMENT	$130.00
	SBS	40194	9/22/2020	0721868-IN	MIX 35 6 SACK 3/4	$298.93
		40194	9/22/2020	0721909-IN	2 SK SAND SLURRY	$256.92
		40194	9/22/2020	0722089-IN	SUPPLIES	$314.22
		40194	9/22/2020	0722274-IN	SUPPLIES	$152.60
	SECURITY SHORING AND STEEL PLATES INC.	40195	9/22/2020	15437L	INV#154370L 6X10 STEEL PLATE USED AT CENTER & BECK	$132.92
		40195	9/22/2020	155682B	INV#155682B RED PUMP CAN	$60.00
	SENSUS USA	40196	9/22/2020	ZA20217039	METER EQUIPMENT	$4,888.05
	SERVICE PRINTERS	40198	9/22/2020	1786	OFFICE FORMS	$839.31
	SHRED-IT USA	40013	9/16/2020	8180377119	SERVICE	$33.89
		40013	9/16/2020	8180377119	SERVICE	$33.90
	STAPLES CREDIT PLAN	40284	9/30/2020	08/28/2020	SUPPLIES	$104.86
	STATE WATER RESOURCES CONTROL BOARD	40015	9/16/2020	49021	ESCOBAR	$105.00
	STURDY OIL COMPANY	40201	9/22/2020	08/31/2020	PETROLEUM PRODUCTS FOR CITY WI	$748.10
	TAYLOR'S OFFICE CITY	40203	9/22/2020	8/26/2020	SUPPLIES	$190.84
		40203	9/22/2020	8/26/2020	SUPPLIES	$302.90
		40203	9/22/2020	8/26/2020	SUPPLIES	$35.00
	TERRY & THOMAS TOWNSEND	40206	9/22/2020	00253	1 QUALIFYING CLOTHES WASHER REBATE @ 270 HAMES RD	$100.00
	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94968	LEGAL SERVICES	$61.20
		40099	9/22/2020	94779	LEGAL SERVICES	$224.40
	THOMAS/ LAURA TIETZ	40208	9/22/2020	11769	11769 -UTILITY ACCT CLOSED	$130.42

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	2625-08/24/2020	THINKPAD EXTRA BATTERY CHARGER	$32.76
		40236	9/23/2020	2625-08/24/2020	CRUZIO DSL CHARGES FOR VARIOUS SITES	$99.95
		40236	9/23/2020	2625-08/24/2020	IPAD SCREEN PROTECTOR FOR WATER SVC	$11.90
		40236	9/23/2020	2625-08/24/2020	DOCKING STATION FOR LAPTOP	$201.57
		40236	9/23/2020	9464-08/24/2020	UB- INTERMEDIATE GOV. ACCOUNTING TRAINING	$150.00
	Fund Total					$365,686.76
0730	A L LEASE COMPANY, INC	40251	9/30/2020	08/31/2020	PARTS	$16.33
		40251	9/30/2020	08/31/2020	PARTS	$52.64
		40251	9/30/2020	08/31/2020	PARTS	$138.44
	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$25.76
		40252	9/30/2020	08/31/2020	SUPPLIES	$8.70
		40252	9/30/2020	08/31/2020	SUPPLIES	$33.82
	AT&T	40032	9/22/2020	831 724-4877 208 4-9	SERVICE	$186.64
	CARLON'S FIRE EXTINGUISHER SALES & SERVICE	40048	9/22/2020	322345SP	SPRINKLER FIRE INSPECTION AT 140 AVIATION WAY	$400.00
	CDW GOVERNMENT, INC.	40050	9/22/2020	ZWZ4409	PRINT CARTRIDGES FOR AIRPORT PRINTER	$300.66
	CHARTER COMMUNICATIONS	40054	9/22/2020	0275481091120	SERVICE	$157.77
		40256	9/30/2020	0002463091520	SERVICE- ACCT # 8203 11680 0002463	$173.40
	CONTINUANT, INC.	40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$41.21
	DAVIS AUTO PARTS	40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$43.36
	ELEVATOR SERVICE COMPANY, INC.	40079	9/22/2020	29427	ON CALL MAINTENANCE/SERVICE FO	$200.00
	FIRST ALARM SECURITY & PATROL, INC.	40088	9/22/2020	10365953	SECURITY SERVICES	$714.03

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	GREEN RUBBER-KENNEDY AG	40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$190.20
		40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$14.39
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$14.14
	KIMLEY-HORN & ASSOCIATES, INC.	40118	9/22/2020	097007027-0820	AIRPORT MASTER PLAN UPDATE (AM	$15,550.00
		40118	9/22/2020	097007027-0820A	AIRPORT MASTER PLAN UPDATE (AM	$46,537.50
	MID VALLEY SUPPLY	40131	9/22/2020	08/31/2020	SUPPLIES	$22.58
	MISSION LINEN SUPPLY	40132	9/22/2020	292110-09/01/2020	UNIFORM RENTAL AND LAUNDRY SER	$430.96
	NAPA AUTO PARTS	40136	9/22/2020	119875	SWITCH	($3.71)
		40136	9/22/2020	119702	LAMP	$14.74
	PACIFIC GAS & ELECTRIC	40156	9/22/2020	1506815321-0-9/10	ELEC	$121.08
		40158	9/22/2020	6558/284005-7-9/11	GAS & ELEC	$607.65
		40164	9/22/2020	2209323609-3-9/14-	GAS & ELEC	$9,033.71
		40268	9/30/2020	9830958081-3-9/21-	ELEC	$128.34
	PAJARO VALLEY PRINTING	40171	9/22/2020	40958	PRINTS	$202.11
	PINEDO, JESUS	40177	9/22/2020	BOOT REIMB FY20/21	AIRPORT- BOOT REIMBURSEMENT	$200.00
	QUADIENT, INC.	40283	9/30/2020	16055336	INK FOR POSTAGE MACHINE	$35.49
	STAPLES CREDIT PLAN	40284	9/30/2020	08/28/2020	SUPPLIES	$121.61
	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94969	LEGAL SERVICES	$1,613.35
		40099	9/22/2020	94969	LEGAL SERVICES	$8,765.11
		40099	9/22/2020	94969	LEGAL SERVICES	$3,182.40
		40099	9/22/2020	94969	LEGAL SERVICES	$1,387.20
		40099	9/22/2020	94968	LEGAL SERVICES	$142.80
		40099	9/22/2020	94780	LEGAL SERVICES	$2,742.95

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94780	LEGAL SERVICES	$4,831.02
		40099	9/22/2020	94780	LEGAL SERVICES	$5,889.08
		40099	9/22/2020	94780	LEGAL SERVICES	$61.20
		40099	9/22/2020	94779	LEGAL SERVICES	$366.85
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	1312-08/24/2020	Convinience Fee for Jet Fuel Tax Reporting	$4.42
		40236	9/23/2020	1312-08/24/2020	Jet Fuel Tax Reporting	$192.00
		40236	9/23/2020	1312-08/24/2020	Office Supplies	$46.01
		40236	9/23/2020	1312-08/24/2020	Office Supplies	$33.86
		40236	9/23/2020	1312-08/24/2020	Unicom Supplies	$24.18
		40236	9/23/2020	1312-08/24/2020	Fuel Nozzles	$1,702.13
		40236	9/23/2020	1312-08/24/2020	Fuel Filters	$3,338.34
		40236	9/23/2020	1312-08/24/2020	Keypad for Terminal Vending Machine	$92.84
		40236	9/23/2020	1312-08/24/2020	Storm Water Training	$190.00
		40236	9/23/2020	1312-08/24/2020	Education for QAC	$40.00
		40236	9/23/2020	1312-08/24/2020	Keypad Lock for Conference Room	$525.22
		40236	9/23/2020	1312-08/24/2020	Windsocks	$250.45
		40236	9/23/2020	1312-08/24/2020	Fuel Hoses	$1,396.32
		40236	9/23/2020	1312-08/24/2020	Repair Parts for Toilet in Hangar Row F	$42.06
		40236	9/23/2020	1312-08/24/2020	HVAC Filters for Terminal	$77.70

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	1312-08/24/2020	Convinience Fee for Jet Fuel Tax Reporting	$4.81
		40236	9/23/2020	1312-08/24/2020	Jet Fuel Tax Reporting	$209.00
		40236	9/23/2020	1312-08/24/2020	Shop Supplies	$843.83
	WORLD FUEL SERVICES	40018	9/16/2020	698368	PURCHASE OF AVIATION GRADE GAS	$26,551.16
		40237	9/23/2020	702058	PURCHASE OF AVIATION GRADE GAS	$25,531.50
		40237	9/23/2020	701960	PURCHASE OF AVIATION GRADE GAS	$10,932.77
	Fund Total					$176,724.11
0740	A L LEASE COMPANY, INC	40251	9/30/2020	08/31/2020	PARTS	$69.37
	ABBOTT'S PRO-POWER, LLC	40019	9/22/2020	144417	INV#144417 BILLYY GOAT OUTBACK BRUSH MOWER 26" ART	$4,530.60
	ACE HARDWARE	40252	9/30/2020	08/31/2020	SUPPLIES	$76.34
		40252	9/30/2020	08/31/2020	SUPPLIES	$598.87
		40252	9/30/2020	08/31/2020	SUPPLIES	$185.73
		40252	9/30/2020	08/31/2020	SUPPLIES	$191.86
	ACE PORTABLE SERVICES, INC.	40020	9/22/2020	158212	INV#158212 HAND-WASH STATION, CLEANING SERVICE	$226.85
	AGILIS SYSTEMS, LLC	40022	9/22/2020	2686056	INV#2686056 SOLID WASTE LINXUP TRACKING SERVICE FO	$459.80
	AIR UNLIMITED	40023	9/22/2020	288187	INV#288187 PROPANE 29.6 GALLONS ON 9/2/2020	$90.90
	ARATA EQUIPMENT COMPANY	40028	9/22/2020	09/01/2020	PARTS	$8,802.69
	ARRIAGA, JOHN	40253	9/30/2020	8261	CONSULTANT FOR LEGISLATIVE SER	$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40030	9/22/2020	AR023902	FY21-LEVELIZED CHARGE NAT GAS	$204.60
	AT&T	40254	9/30/2020	138890679-09/14/2020	SERVICE FOR ACCOUNT #138890679	$38.46
	AUTO CARE LIFESAVER TOWING	40034	9/22/2020	20-23488	TOWING SERVICES	$336.00
	C & N TRACTOR	40255	9/30/2020	08/28/2020	SUPPLIES AND PARTS	$30.54

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	C & N TRACTOR	40255	9/30/2020	08/28/2020	SUPPLIES AND PARTS	$67.73
		40255	9/30/2020	08/28/2020	SUPPLIES AND PARTS	$74.20
	CAMPOS BROS. RECOVERY, INC.	40047	9/22/2020	12420	INV#12420 APPLIANCE RECYCLER ON 9/8/2020	$450.00
		40047	9/22/2020	12411	INV#12411 APPLIANCE RECYCLER ON 9/1/2020	$450.00
	CECILIO CAMPOS	40051	9/22/2020	9/10/2020	PW-SAFETY BOOTS	$174.38
	CHEVROLET OF WATSONVILLE	40056	9/22/2020	237815	PARTS	$787.70
	CLEARBLU ENVIRONMENTAL	40058	9/22/2020	23667	AUGUST SERVICE	$388.45
		40058	9/22/2020	23895	SEPT SERVICE	$415.73
	COAST COUNTIES TRUCK & EQUIP	40059	9/22/2020	9/1/2020	REPAIR PARTS & EQUIP	$6,652.47
	COAST PRESSURE SYSTEMS	40060	9/22/2020	3292319	INV#3292319 PLAZA VIGIL COMPACTOR COMPRESSING HALF	$277.12
	COMMERCIAL TRUCK COMPANY	40061	9/22/2020	01P3115	BRACKET ASSY RH BLK	$268.98
		40061	9/22/2020	01P1740	CREDIT- 01P1740	($93.24)
		40061	9/22/2020	01P1132	SOLENOID VALVE	$217.12
	CONTINUANT, INC.	40063	9/22/2020	SI-0000005864	MANAGED SERVICES AGREEMENT FROM 10/01-10/31/2020	$591.33
	D&G SANITATION	40070	9/22/2020	274079	SERVICE	$103.79
	D&M TRAFFIC SERVICES, INC.	40071	9/22/2020	73094	INV#73094 SIGNWORKS 12X18 DISCHARGE 1,2,3 & 4 A-EG	$148.86
	DANIEL D. WILLIAMS EQUIPMENT CO., INC.	40073	9/22/2020	26905	HARDWARE KIT	$776.93
	DAVIS AUTO PARTS	40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$207.07
		40075	9/22/2020	8/26/2020	PARTS AND SUPPLIES	$98.31
	DIXON & SONS TIRES INC.	40077	9/22/2020	8/29/2020	TIRES AND REPAIRS	$20.00
		40077	9/22/2020	8/29/2020	TIRES AND REPAIRS	$9,082.19
	FASTENAL COMPANY	40084	9/22/2020	CAWAT109903	PARTS	$76.63
		40084	9/22/2020	CAWAT109741	PARTS	$96.10

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	FASTENAL COMPANY	40084	9/22/2020	CAWAT109871	PARTS	$26.85
		40084	9/22/2020	CAWAT108892	GLOVES AND MASKS	$107.80
		40084	9/22/2020	CAWAT110010	SUPPLIES	$19.85
		40084	9/22/2020	CAWAT110001	PARTS	$24.69
		40084	9/22/2020	CAWAT110105	PARTS	$13.51
		40084	9/22/2020	CAWAT109849	PARTS	$10.13
		40084	9/22/2020	CAWAT109841	PARTS	$26.61
		40084	9/22/2020	CAWAT110135	SUPPLIES- BRILL BITS	$33.06
		40084	9/22/2020	CAWAT110138	PARTS	$9.96
		40084	9/22/2020	CAWAT109910	SUPPLIES	$152.94
		40084	9/22/2020	CAWAT110075	SUPPLIES	$280.19
	FREEDOM TUNE-UP	40091	9/22/2020	11309	FLEET SMOG	$46.00
	GREEN RUBBER-KENNEDY AG	40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$198.26
		40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$13.01
		40096	9/22/2020	07/31/2020	PARTS & SUPPLIES	$173.64
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$3,362.55
		40258	9/30/2020	8/31/2020	SUPPLIES & REPAIR PARTS	$488.94
	INTERSTATE BATTERY CO	40259	9/30/2020	09/02/2020	BATTERIES	$1,200.35
	KELLY-MOORE PAINT COMPANY, INC.	40116	9/22/2020	818-00000310695	PAINT	$27.56
		40116	9/22/2020	818-00000310930	PAINT	$41.68
		40116	9/22/2020	818-00000311299	PAINT	$130.63
		40116	9/22/2020	818-00000311378	PAINT	$1,596.08
		40116	9/22/2020	818-00000312472	PAINT	$223.25
	LINCOLN STREET RADIATOR	40123	9/22/2020	21347	PARTS & LABOR	$641.49
	MID VALLEY SUPPLY	40131	9/22/2020	08/31/2020	SUPPLIES	$271.40

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	MISSION LINEN SUPPLY	40132	9/22/2020	292102-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$189.12
		40132	9/22/2020	292101-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$268.40
		40132	9/22/2020	292100-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$932.80
		40132	9/22/2020	292103-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$298.55
		40132	9/22/2020	292104-08/31/2020	UNIFORM RENTAL AND LAUNDRY SER	$320.84
	MITCHELL 1	40133	9/22/2020	RL4279995	SUBSCRIPTION	$3,566.66
	MOHAWK FACTORING, LLC	40261	9/30/2020	C9001068	CITY HALL FLOOR REPLACEMENT PR	$21,320.32
	NPM, INC.	40137	9/22/2020	182082	MONTHLY VISUAL INPECTION AUGUST 2020	$80.00
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40146	9/22/2020	39243	SERVICE AND OIL	$106.57
		40146	9/22/2020	39239	RETURN- INV#39239	($142.03)
		40146	9/22/2020	39169	SUPPLIES- BRUSHCUTTER	$653.64
		40146	9/22/2020	39320	SERVICE & PARTS	$104.09
		40146	9/22/2020	39313	REPAIRS	$416.28
		40146	9/22/2020	38442	BATTERY	$168.13
		40146	9/22/2020	39417	SUPPLIES & PARTS	$161.56
	PACIFIC GAS & ELECTRIC	40276	9/30/2020	1437608399-5-9/21-	ELEC	$3,288.41
	PACIFIC TRUCK PARTS	40168	9/22/2020	8/31/2020	PARTS & REPAIRS	$4,757.08
	PAJARO VALLEY FABRICATION INC.	40169	9/22/2020	28222	WHEELS FOR OXY-ACETYLENE CART	$84.34
		40169	9/22/2020	28223	LABOR TO MANUFACTURE PARTS	$42.52
		40169	9/22/2020	28221	LABOR TO MANUFACTURE RINGS	$78.44
		40169	9/22/2020	28227	REPAIR LABOR	$22.00
		40169	9/22/2020	28243	MFG BANDS	$121.15
		40169	9/22/2020	28242	REPAIR TRUCK#626	$626.23

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	PAJARO VALLEY FABRICATION INC.	40169	9/22/2020	28239	HR CHANNEL	$16.17
		40169	9/22/2020	28249	TRUCK#616 REPAIR	$792.00
		40169	9/22/2020	28212	REPAIRS TO TRUCK	$732.97
		40169	9/22/2020	28257	REPAIRS	$138.72
		40169	9/22/2020	28258	SUPPLIES	$19.23
	PAJARO VALLEY PRINTING	40171	9/22/2020	40963	ENVELOPES	$431.54
		40171	9/22/2020	41014	WASTE FLYERS	$71.01
	PKT WELDING & FABRICATION	40178	9/22/2020	1764	REPAIR TOOL BOX	$170.00
		40178	9/22/2020	1760	INV#1760 REPAIR TO MOWER:HANDLE BARS, BLADE AND SH	$187.50
		40178	9/22/2020	1761	INV#1761 REPAIR WORK AT WALKER ST.BRIDGE	$1,205.26
	POOPBAGS.COMLLC	40181	9/22/2020	0821202006	INV#0821202006 NATURAL PET PARTNERS COMMERCIAL COM	$989.91
	PRAXAIR DISTRIBUTION, INC	40182	9/22/2020	98470981	CYLINDER RENT	$94.49
		40182	9/22/2020	98478016	CYLINDER CHARGES	$156.52
	PREFERRED TRUCK & EQUIPMENT	40183	9/22/2020	INV00096489	PARTS	$312.54
	QUADIENT, INC.	40283	9/30/2020	16055336	INK FOR POSTAGE MACHINE	$35.49
	QUINTERO TIRES WHEEL SERVICE	40186	9/22/2020	14561	4 TIRES	$960.00
	RDO EQUIPMENT CO.	40187	9/22/2020	P1637939	FILTERS	$81.99
		40187	9/22/2020	W1454039	SERVICE	$417.45
	RETAIL MARKETING SERVICES, INC.	40189	9/22/2020	178589	INV#178589 CART SERVICE FOR AUGUST 2020 FOR 22 CAR	$650.00
	S. MARTINELLI & COMPANY	40191	9/22/2020	1800000189	INV#180000189 SCALE USAGE FOR THE MONTH OF JULY 20	$11.00
	SAVE MART SUPERMARKET	40012	9/16/2020	ACCT#TRD-8173-	SUPPLIES	$71.69
	SNAP ON INDUSTRIAL	40200	9/22/2020	ARV 44836990	SIMM332 3/4 6PT 33MM DP	$22.21

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	STURDY OIL COMPANY	40201	9/22/2020	08/31/2020	PETROLEUM PRODUCTS FOR CITY WI	$54,779.03
		40201	9/22/2020	08/31/2020	PETROLEUM PRODUCTS FOR CITY WI	$1,640.19
		40201	9/22/2020	08/31/2020	PETROLEUM PRODUCTS FOR CITY WI	$364.35
	SURE-CLOSE INC.	40202	9/22/2020	2616	INV#2616 SURE CLOSE ORG.BIN GREEN VENTED LID	$2,970.00
	TAYLOR'S OFFICE CITY	40203	9/22/2020	8/26/2020	SUPPLIES	$92.74
	TENNANT SALES AND SERVICE COMPANY	40204	9/22/2020	977283421	INV#917283421 BRUSH ASSY, DISK, SCB, 13.0D HD PYP	$439.84
	TERRA X PEST SERVICE, INC.	40205	9/22/2020	36884	INV#36884 PEST SERVICE FOR THE MONTH OF AUGUST 202	$126.00
	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94969	LEGAL SERVICES	$2,241.60
		40099	9/22/2020	94780	LEGAL SERVICES	$122.40
	THE HOSE SHOP INC.	40234	9/23/2020	8/31/2020	REPAIR SUPPLIES	$476.56
		40234	9/23/2020	8/31/2020	REPAIR SUPPLIES	$843.38
	TIREHUB, LLC	40210	9/22/2020	15738251	TIRE	$428.33
	TORIUMI'S AUTO REPAIR	40211	9/22/2020	91177	TRUCK REPAIR -53090306	$1,447.76
		40211	9/22/2020	91188	PM- 53000307	$83.85
	TOWNSEND AUTO PARTS	40235	9/23/2020	09/01/2020	PARTS AND SUPPLIES	$41.33
		40235	9/23/2020	09/01/2020	PARTS AND SUPPLIES	$2,585.51
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	9464-08/24/2020	VEHICLE MAINT. SHOP SUPPLIES	$1,114.32
		40236	9/23/2020	9464-08/24/2020	HAZWOPER TRAINING-RECYCLE AND FIELD SERVICES	$3.28
		40236	9/23/2020	9464-08/24/2020	HAZWOPER TRAINING- RECYCLE AND FIELD SERVICES	$140.82
		40236	9/23/2020	9464-08/24/2020	HAZWOPER TRAINING- RECYCLE AND FIELD SERVICES	$21.69
		40236	9/23/2020	9464-08/24/2020	HAZWOPER TRAINING- RECYCLE AND FIELD SERVICES	$104.27

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	9464-08/24/2020	MEMBERSHIP DUES- HILDA P.	$100.00
		40236	9/23/2020	9464-08/24/2020	SOLD WASTE SCRAP PROJECT	$807.15
		40236	9/23/2020	9464-08/24/2020	FIELD SERVICES SPEAKER-OUTDOOR TRAINING	$57.84
		40236	9/23/2020	9464-08/24/2020	WASTE & RECYCLE CENTER	$376.91
		40236	9/23/2020	9464-08/24/2020	FIELD SERVICES- STAFF PESTICIDE APPLICATOR CONTINU	$160.00
		40236	9/23/2020	9464-08/24/2020	SW MONTHLY SAFETY MEETING	$153.39
		40285	9/30/2020	8557-08/24/2020	JOB ADVERTISING	$300.00
		40285	9/30/2020	8557-08/24/2020	JOB ADVERTISING	$75.00
	UPS STORE	40216	9/22/2020	08/31/2020	SHIPPING AND SERVICES	$260.17
	WESTERN TRUCK CENTER-SAN LEANDRO, CA	40225	9/22/2020	084P9582	STUD FOR 25301	$151.20
	ZEP VEHICLE CARE INC	40227	9/22/2020	9005425738	TRUCK WASH SUPPLIES	$1,926.33
	Fund Total					$166,387.92
0765	LENOVO INC.	40120	9/22/2020	6455182209	LAPTOPS FOR COMPUTER REPLACEMENT PROGRAM	$6,055.71
	Fund Total					$6,055.71
0780	LWP CLAIMS SOLUTIONS INC	40231	9/23/2020	1994100041	2094100030-BARON	$15,000.00
	THE GRUNSKY LAW FIRM LLC	40006	9/16/2020	94952	LEGAL SERVICES	$13,699.20
		40099	9/22/2020	94969	LEGAL SERVICES	$49.00
		40099	9/22/2020	94969	LEGAL SERVICES	$142.80
		40099	9/22/2020	94969	LEGAL SERVICES	$1,122.00
		40099	9/22/2020	94969	LEGAL SERVICES	$9,017.32
		40099	9/22/2020	94969	LEGAL SERVICES	$102.00
		40099	9/22/2020	94968	LEGAL SERVICES	$469.20

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0780	THE GRUNSKY LAW FIRM LLC	40099	9/22/2020	94780	LEGAL SERVICES	$49.00
		40099	9/22/2020	94780	LEGAL SERVICES	$61.20
	Fund Total					$39,711.72
0787	MES VISION	40232	9/23/2020	09/15/2020	CLAIMS CHECK RUN 09/15/2020	$1,065.16
	PREFERRED BENEFIT	40011	9/16/2020	EIA34408	CLAIMS	$9,669.33
		40233	9/23/2020	EIA34438	CLAIMS WEEK ENDING 09/17/2020-EIA34438	$6,768.82
	WORKTERRA	40017	9/16/2020	WAT1020	OCT 2020	$585,188.89
	Fund Total					$602,692.20
0790	AT&T-CAL NET 2	40033	9/22/2020	000015294818	CALNET3_100MB INTERNET LINE FROM 08/10/20-09/09/20	$663.70
	CRUZIO/THE INTERNET STORE INC.	40067	9/22/2020	N29135-116	WIRELESS AP FOR CITY FROM 10/01/2020-10/31/2020	$150.00
	U S BANK CORPORATE PAYMENT SYSTEM	40236	9/23/2020	6341-08/24/2020	PD CONFERENCE ROOM TV	$585.02
		40236	9/23/2020	2625-08/24/2020	RJ11 CONNECTORS FOR I.T	$18.74
	Fund Total					$1,417.46
Total	Total					$3,099,088.67

MISCELLANEOUS DOCUMENTS REPORT
OCTOBER 13, 2020

1.0 MINUTES

--Personnel Commission
March 7, 2019
September 12, 2019
December 5, 2019

2.0 PROCLAMATIONS

--Manuel Zayas
100th Birthday
September 16, 2020

M I N U T E S
PERSONNEL COMMISSION
March 7, 2019 **CITY MANAGER'S CONFERENCE ROOM**
5:30 P.M.

1. ROLL CALL

COMMISSIONERS PRESENT:	Bobeda, Dodge, Mariscal, Newell
COMMISSIONERS ABSENT:	Clark, Fohrman, Montesino
OTHERS PRESENT:	Michelle Templeton, Assistant Public Works Director; Cristy Cassel-Shimabukuro, Environmental Projects Manager, Deputy City Manager Nathalie Manning

2. Pledge of Allegiance

3. APPROVAL OF MINUTES

Minutes of November 29, 2018 minutes were approved with minor corrections. Commissioner Bobeda made the motion and Commissioner Dodge provided the second.

4. NEW BUSINESS

A. APPROVAL OF NEW JOB CLASSIFICATIONS AND JOB DESCRIPTIONS OF COMMUNICATIONS AND ENVIRONMENTAL OUTREACH MANAGER AND COMMUNICATIONS AND ENVIRONMENTAL OUTREACH COORDINATOR

Michelle Templeton presented the introduction of the new job descriptions and introduced Cristy Cassel-Shimabukuro to discuss the environmental programs offered by the Public Works and Utilities Department. One of the primary roles is to create the messaging, programming, and visuals to introduce and promote environmental programs and regulations to the Watsonville community. These new positions will be leading these efforts to ensure understanding, compliance and trust with the community. This position will utilize a number of different communication methods including face to face, door-hangers, magnets, social media, newsletters, media outlets, etc. The department also invites the community to participate in a number of activities and programming to further the education of the community in environmentally related issues, programs, and regulations.

Michelle Templeton explained that we are currently using the Environmental Education Coordinator classification that was established over 20 years ago which was established primarily for educational programs in the schools. Today, mandates require education of the community and methods for communication have evolved. In order to recruit and retain the right candidate with the required communication and outreach skills it is proposed that these two job classifications be created.

The salaries of these positions will be comparable to the salaries of the current Environmental Outreach Coordinator and Manager positions.

Commissioner Bobeda made the motion to approve this item and Commissioner Mariscal provided

the second to the motion. The motion was approved.

5. HUMAN RESOURCES DIRECTOR'S REPORT

Manning reported that the City has a new Wastewater Division Manager, CDD Assistant Director, and new Engineers and Planners. She also shared that the City is recruiting for an Interim Fire Chief.

6. ORAL COMMUNICATIONS

None.

7. ADJOURMENT

The meeting was adjourned at 6:05 p.m.

_____
Chairperson

ATTEST:

_____
Personnel Director

M I N U T E S
PERSONNEL COMMISSION
September 12, 2019 **CITY MANAGER'S CONFERENCE ROOM** **5:30 P.M.**

1. ROLL CALL

COMMISSIONERS PRESENT:	Bobeda, Clark, Fohrman, Newell
COMMISSIONERS ABSENT:	Dodge, Mariscal, Montesino
OTHERS PRESENT:	Cynthia Czerwin, Administrative Services Director, Nathalie Manning, Deputy City Manager and Frances Delfino, Sr. Human Resources Analyst

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

The minutes of March 7, 2019 were approved. Commissioner Bobeda made the motion and Commissioner Clark provided the second.

4. NEW BUSINESS

A. APPROVAL OF NEW JOB CLASSIFICATION AND JOB DESCRIPTION FOR ASSISTANT FINANCE DIRECTOR AT SALARY RANGE OF $48.76 - $65.35 PER HOUR

Cynthia Czerwin introduced herself to the Commission as the Administrative Services Director. She explained that there is a lot of activity in the Finance Department and the current Administrative Services Manager, Bill Hays, is retiring in November after 23 years with the City. She stated that the position of Assistant Finance Director is the number two position and is the contact person with auditors as well as answering day to day questions from other staff. In researching with other cities in the area, Czerwin updated the job description with no change in salary.

Commissioner Fohrman inquired about the physical requirements of the job description. Manning responded by saying accommodations will be made. Commissioner Forhman also inquired about the education requirements and was advised that a BA is required and a Masters is desirable. Commissioner Fohrman commented on the requirement of the CA drivers license and if it was necessary. Manning advised that there may be times when the Assistant Finance Director drives to other off-site City departments.

Commissioner Clark made the motion to approve this item and Commissioner Bobeda provided the second to the motion. The motion was approved.

5. HUMAN RESOURCES DIRECTOR'S REPORT

Manning reported that there are a number of active recruitments and that the Police Department is

now fully staffed with Police Officers. She also announced that the City had offered retirement incentives this year and a number of employees took advantage of the incentive.

6. ORAL COMMUNICATIONS

None.

7. ADJOURMENT

The meeting was adjourned at 6:00 p.m.

_____
Chairperson

ATTEST:

_____
Personnel Director

M I N U T E S
PERSONNEL COMMISSION
December 5, 2019 **CITY MANAGER'S CONFERENCE ROOM** **5:30 P.M.**

1. ROLL CALL

COMMISSIONERS PRESENT: Clark, Dodge, Mariscal and Newell

COMMISSIONERS ABSENT: Bobeda, Fohrman and Montesino

OTHERS PRESENT: Michelle Templeton, Assistant Director of Public Works and Utilities, Nathalie Manning, Deputy City Manager and Frances Delfino, Sr. Human Resources Analyst

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

The minutes of September 12, 2019 were approved. Commissioner Casey made the motion and Commissioner Dodge provided the second.

4. NEW BUSINESS

A. ELECTION OF CHAIR AND VICE CHAIR

A motion was made by Commissioner Mariscal, seconded by Commission Newell and approved to elect Commissioner Dodge as Chair. A motion was made by Commissioner Dodge, seconded by Commissioner Mariscal and approved to elect Commissioner Clark as Vice Chair.

B. APPROVAL OF REVISED LABORATORY MANAGER JOB DESCRIPTION
C. APPROVAL OF REVISED UTILITIES MAINTENANCE SUPERVISOR DESCRIPTION

Michelle Templeton introduced herself to the Commission as Assistant Director of Public Works and Utilities. She explained that two recruitments for each of the positions have gone out twice with no success. She is now proposing revised job descriptions stating that both positions have been vacant for months (7 months for the Supervisor position and 2 months for the Manager position) and that they have not been revised since 2006. Referencing the Supervisor position, she added that there are strict regulations to make sure all systems run smooth. In the new job description, she removed the requirement of the CWEA certificate and added knowledge of OSHA regulations. In regards to the Manager position, she discussed the laboratory primarily functions are to test waters, monitor the City landfill and test drinking water. She reviewed the certification needed and eliminated the CWEA certification (although highly desirable) and allowing for twelve months after date of hire to obtain it.

After further discussion regarding salt water intrusion and education reimbursement ($1000

maximum), a motion was made by Commissioner Casey, seconded by Commissioner Mariscal and carried for the approval of the revised Laboratory Manager and the revised Utilities Maintenance Supervisor job descriptions.

5. HUMAN RESOURCES DIRECTOR'S REPORT

Manning reported that the City had offered retirement incentives this year and a number of employees took advantage of the incentive, including the Administrative Services Manager and an Administrative Analyst.

6. ORAL COMMUNICATIONS

None.

7. ADJOURMENT

The meeting was adjourned at 6:10 p.m.

_____
Chairperson

ATTEST:

_____
Personnel Director

DRAFT

Proclamation

Manuel Zayas
100th Birthday
September 16, 2020

WHEREAS, Manuel Zayas' friends and family wish to honor his journey through life of 100 years and counting; and

WHEREAS, Manuel was born on September 16, 1921 in Huajuapan, Oaxaca, Mexico to Elisea Ramirez and Felipe Zayas; and

WHEREAS, when he was growing up, Manuel and his family raised livestock and farmed their own vegetables; and

WHEREAS, Manuel taught his children to raise pigs, chickens, cows, horses, goats, and other animals but most importantly he taught them to be hard workers and become independent through farming; and

WHEREAS, Manuel met his wife, Esther Ramirez, in their home town of Huajuapan, and they married at the age of 18 and 15, respectively; and

WHEREAS, Manuel came to the Central Coast in the 1950s as part of the Braceros program, with the goal of providing for his family; and

WHEREAS, Manuel worked in various agricultural fields in the area, working the longest in the local strawberry fields; and

WHEREAS, Manuel is very family oriented, and loves all of his children, grandchildren, and great grandchildren; and

WHEREAS, Manuel raised his kids with traditional Hispanic values, such as working hard, respecting all people, and appreciating your family.

NOW, THEREFORE, I, Rebecca J. García, Mayor of the City of Watsonville, in the State of California, on behalf of the City Council hereby extend sincere congratulations to Manuel Zayas on his 100th birthday with wishes for many more happy years to come.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Watsonville to be affixed this 16th day of September, Two thousand and twenty.

Rebecca J. García

Rebecca J. García, Mayor

Santa Cruz County Regional Transportation Commission
1523 Pacific Avenue, Santa Cruz, CA 95060
phone: (831) 460-3200 ~ fax: (831) 460-3215
email: info@sccrtc.org; website: www.sccrtc.org

CONTACTS: Shannon Munz, Communications Specialist (smunz@sccrtc.org)
Guy Preston, Executive Director
Luis Pavel Mendez, Deputy Director

Santa Cruz County Regional Transportation Commission (RTC)
October 1, 2020 Meeting Highlights

Contract Approved for Storm Damage Repair on the Santa Cruz Branch Rail Line

The Regional Transportation Commission (RTC) approved a construction contract with Precision Grade, Inc. in the amount of $416,333 to repair storm damage from the 2017 storms to sites 4 and 6 on the Santa Cruz Branch Rail Line. Storm Damage Site 4 is in Aptos near 615 Harriet Avenue. The project will repair the drainage ditch on the east side of the rail line that eroded due to the storms. Storm Damage Site 6 is located north of Santa Cruz near Three Mile Beach. The project will repair the damaged slope embankment and regrade the existing ditches north and south of an existing cross culvert which eroded due to the storms. Construction is anticipated to begin in October 2020 and will extend through January of 2021, weather permitting.

Presentation on Santa Cruz County and Monterey County Rail Network Integration Studies

The Regional Transportation Commission (RTC) received a presentation on the Santa Cruz County and Monterey County Rail Network Integration Studies. The RTC received a planning grant from Caltrans in March 2019 to develop a Rail Network Integration Study. The Rail Network Integration Study (RNIS) is a component of the Transit Corridors Alternatives Analysis (TCAA) that is currently underway. The TCAA is evaluating the options for an integrated transit network that connects to a statewide rail network at a new Pajaro Station. The Transportation Agency for Monterey County (TAMC) also received a Rail Network Integration Study grant from Caltrans in 2018. The purpose of the Rail Network Integration Studies is to lay the groundwork for implementing the 2018 California State Rail Plan by determining connectivity, operations, equipment needs, governance, and community benefits. TAMC staff presented on the work they are doing to bring rail service to Monterey County that includes connectivity to the Santa Cruz Branch Rail Line at Pajaro, local commuter service and greater regional access. For more information on the TCAA, visit https://sccrtc.org/projects/multi-modal/transitcorridoraa/. For more information on the Monterey County Rail Extension, visit https://www.tamcmonterey.org/monterey-county-rail-extension.

North Coast Rail Trail - State of California Department of Parks and Recreation Operating Agreement

The Regional Transportation Commission (RTC) approved an Operating Agreement with the State of California Department of Parks and Recreation (State Parks) that will provide access for the RTC to develop, operate, control and maintain portions of the North Coast Rail Trail through property owned by State Parks. The North Coast Rail Trail Project includes construction of 7.5 miles of the Monterey Bay Sanctuary Scenic Trail's (MBSST) rail trail spine between Wilder Ranch and Davenport. While the term of the operating agreement is 25 years, RTC and State Parks intend to pursue a land transfer to provide RTC an ownership interest in most of the State Parks property

addressed in the Operating Agreement. For more on the North Coast Rail Trail project, visit https://sccrtc.org/projects/multi-modal/monterey-bay-sanctuary-scenic-trail/.

Upcoming RTC and Committee Meetings

Due to precautions associated with COVID-19 (coronavirus), **all RTC and committee meetings will be held by teleconference only until further notice**. Please check the RTC website [https://sccrtc.org/meetings/calendar/] or call 460-3200 to confirm meeting and teleconference information. Agendas are posted to the website at least 3 days before the meeting. Meetings may be canceled if there are no action items to be considered by the committee.

The RTC is committed to its compliance with the Americans with Disabilities Act (ADA) during this time of national emergency. Please contact the RTC at least 3 days in advance of a meeting if special accommodations are needed. If any document, webpage, meeting, or recording is inaccessible to you, kindly notify us at info@sccrtc.org or by calling 831-460-3200.

Regional Transportation Commission
Thursday, November 5, 2020, 9:00 a.m.

Elderly & Disabled Transportation Advisory Committee
Tuesday, November 17, 2020, 1:30 p.m.

Budget & Administration/Personnel Committee
Thursday, October 8, 2020, 3:00 p.m.

Interagency Technical Advisory Committee
Thursday, October 22, 2020, 1:30 p.m.

Public input on transportation issues is welcomed and encouraged. For more information, visit the SCCRTC website at www.sccrtc.org or call 460-3200. Some Regional Transportation Commission meetings are televised countywide by Community TV of Santa Cruz. Consult www.communitytv.org or call 831-425-8848 for schedule and station information.

ECOLOGY ACTION + REGENERACION

13 OCTOBER 2020

TAKING ACTION FOR CLIMATE & SAFE STREETS IN WATSONVILLE



Ecology Action | Helping people act now

REGENERACIÓN
PAJARO VALLEY CLIMATE ACTION

Increasing Low Carbon Transportation and Improving Safety for All in Watsonville

Ecology Action | Helping people act now

REGENERACIÓN



WATSONVILLE CITY COUNCIL

Biketober

Bike Challenge is Back! Join in, log your rides, and win prizes.

New Youth Component

Help get Watsonville moving with high participation.

Ecology Action | Helping people act now

DESAFIO BICICLETA SANTA CRUZ

BIKETOBER

1–31 DE OCTUBRE DEL 2020

Establece metas, escala tablas de clasificación y gana premios!

Monta en Bici – Anima – Gana Premios

LOVETORIDE.NET/SANTACRUZ

PRESENTADO POR

Ecology Action | Helping people act now



WATSONVILLE CITY COUNCIL

Active Transportation Planning

Unincorporated Santa Cruz County Active Transportation Plan

Participate now and promote the planning process for what bike and pedestrian improvements are needed outside City limits. Lets reach City staff and citizens!

In Spanish
https://ecoact.org/poweredbyme-spanish/
In English
https://ecoact.org/poweredbyme/

Ecology Action | Helping people act now

Understanding Transportation Needs for Shared Mobility

California Air Resources Board grant funding awarded to understand community needs for shared e-mobility solutions (EV car share, ebike share, EV vanpools) in Watsonville. Focused on two DAC/LIC census tracks within the City.



Benefits

Understand true needs of community for e-mobility. Positions us for future CARB funding to implemented needed solutions. Community driven process.

Project Team

Regeneración
Ecology Action

Coordinating as needed with City and County Departments

Timeframe

Dec 2020 – May 2021

Electric for All:
EV Equity for the Central Coast

Collaborative project with partners from Santa Cruz to Ventura to ensure everyone has equal access to information about EVs, rebates and how EVs can be their next affordable, modern, climate friendly transportation solution.

Help us reach City staff and residents!



Benefits

Provide education, awareness and support to individuals to switch to an affordable, reliable, and powerful electric vehicle. Provide hand-in-hand assistance with rebates and used car purchase.

Project Team

Regeneracion
Ecology Action
GreenPower
California Environmental Council

Timeframe

Oct 2020 – Dec 2021

Where

Ventura to Santa Cruz



Alejandra Belalcazar-Salce

Outreach Specialist, Ecology Action

abelalcazar@ecoact.org

831-515-1384

Natalie Olivas

Community Organizer, Regeneración

organizer@regenerationpajarovalley.org

661-805-0256











MINUTES REGULAR CITY COUNCIL MEETING

September 22, 2020 **City of Watsonville**
Teleconference/Remote

4:30 p.m.

1. CLOSED SESSION
(City Council Conference Room, 275 Main Street, 4th Floor)

(a) Public Comments regarding the Closed Session agenda were accepted by the City Council at that time.

(b) Closed Session Announcement
The City Council recessed the regular Council Meeting to discuss those items listed on the Closed Session Statement attached to the Agenda.

1.A. CONFERENCE WITH LABOR NEGOTIATOR
(Government Code Section 54957.6)

1. Agency negotiators: Mayor's Ad Hoc Committee (Councilmembers Hurst, Parker and Mayor Pro Tempore Coffman-Gomez)

Unrepresented employee: City Attorney

1.B. PERSONNEL MATTERS §54957

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Attorney

5:32 p.m.

2. ROLL CALL
Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Gonzalez, Hernandez, Hurst, and Parker were present via teleconference through Zoom Webinar.

Staff members present via teleconference through Zoom Webinar were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Public Works & Utilities Director Palmisano, Police Chief Honda, Fire Chief Lopez, Deputy City Managers Manning and Vides, Administrative Services Director Czerwin, Airport Director Williams, Community Development Director Merriam, Interim Library Director Martinez, Information Technology Director Boyes, Parks & Community Services Director Calubaquib, Assistant Public Works & Utilities Director Rodriguez, Assistant Police Chief Sims, Assistant Parks & Community Services Director Heistein, Principal Planner Meek, Police Fiscal Manager Maldonado, Assistant City Clerk Ortiz, Assistant Planner Wikle, and Interpreters Vazquez-Quintero and Landaverry.

3. PLEDGE OF ALLEGIANCE

4. VIRTUAL MEETING INSTRUCTIONS

5. INFORMATION ITEMS

5.A. REPORT OF DISBURSEMENTS

5.B. MISCELLANEOUS DOCUMENTS REPORT

5.C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (None)

6. PRESENTATIONS & ORAL COMMUNICATIONS

6.A. ORAL COMMUNICATIONS FROM THE PUBLIC

Paz Padilla, Community Action Board of Santa Cruz County, thanked Council for supporting Watsonville residents through COVID-19 Pandemic housing struggles.

Fernie stated City Manager Huffaker was unresponsive to the community. He stated his disappointment at Member Hurst being disrespectful toward a speaker at a previous meeting.

Gina Cole invited the public to upcoming bicycling events. She encouraged residents living in the unincorporated areas of Santa Cruz County to provide input on the County of Santa Cruz Active Transportation Plan. She encouraged donations to the Campesino Caravan fundraiser.

Frances Salgado asked that Member Hurst be held accountable for his actions in regards to disrespectful gestures toward a community member at a previous meeting.

Gabriel Medina asked that Members Hurst and Parker resign from their position as Council Members. He stated the community was seeking change to the makeup of the Council and would be supporting candidates that reflected the needs of the community.

Steve Trujillo announced he was running for a seat on the Cabrillo College Governing Board. He listed reasons that Cabrillo College should not be named after Juan Rodriguez Cabrillo.

Elizabeth, District 7, asked staff to include all community meetings on the website's calendar. She voiced her concerns regarding how community meetings were being held. She stated her disappointment at Council Member Hurst's behavior towards her at a previous meeting and asked for a process for filing a complaint against a Council Member.

6.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Mayor Garcia asked for a moment of silence in honor of recently deceased Watsonville High School teacher Abel Mejia.

Member Gonzalez asked for a moment of silence in honor of recently deceased Ray Hermosillo. He thanked all first responders and essential workers for their efforts during the pandemic. He encouraged seniors to attend an ice cream social at the Senior Center.

Member Hurst apologized for his behavior at a previous meeting and apologized to Elizabeth for offending her. He spoke about the positive work the City had done for the community and asked for unity of the community.

Member Estrada spoke about the many challenges the community was facing and the toll it had taken on people's emotions. He stated his disappointment at the behavior exhibited by Council and the public at the previous meeting.

Mayor Pro Tempore Coffman-Gomez asked for a moment of silence in honor of recently deceased Supreme Court Justice Ruth Bader Ginsburg. She proposed reestablishing the Youth City Council program.

Member Parker asked for civility from the Council and the public. She thanked the public for their efforts to help others through the pandemic.

Member Hernandez spoke about the many challenges the community was facing in 2020. He spoke about the accomplishments of recently deceased Watsonville High School teacher Abel Mejia. He thanked the community for their efforts to help others through the pandemic. He invited the public to upcoming community events and encouraged the public to complete the census.

Mayor Garcia spoke about her participation in the Santa Cruz County Realtors Association's Mayors Summit, press conference regarding Assembly Bill 826, and meeting with Jim Brown, executive director at Santa Cruz County Arts Council. She asked the public to complete the Census.

6.C. REPORT OUT OF CLOSED SESSION—No Action Required

City Attorney Smith reported that Council discussed all items listed on the Closed Session Statement, took no action on the first item, and stated the second item was confidential because it was regarding a personnel matter.

6.D. MAYOR'S PROCLAMATION RECOGNIZING HISPANIC HERITAGE MONTH, ACKNOWLEDGING THE WATSONVILLE FILM FESTIVAL FOR SHOWCASING LATINX STORIES IN THE COMMUNITY AND RECOGNIZING ITS EXECUTIVE DIRECTOR AND CO-FOUNDER, CONSUELO ALBA-SPEYER FOR HER WORK IN STEADILY GROWING THE FESTIVAL'S IMPACT OVER THE YEARS

7. REPORTS TO COUNCIL

7.A. ANNUAL MEMBER AGENCY PRESENTATION OF CENTRAL COAST COMMUNITY ENERGY BY MANAGER OF ENERGY ACCOUNT SERVICES WILLIAMS

7.B. PRESENTATION REGARDING THE NEIGHBORHOOD COURTS PROGRAM AT THE SANTA CRUZ COUNTY DISTRICT ATTORNEY'S OFFICE BY ITS COORDINATOR, ELAINE JOHNSON

7.C. CITY MANAGER'S UPDATE REPORT

City Manager Huffaker, in answering Member Hernandez, spoke about Santa Cruz County guidelines for Halloween.

City Manager Huffaker answered questions from Mayor Pro Tempore Coffman-Gomez regarding repurposing of the landfill, plans for National Night Out, and road improvements to Pennsylvania Drive.

Member Hurst recommended repurposing the landfill as a solar farm, asked the public to prevent the spread of COVID-19, complete the Census, and stay safe during Halloween.

City Manager Huffaker answered questions from Member Estrada regarding guidelines for allowing sports programs to be reinstated and County COVID-19 contact tracing.

Elizabeth, District 7, asked for results regarding George Washington Bust Survey, requested the recording of the Downtown Specific Plan Webinar, requested town hall meetings, and asked the City to cease inquiring residents about her.

City Manager Huffaker informed the public that information regarding the Downtown Specific Plan and the recording of the webinar were available online, the results of the George Washington Bust Survey would be made available and a future community meeting.

Steve Trujillo spoke about the Buddhist Temple and his efforts to clean Salsipuedes Creek and Atri Park. He asked for town hall meetings in each district. He spoke about his campaign to be elected to the Cabrillo College Governing Board.

Vanessa Quiroz-Carter, City Council candidate, spoke about challenges of collecting Census information. In answering Ms. Quiroz-Carter, City Manager Huffaker explained guidelines for reopening playgrounds and allowing for a safe Halloween.

At Mayor Garcia's request, City Clerk Vazquez Flores read a letter submitted by Rosa Noriega Rocha regarding Member Hurst's inappropriate behavior toward public member Elizabeth.

8. CONSENT AGENDA

Public Input on any Consent Agenda Item (None)

At Member Estrada's request, Mayor Garcia removed Item 8.E. from the Consent Agenda, to be considered under Item 9.

MOTION: It was moved by Member Hernandez, seconded by Member Parker and carried by the following vote to approve the Consent Agenda, except Item 8.E., which was removed:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

8.A. MOTION APPROVING MINUTES OF SEPTEMBER 8, 2020, MEETING

8.B. RESOLUTION NO. 170-20 (CM):
RESOLUTION AWARDING CONTRACT TO SCHAAF & WHEELER, CONSULTING CIVIL ENGINEERS, FOR DESIGN & CONSTRUCTION DOCUMENTS FOR THE MILES LANE SEWER PUMP STATION UPGRADE PROJECT, IN AN AMOUNT NOT TO EXCEED $144,700

8.C. RESOLUTION NO. 171-20 (CM):
RESOLUTION APPROVING $3 MILLION APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS FOR REVITALIZATION OF CITY PLAZA

8.D. RESOLUTION NO. 172-20 (CM):
RESOLUTION APPROVING $177,952 APPLICATION FOR PER CAPITA GRANT FUNDS FOR RAMSAY PARK DOG PARK

8.E. ITEM REMOVED, SEE ITEM 9.

8.F. RESOLUTION NO. 173-20 (CM):
RESOLUTION ACCEPTING $107,500 GRANT FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY FOR FY2021: $65,500 FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) & $42,000 FOR THE PEDESTRIAN & BICYCLE SAFETY PROGRAM TO USE FOR THE IMPLEMENTATION OF TRAFFIC SAFETY STRATEGIES & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

8.G. RESOLUTION NO. 174-20 (CM):
RESOLUTION APPOINTING GINA COLE TO THE CITY OF WATSONVILLE PLANNING COMMISSION [DISTRICT 2]

9. ITEMS REMOVED FROM CONSENT AGENDA
At Member Estrada's request, Deputy City Manager Vides gave a report regarding Item 8.E.

Veronica Leon, Watsonville Campesino Appreciation Caravan, explained the work of the caravan she asked Council to approve the Item.

MOTION: It was moved by Member Estrada, seconded by Member Gonzalez and carried by the following vote to approve the Consent Agenda Item 8.E.:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

8.E. RESOLUTION NO. 175-20 (CM):
RESOLUTION APPROVING SUBMITTAL OF GRANT APPLICATION FOR THE WATSONVILLE CAMPESINO APPRECIATION CARAVAN TO THE COUNTY OF SANTA CRUZ CARES ACT HEALTH EQUITY FUND FOR $62,514.13

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS

10.A. CONSIDERATION OF APPLICATION NO. PP1 FOR SPECIAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE FOR A PROPOSED GAS STATION WITH CONVENIENCE STORE AND CAR WASH (ARCO "AMPM") LOCATED AT 69 LEE ROAD (APN 018-302-06), FILED BY J&H RETAIL LLC.

1) Staff Report
The report was given by Assistant Planner Wikle.

2) Applicant Presentation
The presentation was given by developer Haj Tut.

City Manager Huffaker and Assistant Planner Wikle answered questions from Member Estrada regarding efforts to prevent high alcohol outlet density near the project area, rating system of the application submitted for the project, concerns raised regarding the project, and potential improvements for the process used to approve alcohol sales permits.

3) City Council Clarifying & Technical Questions
City Manager Huffaker and Assistant Planner Wikle answered questions from Member Estrada regarding safeguards to prevent oversaturation of alcohol outlets in the proposed area and rating of application to obtain a permit for alcohol sales.

Assistant Planner Wikle, Assistant Police Chief Sims, City Manager Huffaker, and Principal Planner Meek answered questions from Mayor Pro Tempore Coffman-Gomez regarding differences in alcohol permit types, police patrol of the project site, allowed hours of operation for alcohol sales, allowed alcohol refrigeration units, and criteria used for identifying areas as oversaturated in alcohol outlets.

Assistant Planner Wikle, Mr. Tut, and Principal Planner Meek answered questions from Member Hernandez regarding allowed alcohol sales at the proposed alcohol outlet, criteria used for approving the alcohol permit, saturation of alcohol outlets in the area, potential customer base for the business, and potential tax revenues for the City.

Community Development Director Merriam answered questions from Member Gonzalez regarding input from non-profits near the project site, effects the alcohol outlet would have on oversaturation of alcohol in the area, other potential businesses and additional alcohol outlets on the same property.

Assistant Planner Wikle and Principal Planner Meek answered questions from Mayor Garcia regarding definition of conditional use permit and potential for additional requests for alcohol permits on the same property in question.

4) Public Hearing
Mayor García opened the public hearing.

Steve Trujillo stated his concerns regarding new alcohol outlet and effects would have on the community.

Elizabeth, District 7, asked that the proposed development seek local businesses to lease space and avoid fast food outlets.

After checking if anyone in the teleconference wanted to speak on the matter, hearing none, Mayor García closed the public hearing.

5) **MOTION**: It was moved by Member Hurst, seconded by Member Hernandez to and carried by the following vote approve the resolution listed under 10.A.7) below:

6) City Council Deliberation on the Motion

Member Estrada requested ordinances that manage saturation of fast food establishments as well as cannabis dispensaries in order to deter unhealthy habits.

Member Gonzalez asked the developer to pursue tenants that would offer nutritious food.

Mayor Garcia stated her concerns regarding oversaturation of alcohol outlets in the census tract where the proposed project was located.

Mr. Tut answered questions from Member Parker regarding efforts to attract local businesses to occupy their lease spaces.

7) RESOLUTION NO. 176-20 (CM):
RESOLUTION APPROVING A SPECIAL USE PERMIT (APPLICATION NO. PP1) TO ALLOW THE ESTABLISHMENT OF A TYPE 20 OFF-SALE BEER & WINE LICENSE IN GAS STATION WITH CONVENIENCE STORE & CAR WASH WITH ALCOHOL SALES AT THE ARCO "AM/PM" AT 69 LEE ROAD (APN 018-302-06)

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

11. NEW BUSINESS

11.A. CONSIDERATION OF APPROVAL OF RAMSAY PARK PUMP TRACK PLANS & AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AND MAINTENANCE CONTRACT WITH MOUNTAIN BIKERS OF SANTA CRUZ (MBOSC)

1) Staff Report

The report was given by Assistant Parks & Community Services Director Heistein.

Garrett Hammack and Drew Perkins, representing Mountain Bikers of Santa Cruz County, gave a report.

2) City Council Clarifying & Technical Questions

Assistant Parks & Community Services Director Heistein and Mr. Hammack answered questions from Mayor Pro Tempore Coffman-Gomez regarding allowed use of the pump track, etiquette for track users, proposed size of pump track, potential amenities, access to the pump track from nearby trails, efforts by staff to keep the area safe, and potential use of pump track for competitions and education.

Mr. Hammack answered questions from Member Hernandez regarding track options that would be available to users.

In answering Member Gonzalez, Mr. Hammack spoke about options available to users that would deter conflicts at the pump track, pump track design, and ongoing maintenance of the pump track.

Mr. Hammack, Assistant Parks & Community Services Director Heistein, and Parks & Community Services Director Calubaquib answered questions from Member Estrada regarding materials that would be used for construction, areas that would provide shade, and potential partnerships with organizations that provide assistance to those seeking bicycles or bicycle safety education.

In answering Mayor Garcia, Mr. Hammack spoke about suggested bicycles and safety equipment for use of the pump track.

3) Public Input

Gina Cole spoke in support of the proposed project.

Elizabeth, District 7, spoke in support of the proposed project, but asked that the memorial benches remain untouched. She encouraged Council to pursue a program to make bicycles accessible to children.

Steve Trujillo spoke in support of the proposed project and asked Council to pursue a program to make bicycles accessible to children.

4) **MOTION**: It was moved by Member Hernandez, seconded by Mayor Pro Tempore Coffman-Gomez to approve the resolution listed below:

5) City Council Deliberation on Motion

Members Hernandez and Gonzalez spoke about the benefits that the proposed project would have on the community.

Member Hurst thanked staff and Mountain Bikers of Santa Cruz County for their efforts.

Mayor Pro Tempore Coffman-Gomez asked staff to explore partnerships to provide bicycles to those in need.

Mayor Garcia asked staff to encourage girls to use the pump track.

6) RESOLUTION NO. 177-20 (CM):
RESOLUTION APPROVING CONSTRUCTION & MAINTENANCE CONTRACT WITH MOUNTAIN BIKERS OF SANTA CRUZ FOR THE RAMSAY PARK BICYCLE PUMP TRACK, APPROVING THE PLANS FOR THE RAMSAY PARK BICYCLE PUMP TRACK & AUTHORIZING THE CITY ENGINEER TO MAKE ANY NON-SUBSTANTIVE MODIFICATIONS DEEMED NECESSARY AS DETERMINED DURING THE COURSE OF CONSTRUCTION

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst Parker, Garcia
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

12. EMERGENCY ITEMS ADDED TO AGENDA

13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS (None)

Member Estrada requested a report regarding fireworks use on the Fourth of July and mitigating its use throughout the year.

Mayor Coffman-Gomez requested a report by the County of Santa Cruz on projects in Watsonville, a report regarding Transient Occupancy Tax revenue changes by Visit Santa Cruz County CEO Maggie Ivy, and a discussion item on the rules of conduct by Council.

Member Gonzalez requested an update by the Navigation Day Center.

Member Hernandez requested a presentation on Schools and Community First from Pájaro Valley Unified School District.

Mayor Garcia requested a report regarding process for filing a complaint against a council member. She asked the public to participate in the virtual Watsonville Academy.

14. ADJOURNMENT

The meeting adjourned at 10:18 p.m.

_____
Rebecca J. García, Mayor

ATTEST:

_____
Beatriz Vázquez Flores, City Clerk

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City of Watsonville
Public Works & Utilities Department

M E M O R A N D U M

DATE: **September 22, 2020**

TO: **Matthew D. Huffaker, City Manager**

FROM: **Steve Palmisano, Director of Public Works & Utilities**
Danielle Green, Principal Engineer

SUBJECT: **Authorize City Manager to Execute an Amendment to Increase the Amount of the Clean Water State Revolving Fund Financing Agreement to Match the $4,600,840 Cost of the Airport Freedom Trunk Sewer Replacement Project (No. SS-16-02)**

AGENDA ITEM: **October 13, 2020** **City Council**

RECOMMENDATION:
It is recommended that the Council approve two resolutions:

1. Authorizing the City Manager to execute an amendment to the existing Clean Water State Revolving Fund (CWSRF) Agreement to increase the loan to pay the full amount of the Airport Freedom Trunk Sewer Replacement Project SS-16-02, the contracts for which were previously awarded by Council, and
2. Establishing and appropriating a restricted reserve fund in the Sewer Enterprise Fund as required by the loan agreement.

DISCUSSION:
In 2016, City Council Resolution No. 75-16 authorized and directed the City Manager to apply for a CWSRF low interest financing loan for the Project in the amount of $3,008,000 which was the estimated cost of the project with only 65% design completed.

In 2019, Council Resolution No 144-19 awarded a $4,248,000 contract to build the Project to K.J. Woods Construction. Also in 2019, Council Resolution No. 156-19 awarded a construction management contract for the Project to Psomas in an amount not to exceed $352,840. These two contracts totaled $4,600,840.

As discussed at the September 10, 2019 Council meeting, the lowest, responsive bid received was $4.28 Million with the other bids in reasonably close proximity indicating the cost of

construction had increased over the two years since the original loan application was submitted.

This resolution authorizes the City Manager to execute an amendment to the original CWSRF low interest loan agreement to increase the total loan amount by $1,592.840 (from $3,008,000 to $4,600,840), to pay all construction and construction management services for the Project.

The CWSRF Loan Agreement (No. D16-01017) also requires the City to establish a restricted reserve fund in an amount equal to one year's loan payment in accordance with the terms required by the Agreement and final loan amendment (not to exceed $280,000).

The City must therefore adopt a resolution to establish a Wastewater Restricted Reserve Fund to guarantee that the Fund will be available so the City will be able to meet its obligations in the CWSRF agreement. The restricted reserve fund shall be maintained for the full 20-year term of the Loan.

STRATEGIC PLAN:
The Airport Freedom Trunk Sewer Replacement project supports the City's Strategic Plan Goal #3 of Infrastructure and Environment Long-Range Capital Improvement Plan.

FINANCIAL IMPACT:
There is no additional financial impact beyond the costs already authorized by Council when the Airport Freedom Trunk Sewer Replacement Project and Construction Management contracts were awarded, which will be paid out of the Sewer Enterprise Fund FY 20/21 budget and Capital Improvement Plan.

ALTERNATIVES:
None

ATTACHMENTS:
None

cc: City Attorney

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE EXISTING CLEAN WATER STATE REVOLVING FUND AGREEMENT (NO. D16-01017) TO INCREASE THE LOAN BY $1,592,840, FROM $3,008,000 TO NOT TO EXCEED $4,600,840 TO PAY THE ENTIRE COST OF THE AIRPORT FREEDOM SANITATION TRUNK SEWER REPLACEMENT PROJECT, NO. SS-16-02 (PROJECT NO. C-06-8011-110), IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS FOR THE CLEAN WATER STATE REVOLVING FUND LOAN PROGRAM

WHEREAS, on or about May 24, 2016, the City Council adopted Resolution No. 75-16 (CM) authorizing the City Manager to apply for a $3,008,000 "low interest" rate financing agreement from the State Water Resources Control Board for the planning, design, and construction of the Airport Freedom Sanitation Trunk Sewer Replacement Project; and

WHEREAS, the cost of construction for this project has increased over the last two years since the original loan application was submitted; and

WHEREAS, the State Water Resources Control Board requires that the City Manager, on behalf of the City of Watsonville, execute an Amendment to the existing loan increasing the Loan amount by $1,792,840, from $3,008,000 to $4,600,840.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

That the City Manager be and is hereby authorized and directed to execute said Amendment to existing Clean Water State Revolving Fund Agreement (No. D16-01017) to increase the loan to the full cost of the Airport Freedom Sanitation Trunk Sewer Replacement Project, No. SS-16-02 (Project No. C-06-8011-110) for and on behalf of the City of Watsonville.

****

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ESTABLISHING A WASTEWATER RESTRICTED RESERVE FUND FOR THE AIRPORT FREEDOM SANITATION TRUNK SEWER REPLACEMENT PROJECT, NO. SS-16-02, IN AN AMOUNT NOT TO EXCEED $280,000, IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS OF THE CLEAN WATER STATE REVOLVING FUND LOAN PROGRAM (AGREEMENT NO. D16-01017) ($280,000 WILL BE FUNDED FROM THE SEWER ENTERPRISE FUND)

WHEREAS, the Clean Water State Revolving Fund (CWSRF) loan program provides funding to local agencies for sewer and water capital improvement projects; and

WHEREAS, on or about May 24, 2016, the City Council adopted Resolution No. 75-16 (CM) authorizing the City Manager to apply for a $3,008,000 "low interest" rate loan from the State Water Resources Control Board for the planning, design, and construction of the Airport Freedom Sanitation Trunk Sewer Replacement Project; and

WHEREAS, City Council approval of Resolution No. 75-16 (CM) was a requirement of the loan application process; and

WHEREAS, as a condition of approval of the loan, the State Water Resources Control Board requires the establishment of a Wastewater Restricted Reserve Fund, equal to one year's debt service, to guarantee that the City meet its obligations and fulfill a provision of the Clean Water State Revolving Fund Project No. C-06-8011-110.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the City Council hereby authorizes the establishment of a Wastewater Restricted Reserve Fund, in an amount not to exceed $280,000, to be held in the Wastewater Enterprise Fund equal to one year's debt service for the Freedom Sanitation

Trunk Sewer Replacement Project, No. SS-16-02 (Agreement No. D16-01017). Funding will be provided by the Sewer Enterprise Fund [0530].

2. The restricted reserve fund shall be maintained for the full term of the Finance Agreement and shall be subject to lien and pledge as security for the obligation.

****

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CONTRACT LETTER WITH THE GRUNSKY LAW FIRM PC, A CORPORATION, TO CONTINUE PROVIDING CITY ATTORNEY LEGAL SERVICES FROM OCTOBER 1, 2020 TO DECEMBER 31, 2021, AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the Contract Letter between the City of Watsonville and The Grunsky Law Firm PC, a corporation, to continue providing City Attorney Legal Services from October 1, 2020 to December 31, 2021, a copy of which Contract is attached hereto, is fair and equitable and is hereby approved.

2. That the City Manager be and is hereby authorized and directed to execute the Contract for and on behalf of the City of Watsonville.

****

DONALD L. GRUNSKY
(1915-2000)

MATTHEW J. AULENTA
MICHAEL J. DE SMIDT
LILIANA S. DIAZ
FREDERICK H. EBEY
JAMES S. FARRAR
CHERYL L. FERGUSON

THE GRUNSKY LAW FIRM PC
240 WESTGATE DRIVE
WATSONVILLE, CALIFORNIA 95076-2453
PHONE (831) 722-2444 FAX (831) 722-6153
www.grunskylaw.com

THOMAS N. GRIFFIN
MARK E. MYERS
RACHEL R. OSTRANDER
ALAN J. SMITH
KATY P. WALKER
ROBERT E. WALL

October 7, 2020

Mayor Rebecca Garcia
City Hall
City of Watsonville
275 Main Street
Watsonville, CA 95076

Re: City Attorney contract

Dear Mayor Garcia and Council:

As requested, I propose terms under which we agree to continue to provide City Attorney services to the City of Watsonville. The Grunsky Law Firm PC and all its professionals are very pleased to have the opportunity to continue our long relationship right here in Watsonville.

The Firm maintains a conflict of interest index which lists all clients of our firm and matters in which we represent them. We will not represent any party with an interest that may be adverse to the City without first determining if a professional conflict of interest would arise. We will continue to index the City of Watsonville, a municipal corporation, in our conflict checks.

We have reviewed our files and our conflicts index and have no other client relationships which would interfere with our ability to represent the City.

Our federal employer tax identification number is unchanged.

I will have primary responsibility for representation, and the firm will use other attorneys and legal assistants in the best exercise of our professional judgment. If at any time you have questions, concerns or criticisms, please contact me immediately. Naturally, we expect you to keep us reasonably informed of all significant developments in matters relating to our services.

This letter sets forth the basis upon which our firm will provide legal services to the City and bill for services and costs. We review all statements before they are issued to ensure that the amount charged is appropriate. The statement for fees is simply the product of the hours worked multiplied by the hourly rates for the attorneys and legal assistants who did the work. You will receive monthly statements informing you of the fees and costs incurred during the prior month. We will do our best to represent the City efficiently and without undue expense.

Our hourly rate through 12/31/2020 will remain at $204. Starting January 1, 2021 and through 12/31/2021 our hourly rate will be $215/hour. We will continue to bill you for items such as, but not limited to, authorized travel, filing fees, computerized legal research. These items are separately itemized on our statement as "disbursements." These amounts will be billed in addition to our fees. We will continue to send monthly statements. This is unchanged from prior years.

You agree that we may, in our discretion, maintain all or part of your client files in electronic format. The firm may store part or all of your documents using secure cloud storage services. If so, the firm will apply all reasonable methods to maintain the confidentiality of your files, just as it does for your non-digital information. Your data will be password protected and encrypted using currently available technology. Clients requiring information from their files may obtain that information only by written request to us.

You also agree that following termination of our attorney-client relationship, we will not be required to maintain your client files for more than two years. If you ask us to deliver your files to you, you agree that delivery of an electronic version, together with any materials that cannot be saved electronically, satisfies our obligation to release all your client papers and property to you. Two years after termination of our relationship, and after reasonable notice, you agree that we will be free to destroy your client file, including all electronic records. We may also discharge our obligation to maintain your file prior to the expiration of two years by mailing a copy to in care of the City Clerk or City Manager.

I apologize for the formality of the following, but we are required by California law to inform you whether the Firm maintains errors and omissions insurance. We do.

If you have any questions, please feel free to call me at the direct-dial number above. On behalf of my law firm and its professional staff, thank you for the opportunity to represent you!

Very truly yours,

THE GRUNSKY LAW FIRM, P.C.

Alan J. Smith

AJS:ml

City of Watsonville
Public Works and Utilities Department

M E M O R A N D U M

DATE: **September 25, 2020**

TO: **Matthew D. Huffaker, City Manager**

FROM: **Steve Palmisano, Director of Public Works**
Darren Gertler, Coordinator of the Science Workshop

SUBJECT: **Agreement with the Pájaro Valley Unified School District to pay the City's Science Workshop for 6,000 Science Learning Tool Boxes in the Amount of $225,000 and appropriation of those funds**

AGENDA ITEM: **October 13, 2020** **City Council**

RECOMMENDATION:
It is recommended that the Council authorize the City Manager to accept and sign a $225,000 Contract for Service Agreement (CSA) with the Pajaro Valley Unified School District (PVUSD) and appropriate those funds to the Waste Water Utility Fund 0710. The District will pay for the Science Workshop to create, assemble, and distribute 6,000 Science Learning Tool Boxes and accompanying project materials during the 2020-21 school year.

DISCUSSION:
Over the last year, distance learning due to COVID-19 has become a significant challenge for students, teachers, and parents. To make this transition easier, our Environmental Science Workshop and the PVUSD Extended Learning Program have teamed up to ensure that science and hands-on learning are not left behind. The two organizations partnered this past summer to distribute 1,800 Tool Boxes to bolster the summer school program. Students were able to build projects such as sprinklers, fans, vacuums, musical instruments and more. An example of a Tool Box is shown below.

For this 2020-2021 school year, PVUSD is contracting the City's Science Workshop again to create and distribute 6,000 Tool Boxes. The PVUSD will pay the City $225,000 in two installments in October and December of 2020. This contract will cover the City's cost for all materials and staff needed throughout this project.

Students are currently suffering from the abundance of screen time that distance learning has created. Each Tool Box offers a practical hands-on engineering and

science lessons that will not only serve as an educational opportunity, but will give students an opportunity to learn away from the screens.

The next round of Tool Box distribution will serve students in the Pajaro Valley School District in grades 1 through 8. Each Tool Box contains supplies and instructions to create 7 projects, all free of charge. Each Tool Box will include an instruction manual to guide the students through each project that they will build in the safety of their own homes.

Distribution of these Tool Boxes will directly benefit the Science Workshop by greatly expanding its reach during the COVID-19 shut down. This new partnership will also pave the way for the Science Workshop to work more closely with PVUSD teachers in the future.

STRATEGIC PLAN:
This contract with the PVUSD supports the City of Watsonville's Strategic Plan in several ways: 3.C.2 Teen/ Youth Green Careers, 5.A.6. Utilities Outreach Programs, and 5.G.1. Environmental Science Workshop.

FINANCIAL IMPACT:
There is no financial impact to the City for implementing this program. All program costs will be paid by the PVUSD. Funds should be appropriated into the Engineering and Administration Fund 710-540-11042-7559.

ALTERNATIVES:
If this contract is denied an alternative funding source would have to be secured in order to provide this service.

ATTACHMENTS:
None.

cc: City Attorney



Example of a typical Tool Box.

RESOLUTION NO._____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A $225,000 CONSULTANT SERVICE AGREEMENT BETWEEN THE CITY OF WATSONVILLE AND THE PAJARO VALLEY UNIFIED SCHOOL DISTRICT FOR THE CITY'S ENVIRONMENTAL SCIENCE WORKSHOP TO CREATE, ASSEMBLE AND DISTRIBUTE 6,000 SCIENCE LEARNING TOOL BOXES AND ACCOMPANYING PROJECT MATERIALS DURING THE 2020-2021 SCHOOL YEAR, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME; AND APPROPRIATING SUCH FUNDS TO WASTEWATER UTILITY FUND

WHEREAS, over the last academic year, distance learning due to COVID-19 has become a significant challenge for students, teachers, and parents; and

WHEREAS, the City's Environmental Science Workshop and the Pajaro Valley Unified School District's Extended Learning Program teamed up for the district's summer school program offering practical hands-on engineering and science lessons; and

WHEREAS, students were able to build projects such as sprinklers, fans, vacuums, musical instruments and more; and

WHEREAS, the projects for the 2020-2021 school year will not only serve as educational opportunities, but will give students opportunities to learn away from their computer screens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the Consultant Service Agreement between the City of Watsonville and the Pájaro Valley Unified School District for the City's Environmental Science Workshop to create, assemble and distribute 6,000 science learning tool boxes and accompanying project materials during the 2020-2021 school year, in an amount not to exceed $225,000, a copy of which Agreement is attached

hereto and incorporated herein by this reference, is fair and equitable and is hereby ratified and approved.

2. That the City Manager be and is hereby authorized and directed to execute said Agreement and any amendments thereto, and all required documents for and on behalf of the City of Watsonville.

3. That the City Manager is authorized and directed to appropriate the $225,000 to the Wastewater Utility Fund [0710].

****

****THIS AGREEMENT REQUIRES AN APPROVED PURCHASE ORDER PRIOR TO COMMENCEMENT OF SERVICES****

PAJARO VALLEY UNIFIED SCHOOL DISTRICT PURCHASING DEPARTMENT

294 Green Valley Rd, Watsonville, CA 95076 Ph: (831) 786-2100 x 2195, Fax: (831) 728-6922

CONSULTANT SERVICE AGREEMENT PAGE 1 OF 2

THIS AGREEMENT made and entered into this date, 9-8-2020 by and between Pajaro Valley Unified School District hereinafter called the "*District"* and THE CITY OF WATSONVILLE

hereinafter called the *"Consultant".* *Name of Consultant or Firm*

*This Agreement is not an authorization to proceed. A Purchase Order is required prior to commencement of services.

TERM *(Enter Start Date - End Date or dates of performances, workshops etc.):* 9/8/2020 TO 12/15/20

This agreement expires fiscal year end June 30. All services must be completed and invoiced by June 30. Services scheduled to be performed after June 30 require a new agreement and purchase order prior to commencement.

SCOPE OF WORK *(Description of services provided or title of workshop/performance):*

HANDS ON SCIENCE AND ENGINEERING LESSONS - 6,000 SCIENCE KITS AND WORKBOOKS, CLASSES

Attach additional description, proposals or contracts if needed. All vendor contracts must be approved and signed by the Director of Purchasing prior to District commitment.

COMPENSATION

TOTAL AMOUNT BILLED SHALL NOT EXCEED *(Total PO amount):* $225,000.00

This is the Contract Limit for services performed and costs incurred for the term of the Agreement and must cover **all of Consultants' expenses, including supplies, travel, lodging, and meals.** Consultant must return an invoice to the department/site to be signed by an administrator to verify that services have been received. Payment shall be made to the Consultant within thirty (30) days after receipt of a fully supported and detailed invoice which clearly indicates as applicable, any progress completed, milestones achieved, any reports (draft, preliminary or final) issued, dates worked, increments of hourly work (rounded to the nearest quarter hour increment), subcontract cost, etc. All services must be completed and invoiced by June 30.

PAYMENT PLAN (*choose one*)

☐ Single payment at a flat rate for completed project. This is PVUSD's preferred payment plan.

☒ Multiple payments for time worked or per workshop, performance, completed portion of project or person: Fee must include all expenses such as supplies, travel, lodging etc. Payment $ 2 PAYMENTS per HALF OF TOTAL PAYMENT OCTOBER & DECEMBER

AB 1610, 1612 AND 2102 COMPLIANCE (*Consultants having more than limited contact with students require fingerprinting.)*

☐ Consultant will be on campus on a regular basis (more than once) while students are present (attach Criminal Records Check form).

☒ Consultant ***will not*** be on campus on a regular basis while students are present (fingerprints not required).

INDEPENDENT CONTRACTOR

Consultant will provide services under this agreement as an independent contractor and not as an employee of the District. District will not withhold Federal or State Income Tax deductions from payments made to Consultant under this agreement. Consultant must provide District with his/her Social Security number or Taxpayer ID number. District will provide Consultant and the Internal Revenue Service with a statement of earnings at the conclusion of each calendar year as required by IRS.

BY ACCEPTANCE OF THIS CONSULTING AGREEMENT THE CONSULTANT:

A. Agrees to indemnify and hold the District harmless from acts of neglect of the consultant.
B. Asserts that he or she is qualified to perform the work ordered as an independent contractor, with no conflict of interest.
C. Agrees to keep confidential all proprietary information of the District.
D. Certifies that he or she is not receiving salary or remuneration, other than vacation pay, from any other public agency for the above-specified project.
E. Certifies that he or she is not receiving salary or remuneration from the District Payroll Department (includes substitute services, after school programs, coaching etc…).
F. Early Termination – either party hereto may terminate this contract at any time by giving 30 days written notice to the other party.
G. Consultant is responsible for own expenses, which includes travel, lodging, and meals. Expenses are not reimbursable by the District.
H. Ownership: the District shall become the owner of and entitled to exclusive possession of all records, documents, graphs, photographs, or other reproductions of any kind in the scope of the services performed, and no other uses therefore will be permitted except by permission of the District. Proprietary material will be exempted form this clause.
I. Insurance: The District reserves the right to require any independent contractor to maintain general liability insurance during the term of the contract. Based on the duration and type of services to be performed, the District requires up to the amount of $1,000,000.00. The Contractor shall obtain and furnish Proof of Worker's Compensation insurance if applicable.

J. Certifies that he or she is aware of the provisions of Education Code section 45122.1 and will comply with such provisions before commencing performance of the work of this contract.

CONSULTANT SERVICE AGREEMENT PAGE 2 OF 2

CONSULTANT INFORMATION

Please Print or Type

Check Payable to: CITY OF WATSONVILLE - ENVIRONMENTAL SCIENCE WORKSHOP
Consultant or Firm name as it will appear on the check

Mailing Address 250 MAIN STREET, WATSONVILLE, CA 95076
Street or PO Box, City, State, Zip

Social Security Number: _____ or Tax ID #: 94-6000451

Phone: (831) 768-3256 Fax: _____

E-mail (optional): darren.gertler@cityofwatsonville.org

PERS and STRS COMPLIANCE

The following must be completed by individual consultants (consultant firms should disregard it).

A. Are you now, or have you ever been, a member of the Public Employees' Retirement System (PERS) or the State Teachers Retirement System (STRS)?
☒ No ☐ Yes If yes: ☐ PERS or ☐ STRS

B. Are you now, or have you ever been, an employee of PVUSD or any other federal, state or local government agency?
☒ No ☐ Yes If yes: Last Date Paid: _____
I certify that all services shall be rendered at time other than my regular assigned workday at that agency.

Note: Individuals paid as a consultant but later hired by PVUSD as an employee (ex: as a substitute teacher) will be subject to payroll taxes for all earnings accrued in the calendar year hired, including any consultant fees earned in that year.

FOR FEDERALLY FUNDED PROGRAMS

"I certify that I am not, nor have not, been debarred or suspended by any Federal Government Department or Agency from doing work which I am now being contracted to do by Pajaro Valley Unified School District."

Consultant Initials: _____ ***Date:*** _____

CONSULTANT ACCEPTANCE

To the Governing board of Pajaro Valley Unified School District:
"I agree to the arrangements as stated in this contract. I certify that the information provided herein is true and accurate. I further acknowledge that during the term of my Agreement with the District, if I learn of additional information which differs from the responses provided above, I promise to forward this additional information to the District immediately."

Consultant Signature*:** _____ ***Date _____
**This Agreement is not an authorization to proceed. A signed copy of this agreement will accompany the Purchase Order authorizing services to begin.*
Fax or email signed Agreement to Site/Department requesting services:

SITE/DEPARTMENT ACCEPTANCE

Site/Department Requesting Service: _____

Site/Department Contact: _____ Phone: _____

Site/Department Email: _____ Fax: _____

Principal/Manager Signature: _____ ***Date*** _____
**This Agreement is not an authorization to proceed. The original signed Agreement must be received in the Purchasing prior to issuing a Purchase Order.*

DISTRICT ACCEPTANCE

Richard Arellano, Director of Purchasing: _____ ***Date*** _____
**Signature required prior to issuing a Purchase Order.*

TO BE COMPLETED BY SITE/DEPARTMENT
ATTACHMENTS SENT TO PURCHASING DEPARTMENT:

- ☐ Requisition # _____
- ☐ Independent Contractor Certification - Only required for POs made out to individuals (not a Firm). To be completed and signed by Principal/Manager. Please contact HR to hire individuals who do not qualify as Independent Contractors.
- ☐ Criminal Records Check - Only required for Consultants working on campus on a regular basis with students present.

☐ Proposal/Additional Description/Unsigned Vendor Contract - The Director of Purchasing will sign vendor contracts in compliance with District policies and return to vendor with PO. Site/Departments should not sign vendor documents.

☐ W-9 Form Taxpayer Identification

ONLY REQUIRED FOR CONSULTANTS HAVING MORE THAN LIMITED CONTACT WITH STUDENTS:
Consultant will be on campus on a regular basis (more than once) while students are present.

CERTIFICATION BY CONTRACTOR CRIMINAL RECORDS CHECK
AB 1610, 1612 and 2102

To the Governing Board of Pajaro Valley Unified School District:

I certify that:

1. I have carefully read and understand the Notice to Contractors Regarding Criminal Record Checks (Education Code Section 45125.1) required by the passage of AB 1610, 1612 and 2102.

2. Due to the nature of the work I will be performing for the District, my employees may have contact with students of the District.

3. None of the employees who will be performing the work have been convicted of a violent or serious felony as defined in the Notice and in Penal Code Section 1192.7 and this determination was made by a fingerprint check through the Department of Justice.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at _____ California on _____.

***Consultant Signature*: _____ *Date* _____**

Please Print

Name: _____

Mailing Address 250 Main Street, Watsonville, CA 95076
Street or PO Box, City, State, Zip

Social Security Number: -_____ or Tax ID: 94-6000451

Phone: _____ Fax: _____

Consultant/Contractor: Please submit this certification to Site/Department with Consultant Service Agreement if required.

Fingerprinting Guidelines:

Education Code Section 45125.1 in relevant part:

A. If the employees of an entity which has a contract with the school district to perform janitorial, administrative, grounds and landscape maintenance, transportation, food-related services, or has more than limited contact with students as defined by the school district, those employees must have their fingerprints submitted to the Department of Justice;
B. The department of Justice shall determine whether the individuals have been arrested or convicted of a crime and notify the employer of criminal history;
C. An entity with a school district contract shall not permit an employee to come in contact with pupils until the Department of Justice ascertains that the employee has not been convicted of a felony as defined in Education Code Section 45122.1.
D. The entity must certify that none of its employees who may come in contact with pupils have been convicted of a felony as defined in Education Code Sect 4512231.
E. The entity must provide a list of names of employees who may come in contact with pupils.

More than limited contact as defined by PVUSD:
In determining that a contract employee has more than limited contact with pupils, the PVUSD considers the following circumstances:

A. The contractor will be on school grounds for more than a limited length of time, or on numerous occasions.
B. Pupils will be in proximity to the site where the contractor will be working.
C. The contractor will be working by himself or herself, without other school employee's supervision.

W-9 Form

Taxpayer Identification Number Request

Under Federal regulation 1604-1, you are required to provide us with your taxpayer identification number (TIN). If you fail to furnish this information you may be subject to a $50 penalty and imposed by the IRS and all payments made to you and/or your firm will be subject to a 30% backup withholding. **We are required to obtain your TIN even if you are not subject to Form 1099 reporting.**

The 30% backup withholding will be deducted from our payments to you and sent to the IRS. Backup withholding is not a failure to pay you; it is an advance tax payment, which you can take as a credit when you file your federal income tax return.

Instructions: Complete **Part 1** below that corresponds to your tax status. Complete **Part 2** if you are exempt from Form 1099 reporting. **Part 3** sign, date and return form.

Part 1 TAX STATUS (complete applicable area)

Individuals (please print)

Name	*Social Security No.*

Sole Proprietor (Enter your **individual** name as shown on your social security card. You may enter your business, trade, or "doing business as" name on the **business name** line)

Business Owner's Name	*Employer Identification No. or SSN*	**Business or Trade Name**

(If you complete this section for Sole Proprietor, please also complete the section for Individuals. This information is required for the State of California Independent Contractors Report.)

Partnership (Enter the trade or business name of the partnership, or if none, the last name of the first partner listed on Form 554 on which the IRS issued the TIN)

Name of Partnership	*Employer Identification No*	**Partnership Name on IRS records**

Corporation (Enter the business name as shown on required Federal tax documents)

Name of Corporation or Entity	*Employer Identification No.*

Part 2 EXEMPTION:

☐ Check if exempt from Form 1099 reporting and circle your qualifying exemption:

1. Corporation (other than medical/health care or legal services provider)
2. Tax Exempt Charity 501 (a) or IRS
3. A State, District of Columbia, a U.S. possession or any political subdivisions
4. A foreign government or any of its political subdivision

Part 3 CERTIFICATION:

I certify under penalty of perjury, the Tax Identification Number is correct.

Person completing this form _____ Telephone _____

Signature _____ **Date** _____

City of Watsonville
Watsonville Police Department

M E M O R A N D U M

DATE: **October 8, 2020**

TO: **Matthew D. Huffaker, City Manager**

FROM: **David Honda, Chief of Police**

SUBJECT: **Edward Byrne FY 2020 Justice Assistance Grant Program**

AGENDA ITEM: **October 13, 2020** **City Council**

RECOMMENDATION:
It is recommended that the Council adopt a resolution authorizing the City Manager or his designee to accept the United States Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program Grant for FY 2020-2021 in the amount of $16,719 to fund a mental health and wellness application and National Incident-Based Reporting System training, and to execute all required documents and appropriate funds to the special grant fund.

DISCUSSION:
The Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the primary provider of federal criminal justice funding to states and units of local government. The JAG Program provides critical funding necessary to support a range of program areas including law enforcement, prosecution and court, prevention and education, corrections and community corrections, drug treatment and enforcement, crime victim and witness initiatives, planning, evaluation and technology improvements. The Bureau of Justice Assistance (BJA) recognizes that many states and local jurisdictions currently face challenging fiscal environments and a cost-effective way to relieve those pressures is to share or leverage resources through cooperation among federal, state and local enforcement. BJA areas of emphasis are to work in addressing violent crime, enforcing firearms laws, officer safety and wellness, safe policing for safe communities and fentanyl detection. BJA encourages each recipient of a FY 2020-2021 JAG award to join federal law enforcement agencies in addressing these challenges.

The Watsonville Police Department (WPD) will support the area of emphasis of officer safety and wellness. Law enforcement officers face stressors, pressures and demands over the course of their careers. Our community depends upon them to repeatedly respond to traumatic events and research reveals that officers nationwide overwhelmingly report that stress on the job has impacted their mental health. Blue H.E.L.P., a nonprofit

that works to reduce stigmas tied to mental health issues for those in law enforcement report that in 2019, 228 current or former officers died of suicide, compared to 172 in 2018. The State of New York has the highest number of suicides, 27, followed by California, 23. The number of law enforcement officers who died by suicide outnumbered those who died in the line of duty: in 2019, the National Law Enforcement Officers Memorial Fund reported 91 officer fatalities compared to 228 suicides.

In January 2018, the Law Enforcement Mental Health and Wellness Act was signed into law, which recognizes that law enforcement agencies need and deserve support in their ongoing efforts to protect the mental health and well-being of their employees. The Cordico customized mobile wellness application will allow WPD officers and spouses/significant others to have 24/7/365 on demand confidential support to access powerful stress management and resilience tools. Resources that address mental health, depression, stress management and response, anxiety, suicide prevention, grief and loss, injury prevention, wellness, peer support and trauma among other resources.

In addition, BJA requires that 3% of the funds be set-aside for the National Incident-Based Reporting System (NIBRS). The Federal Bureau of Investigation (FBI) implemented NIBRS to improve the overall qualify of crime data reported by law enforcement and will replace the Uniform Crime Reporting (UCR) Program. The WPD will be required to be NIBRS-compliant by 2021 and will be using the set-aside funding for NIBRS Training.

Staff recommends Council authorize the City manager to accept the United States Department of Justice, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program Grant for FY 2020-2021 in the amount of $16,719.

STRATEGIC PLAN:
The Council made Public Safety a focus area. The health and wellness application supports this goal by improving the quality of life of our employees.

FINANCIAL IMPACT:
The 2020 JAG Grant in the amount of $16,719 has no financial impact to the general fund.

ALTERNATIVES:
The Council may choose not to accept the grant funds. However, such action will result in the loss of federal funds and will require the WPD to use general funds for the NIBRS training and any mental health program.

ATTACHMENTS:
None

cc: City Attorney

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING AND DIRECTING THE CITY MANAGER, ON BEHALF OF THE CITY OF WATSONVILLE TO ACCEPT THE UNITED STATES DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM GRANT FOR FISCAL YEAR 2020-2021 IN THE AMOUNT OF $16,719 TO FUND A MENTAL HEALTH AND WELLNESS APPLICATION AND NATIONAL INCIDENT-BASED REPORTING SYSTEM TRAINING, TO EXECUTE A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO AND ANY NECESSARY DOCUMENTS; AND APPROPRIATING SUCH FUNDS TO THE JAG ACCOUNT

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant ("JAG") Program is the primary provider of federal criminal justice funding to state and local jurisdictions; and

WHEREAS, cities funded by the JAG Program are eligible to receive funding for specific purpose areas such as: law enforcement programs, prosecution and court programs, including indigent defense, prevention and education programs, corrections and community corrections programs, drug treatment and enforcement programs, planning, evaluation and technology improvement programs, and crime victim and witness programs (other than compensation); and

WHEREAS, the grant to be accepted is to fund a mental health and wellness application and National Incident-Based Reporting System training; and

WHEREAS, the City Council of the City of Watsonville, a municipal corporation of the State of California, wishes to accept for FY 2020 the United States Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program, in the amount of $16,719.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the City Manager of the City of Watsonville, on behalf of the City of Watsonville, is authorized and directed to accept the United States Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program for FY 2020, in the amount of $16,719 to fund a mental health and wellness application and National Incident-Based Reporting System training.

2. That the City Manager of the City of Watsonville, or his designee, is authorized and directed to execute in the name of the City of Watsonville, all documents required by the United States Department of Justice, Bureau of Justice Assistance, for the JAG Program, and any amendments thereto, as well as any necessary documents.

3. That the City Manager is authorized and directed to appropriate the $16,719 to the JAG account.

****

City of Watsonville
Watsonville Public Library

M E M O R A N D U M

DATE: **October 7, 2020**

TO: **Matthew D. Huffaker, City Manager**

FROM: **Alicia Martinez, Interim Library Director**

SUBJECT: **California State Library grant in the amount of $58,220**

AGENDA ITEM: **October 13, 2020** **City Council**

RECOMMENDATION:
It is recommended that the City Council accept a grant for $58,220 from the California State Library. The grant provides funds to support the Watsonville Public Library's Opportunity to Read Literacy Services program.

DISCUSSION:
Since 1984, the Watsonville Public Library has been providing literacy services to its constituents. The Watsonville Public Library was awarded a $58,220 grant from the California State Library to support adult and family literacy services; Adult Literacy Services was awarded $41,470 and Family Literacy Services was awarded $16,750.

Literacy programs in California's public libraries change the lives of individuals and their families. Library-based literacy programs are successful because public libraries are trusted spaces in the community.

These funds will allow the Watsonville Public Library to continue to provide these invaluable services.

STRATEGIC PLAN:
This grant supports the strategic plan, Goal 5.F Community Engagement & Well-Being - Library Services & Programs.

FINANCIAL IMPACT:
The grant from the California State Library will be awarded in two payments and will go directly towards providing adult and family literacy services.

ALTERNATIVES:
If this grant is not accepted, the library will need to find alternative funding sources.

ATTACHMENTS:
None

cc: City Attorney

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE $58,220 GRANT FROM THE CALIFORNIA STATE LIBRARY TO SUPPORT THE WATSONVILLE PUBLIC LIBRARY'S OPPORTUNITY TO READ LITERACY SERVICES PROGRAM; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

WHEREAS, the City of Watsonville was awarded a $58,220 grant from the California State Library; and

WHEREAS, these funds will allow the Watsonville Public Library's Opportunity to Read Literacy Services program to continue to offer adult and family literacy services to Watsonville residents. Literacy programs in California's public libraries change the lives of individuals and their families. Library-based literacy programs are successful because public libraries are trusted spaces in the community; and

WHEREAS, the grant will be used to support the Watsonville Public Library's Opportunity to Read Literacy Services program and the important work that staff and volunteers do in our community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the $58,220 grant from the California State Library is hereby accepted.

2. That the City Manager is hereby authorized and directed to execute in the name of the City of Watsonville, any and all documents required by the Grantor including any extensions or amendments thereof in order to implement this agreement.

3. That the $58,220 grant is hereby appropriated to the Special Grants Fund [0260].

****

City of Watsonville
Community Development Department

M E M O R A N D U M

DATE: **September 23, 2020**

TO: **Matthew D. Huffaker, City Manager**

FROM: **Suzi Merriam, Community Development Director**
Justin Meek, AICP, Principal Planner
Ivan Carmona, Associate Planner

SUBJECT: **Public Hearing to consider Text Amendments to Title 14 (Zoning) of the Watsonville Municipal Code (WMC) Chapters 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units)**

AGENDA ITEM: **October 13, 2020** **City Council**

RECOMMENDATION:
The Planning Commission recommends that the City Council introduce five ordinances changing Title 14 (Zoning) of the Watsonville Municipal Code (WMC) by:

1. Amending Chapter 14-12 (Zoning Permits),
2. Amending Chapter 14-16 (District Regulations),
3. Amending Chapter 14-18 (Definitions),
4. Amending Chapter 14-40 (General Provisions, Exceptions),
5. Repealing and replacing Chapter 14-23 (Accessory Dwelling Units) with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

DISCUSSION:

BACKGROUND:

STATE POLICY

The state Legislature has determined that:

1. Accessory dwelling units are a valuable form of housing in California;
2. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods;

3. Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security;
4. Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California;
5. California faces a severe housing crisis;
6. The State is falling far short of meeting current and future housing demand with serious consequences for the State's economy, our ability to build green infill consistent with State greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners;
7. Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character;
8. Accessory dwelling units are, therefore, an essential component of California's housing supply. GOV § 65852.150(a)

The Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance. GOV § 65852.150(b)

Overview of City Ordinance

On August, 26, 2003, the City Council of the City of Watsonville passed Ordinance No. 1162-03 CM amending Title 14 (Zoning) of the Watsonville Municipal Code by amending Chapters 16 (District Regulations), 18 (Definitions), 23 (Accessory Dwelling Units), and 40 (General Provisions, Exceptions, and Modifications), to allow creation of Accessory Dwelling Units (ADUs) to comply with California Government Code relating to "granny units" and second dwellings.

The City's current Accessory Dwelling Unit ordinance requires amendments to include all of the changes outlined in the state housing bills adopted in 2016-2019. The lists of bills as well as the major modifications to state housing laws are listed in the tables below. The California Department of Housing and Community Development also released the Accessory Dwelling Units handbook and are provided as Attachment 1.

Overview of New State Legislation

(2016-2017)	**Major Changes**
AB2299 (Bloom)	1. ADUs allowed "by right" 2. Reduced parking requirements 3. Created a definition for junior additional dwelling units (JADUs).
AB2406 (Thurmond)	
SB1069 (Wickowski)	

(2019-2020)	**Major Changes**
AB68 (Ting) *AB587 (Friedman)* *AB670 (Friedman)* *AB881 (Bloom)* *SB13 (Wieckowski)*	• Development standards shall not include requirements on minimum lot size • Clarifies areas designated for ADUs may be based on water and sewer and impacts on traffic flow and public safety. • Eliminates owner-occupancy requirements by local agencies until January 1, 2025 for ADUs. • Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1000 square feet if the ADU contains more than one bedroom • Clarifies that when ADUs are created through the conversion of a garage, carport or covered parking structure, replacement off street parking spaces cannot be required by the local agency • Reduces the maximum ADU and JADU application review time from 120 days to 60 days • Clarifies "public transit" to include various means of transportation that charge set fees, run on fixed routes and are available to the public • Establishes impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger shall be proportional to the relationship of the ADU to the primary dwelling unit • Defines an "accessory structure" to mean a structure that is accessory or incidental to a dwelling on the same lot as the ADU • Authorizes HCD to notify the local agency if the department finds that their ADU ordinance is not in compliance with state law • Clarifies that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs as specified in Gov. Code Section 65583.1(a) and 65852.2(m). • Permits JADUs without an ordinance adoption by a local agency • Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom or an interior entry into the single-family residence

	• Allows upon application and approval, an owner of a substandard ADU 5 years to correct the violation, if the violation is not a health and safety issue, as determined by the enforcement agency • Creates a narrow exemption to the prohibition for ADUs to be sold or otherwise conveyed separate from the primary dwelling by allowing deed-restricted sales to occur. To qualify, the primary dwelling and the ADU are to be built by a qualified non-profit corporation whose mission is to provide units to low-income households • Removes covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable (Civil Code Section 4751). • Requires local agency housing elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs (Gov. Code Section 65583 and Health and Safety Code Section 50504.5)

HCD Oversight and State Requirements

The California Department of Housing and Community Development ("HCD") now has an oversight and approval role to ensure that local ADU ordinances are consistent with state law. If a local government adopts an ordinance that HCD deems to be non-compliant with state law, HCD can notify the Office of the Attorney General. (GOV § 65852.2(h).)

If a local government does not adopt an ADU ordinance, state requirements will apply directly. (GOV § 65852.2(b)–(e).) Section 65852.2 subdivisions (b) and (c) require that local agencies shall ministerially approve or disapprove applications for permits to create ADUs. Subdivision (e) requires ministerial approval, whether or not a local government has adopted an ADU ordinance, of applications for building permits of the following types of ADUs and JADUs in residential or mixed-use zones:

- One ADU or JADU per lot within a proposed or existing single-family dwelling or existing space of a single-family dwelling; (GOV § 65852.2(e)(1)(A)(i)-(iv))
- One detached, new construction ADU, so long as the ADU does not exceed four-foot side and rear yard setbacks for the single-family residential lot; (GOV § 65852.2(e)(1)(B))

- Multiple ADUs within the portions of existing multifamily dwelling structures (defined as structures with two or more attached dwellings on a single lot) that are not currently used as dwelling spaces (e.g., storage room, garage) and said ADU complies with building and fire codes; (GOV § 65852.2(e)(1)(C))
- No more than two detached ADUs on a lot that has existing detached multifamily dwellings, subject to a 16-foot height limitation and four-foot rear yard and side setbacks. (GOV § 65852.2(e)(1)(D))

While existing law already requires local agencies to submit their ADU ordinances to the States Department of Housing and Community Development (HCD) for review within 60 days of approval, these bills add the ability for HCD to submit findings to local agencies if an ADU ordinance is not in compliance with State ADU laws, and to notify the Attorney General if a local agency chooses not to amend their ADU ordinance to meet State requirements.

Current Ordinance, New State Law and Community Outreach.
When the City adopted its first ADU Ordinance in 2003, the goal was to comply with State Government Code regulations relating to the planning and creation of ADUs effective at that time. The recent state changes provide an opportunity for the City to develop compliant objective standards which allow flexibility and cost savings to property owners, through the development of ADUs and JADUs within the following residential zoned properties: R-1, R-1P, RM-2, and RM-3.

For a detailed discussion relating to the proposed text amendments regarding the planning for and creation of ADUs and JADUs, please see the July 14, 2020 Planning Commission meeting packet provided as Attachment 2.

Planning Commission Discussion and Deliberation
On July 14, 2020, the Planning Commission considered all written and verbal evidence regarding the proposed amendments to the Watsonville Municipal Code (WMC) at a public hearing and discussed their questions and concerns about the amendments.

Concerns raised by the Planning Commission included compatibility of ADUs with existing homes, including height and setbacks. After the close of the public hearing, the Planning Commission voted 4-1 in support of the proposed zoning modifications.

The draft minutes for the July 14, 2020 Planning Commission meeting are included as Attachment 3.

Approved ADUs since 2003
Since the adoption of the ADU ordinance in 2003, the City has approved 75 permits for ADUs. That is an average of 4.5 ADUs approved a year since 2003. With the legislative

changes removing barriers such as minimum lot sizes, reducing rear and side yard setbacks and parking requirements, the text amendments will provide more flexibility and cost savings for property owners who wish to build ADUs and JADUs on their property.

Approved ADUs since 2020
Since January, when the state regulations became effective, the City has processed over 30 building permit applications for ADUs. Because the state regulations override our current ADU ordinance, staff has processed all applications in compliance with the state regulations, not our local ordinance.

Lots Affected by Legislation Changes
The current ADU ordinance does not allow ADUs on lots that do not meet the minimum lot size for the zoning district. For R-1 zoned parcels, the minimum lot size is 6,000 square feet. State law, and the draft ADU ordinance, remove the minimum lot size requirement. In order to get an idea of the number of properties this change affects, staff developed a map showing all parcels with lot sizes less than 6,000 square feet (Attachment 4)

There are several R-1 zoned parcels in the City that are greater than 12,000 square feet, which may be eligible for either 2, 750 square foot ADUs or one 1,000 square foot ADU. In order to understand the number of properties that will be affected by this modification, staff developed a map showing all parcels with lot sizes greater than 12,000 square feet (Attachment 5).

STRATEGIC PLAN
The purpose of the City of Watsonville's 2018-2020 Strategic Plan is to help the City prioritize its efforts, allocating both fiscal and human resources to achieve a shared vision and goals. The 2018-2020 Strategic Plan identifies six goals concerning housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, and public safety.

The recommended ordinance amendments are consistent with the City's goal to strengthen quality affordable and rental housing. This is achieved by providing flexible objective standards that encourages property owners to develop ADUs and JADUs. The cost of housing has increased due to the shortage of housing development. The recommended ordinances will encourage extended families to remain together by providing flexibility and cost saving for the planning and creation of ADUs and JADUs.

FINANCIAL IMPACT
There will not be a direct financial impact to the City by adopting the proposed regulations. Per state law, impact fees charged for ADUs and JADUs will be reduced from what the City currently charges, however property taxes from the construction of such units will serve to increase property values and increase the City's tax base.

CONCLUSION:
Based on the recent state legislation changes, the proposed Ordinances for the planning and creation of ADUs and JADUs will provide comprehensive development standards for the City of Watsonville. The Ordinances provide flexibility for property owners to benefit by removing barriers such as minimum lot sizes, floor area ratios, lot coverage, parking standards, and height and building setbacks while preserving neighborhood character.

ATTACHMENTS:
1. HCD Accessory Dwelling Unit handbook
2. July 14, 2020 Planning Commission meeting packet (i.e. staff report, resolutions, and text amendments)
3. July 14, 2020 Planning Commission draft minutes
4. Map for R-1 lots less than 6,000 square feet
5. Map For R-1 lots exceeding 12,000 square feet

Electronic copies of the attachments to the staff report for the July 14, 2020 Planning Commission meeting are available under the Agenda/Meeting Details for the City of Watsonville's Planning Commission under 7/14/2020.



Images courtesy of PrefabADU and HCD

California Department of Housing and Community Development

Accessory Dwelling Unit Handbook

September 2020

Where foundations begin

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Understanding Accessory Dwelling Units (ADUs) and Their Importance



California's housing production is not keeping pace with demand. In the last decade, less than half of the homes needed to keep up with the population growth were built. Additionally, new homes are often constructed away from job-rich areas. This lack of housing that meets people's needs is impacting affordability and causing average housing costs, particularly for renters in California, to rise significantly. As affordable housing becomes less accessible, people drive longer distances between housing they can afford and their workplace or pack themselves into smaller shared spaces, both of which reduce the quality of life and produce negative environmental impacts.

****

Beyond traditional construction, widening the range of housing types can increase the housing supply and help more low-income Californians thrive. Examples of some of these housing types are Accessory Dwelling Units (ADUs - also referred to as second units, in-law units, casitas, or granny flats) and Junior Accessory Dwelling Units (JADUs).

What is an ADU?

An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons and has a few variations:

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Converted Existing Space: Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.
- Junior Accessory Dwelling Unit (JADU): A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence.

ADUs tend to be significantly less expensive to build and offer benefits that address common development barriers such as affordability and environmental quality. Because ADUs must be built on lots with existing or proposed housing, they do not require paying for new land, dedicated parking or other costly infrastructure required to build a new single-family home. Because they are contained inside existing single-family homes, JADUs require relatively

modest renovations and are much more affordable to complete. ADUs are often built with cost-effective one or two-story wood frames, which are also cheaper than other new homes. Additionally, prefabricated ADUs can be directly purchased and save much of the time and money that comes with new construction. ADUs can provide as much living space as apartments and condominiums and work well for couples, small families, friends, young people, and seniors.

Much of California's housing crisis comes from job-rich, high-opportunity areas where the total housing stock is insufficient to meet demand and exclusionary practices have limited housing choice and inclusion. Professionals and students often prefer living closer to jobs and amenities rather than spending hours commuting. Parents often want better access to schools and do not necessarily require single-family homes to meet their needs. There is a shortage of affordable units, and the units that are available can be out of reach for many people. To address our state's needs, homeowners can construct an ADU on their lot or convert an underutilized part of their home into a JADU. This flexibility benefits both renters and homeowners who can receive extra monthly rent income.

ADUs also give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care, thus helping extended families stay together while maintaining privacy. The space can be used for a variety of reasons, including adult children who can pay off debt and save up for living on their own.

New policies are making ADUs even more affordable to build, in part by limiting the development impact fees and relaxing zoning requirements. A 2019 study from the Terner Center on Housing Innovation noted that one unit of affordable housing in the Bay Area costs about $450,000. ADUs and JADUs can often be built at a fraction of that price and homeowners may use their existing lot to create additional housing, without being required to provide additional infrastructure. Often the rent generated from the ADU can pay for the entire project in a matter of years.

ADUs and JADUs are a flexible form of housing that can help Californians more easily access job-rich, high-opportunity areas. By design, ADUs are more affordable and can provide additional income to homeowners. Local governments can encourage the development of ADUs and improve access to jobs, education, and services for many Californians.

Summary of Recent Changes to Accessory Dwelling Unit Laws



In Government Code Section 65852.150, the California Legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in zones that allow single-family and multifamily uses provides additional rental housing, and is an essential component in addressing California's housing needs. Over the years, ADU law has been revised to improve its effectiveness at creating more housing units. Changes to ADU laws effective January 1, 2020, further reduce barriers, better streamline approval processes, and expand capacity to accommodate the development of ADUs and junior accessory dwelling units (JADUs).

ADUs are a unique opportunity to address a variety of housing needs and provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, people with disabilities, and others. Further, ADUs offer an opportunity to maximize and integrate housing choices within existing neighborhoods.

Within this context, the California Department of Housing and Community Development (HCD) has prepared this guidance to assist local governments, homeowners, architects, and the general public in encouraging the development of ADUs. Please see Attachment 1 for the complete statutory changes. The following is a summary of legislation since 2019 that amended ADU law and became effective as of January 1, 2020.

AB 68 (Ting), AB 881 (Bloom), and SB 13 (Wieckowski)

Chapter 653, Statutes of 2019 (Senate Bill 13, Section 3), Chapter 655, Statutes of 2019 (Assembly Bill 68, Section 2) and Chapter 659 (Assembly Bill 881, Section 1.5 and 2.5) build upon recent changes to ADU and JADU law (Government Code Sections 65852.2, 65852.22 and further address barriers to the development of ADUs and JADUs) (Attachment A includes the combined ADU statute updates from SB 13, AB 68 and AB 881.)

This recent legislation, among other changes, addresses the following:

- Prohibits local agencies from including in development standards for ADUs requirements on minimum lot size (Gov. Code, § 65852.2, subd. (a)(1)(B)(i)).
- Clarifies areas designated by local agencies for ADUs may be based on the adequacy of water and sewer services as well as impacts on traffic flow and public safety (Gov. Code, § 65852.2, subd. (a)(1)(A)).
- Eliminates all owner-occupancy requirements by local agencies for ADUs approved between January 1, 2020 and January 1, 2025 ((Gov. Code, § 65852.2, subd. (a)(6)).
- Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom and requires approval of a permit to build an ADU of up to 800 square feet ((Gov. Code, § 65852.2, subd. (c)(2)(B) & (C)).

- Clarifies that when ADUs are created through the conversion of a garage, carport or covered parking structure, replacement off-street parking spaces cannot be required by the local agency (Gov. Code, § 65852.2, subd. (a)(1)(D)(xi)).
- Reduces the maximum ADU and JADU application review time from 120 days to 60 days (Gov. Code, § 65852.2, subd. (a)(3) and (b)).
- Clarifies that "public transit" includes various means of transportation that charge set fees, run on fixed routes and are available to the public (Gov. Code, § 65852.2, subd. (j)(10)).
- Establishes impact fee exemptions and limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees (Government Code Section 65852.2, Subdivision (f)(3)); ADUs that are 750 square feet or larger may be charged impact fees but only such fees that are proportional in size (by square foot) to those for the primary dwelling unit (Gov. Code, § 65852.2, subd. (f)(3)).
- Defines an "accessory structure" to mean a structure that is accessory or incidental to a dwelling on the same lot as the ADU (Gov. Code, § 65852.2, subd. (j)(2)).
- Authorizes HCD to notify the local agency if HCD finds that their ADU ordinance is not in compliance with state law (Gov. Code, § 65852.2, subd. (h)(2)).
- Clarifies that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs (Gov. Code § 65583.1, subd. (a), and § 65852.2, subd. (m)).
- Permits JADUs even where a local agency has not adopted an ordinance expressly authorizing them (Gov. Code, § 65852.2, subd. (a)(3), (b), and (e)).
- Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom or an interior entry into the single-family residence (Gov. Code § 65852.22, subd. (a)(4); Former Gov. Code § 65852.22, subd. (a)(5)).
- Requires, upon application and approval, a local agency to delay enforcement against a qualifying substandard ADU for five (5) years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the enforcement agency (Gov. Code, § 65852.2, subd. (n); Health and Safety Code § 17980.12).

AB 587 (Friedman), AB 670 (Friedman), and AB 671 (Friedman)

In addition to the legislation listed above, AB 587 (Chapter 657, Statutes of 2019), AB 670 (Chapter 178, Statutes of 2019), and AB 671 (Chapter 658, Statutes of 2019) also have an impact on state ADU law, particularly through Health and Safety Code Section 17980.12. These recent pieces of legislation, among other changes, address the following:

- AB 587 creates a narrow exemption to the prohibition for ADUs to be sold or otherwise conveyed separately from the primary dwelling by allowing deed-restricted sales to occur if the local agency adopts an ordinance. To qualify, the primary dwelling and the ADU are to be built by a qualified nonprofit corporation whose mission is to provide units to low-income households (Gov. Code § 65852.26).
- AB 670 provides that covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable (Civil Code Section 4751).

- AB 671 requires local agencies' housing elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs. (Gov. Code § 65583; Health and Safety Code § 50504.5)

Frequently Asked Questions: Accessory Dwelling Units[1]

1. Legislative Intent

- **Should a local ordinance encourage the development of accessory dwelling units?**

  Yes. Pursuant to Government Code Section 65852.150, the California Legislature found and declared that, among other things, California is facing a severe housing crisis and ADUs are a valuable form of housing that meets the needs of family members, students, the elderly, in-home health care providers, people with disabilities and others. Therefore, ADUs are an essential component of California's housing supply.

  ADU law and recent changes intend to address barriers, streamline approval, and expand potential capacity for ADUs, recognizing their unique importance in addressing California's housing needs. The preparation, adoption, amendment, and implementation of local ADU

Government Code 65852.150:

(a) The Legislature finds and declares all of the following:

(1) Accessory dwelling units are a valuable form of housing in California.

(2) Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods.

(3) Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security.

(4) Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California.

(5) California faces a severe housing crisis.

(6) The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners.

(7) Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character.

(8) Accessory dwelling units are, therefore, an essential component of California's housing supply.

(b) It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.

[1] Note: Unless otherwise noted, the Government Code section referenced is 65852.2.

ordinances must be carried out consistent with Government Code, Section 65852.150 and must not unduly constrain the creation of ADUs. Local governments adopting ADU ordinances should carefully weigh the adoption of zoning, development standards, and other provisions for impacts on the development of ADUs.

In addition, ADU law is the statutory minimum requirement. Local governments may elect to go beyond this statutory minimum and further the creation of ADUs. Many local governments have embraced the importance of ADUs as an important part of their overall housing policies and have pursued innovative strategies. (Gov. Code, § 65852.2, subd. (g)).

2. Zoning, Development and Other Standards

A) Zoning and Development Standards

- **Are ADUs allowed jurisdiction wide?**

No. ADUs proposed pursuant to subdivision (e) must be considered in any residential or mixed-use zone. For other ADUs, local governments may, by ordinance, designate areas in zones where residential uses are permitted that will also permit ADUs. However, any limits on where ADUs are permitted may only be based on the adequacy of water and sewer service, and the impacts on traffic flow and public safety. Further, local governments may not preclude the creation of ADUs altogether, and any limitation should be accompanied by detailed findings of fact explaining why ADU limitations are required and consistent with these factors.

Examples of public safety include severe fire hazard areas and inadequate water and sewer service and includes cease and desist orders. Impacts on traffic flow should consider factors like lesser car ownership rates for ADUs and the potential for ADUs to be proposed pursuant to Government Code section 65852.2, subdivision (e). Finally, local governments may develop alternative procedures, standards, or special conditions with mitigations for allowing ADUs in areas with potential health and safety concerns. (Gov. Code, § 65852.2, subd. (e))

Residential or mixed-use zone should be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use.

- **Can a local government apply design and development standards?**

Yes. A local government may apply development and design standards that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. However, these standards shall be sufficiently objective to allow ministerial review of an ADU. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i))

ADUs created under subdivision (e) of Government Code 65852.2 shall not be subject to design and development standards except for those that are noted in the subdivision.

What does objective mean?

"objective zoning standards" and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. Gov Code § 65913.4, subd. (a)(5)

ADUs that do not meet objective and ministerial development and design standards may still be permitted through an ancillary discretionary process if the applicant chooses to do so. Some jurisdictions with compliant ADU ordinances apply additional processes to further the creation of ADUs that do not otherwise comply with the minimum standards necessary for ministerial review. Importantly, these processes are intended to provide additional opportunities to create ADUs that would not otherwise be permitted, and a discretionary process may not be used to review ADUs that are fully compliant with ADU law. Examples of these processes include areas where additional health and safety concerns must be considered, such as fire risk.

- **Can ADUs exceed general plan and zoning densities?**

  Yes. An ADU is an accessory use for the purposes of calculating allowable density under the general plan and zoning that does not count toward the allowable density. For example, if a zoning district allows one unit per 7,500 square feet, then an ADU would not be counted as an additional unit. Further, local governments could elect to allow more than one ADU on a lot, and ADUs are automatically a residential use deemed consistent with the general plan and zoning. (Gov. Code, § 65852.2, subd. (a)(1)(C))

- **Are ADUs permitted ministerially?**

  Yes. ADUs must be considered, approved, and permitted ministerially, without discretionary action. Development and other decision-making standards must be sufficiently objective to allow for ministerial review. Examples include numeric and fixed standards such as heights or setbacks or design standards such as colors or materials. Subjective standards require judgement and can be interpreted in multiple ways such as privacy, compatibility with neighboring properties or promoting harmony and balance in the community; subjective standards shall not be imposed for ADU development. Further, ADUs must not be subject to a hearing or any ordinance regulating the issuance of variances or special use permits and must be considered ministerially. (Gov. Code, § 65852.2, subd. (a)(3))

- **Can I create an ADU if I have multiple detached dwellings on a lot?**

  Yes. A lot where there are currently multiple detached single-family dwellings is eligible for creation of one ADU per lot by converting space within the proposed or existing space of a single-family dwelling or existing structure and a new construction detached ADU subject to certain development standards.

- **Can I build an ADU in a historic district, or if the primary residence is subject to historic preservation?**

  Yes. ADUs are allowed within a historic district, and on lots where the primary residence is subject to historic preservation. State ADU law allows for a local agency to impose standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. However, these standards do not apply to ADUs proposed pursuant to Gov. Code § 65852.2, subd. (e).

As with non-historic resources, a jurisdiction may impose objective and ministerial standards that are sufficiently objective to be reviewed ministerially and do not unduly burden the creation of ADUs. Jurisdictions are encouraged to incorporate these standards into their ordinance and submit these standards along with their ordinance to HCD. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i) & (a)(5))

B) Size Requirements

- **Is there a minimum lot size requirement?**

No. While local governments may impose standards on ADUs, these standards shall not include minimum lot size requirements. Further, lot coverage requirements cannot preclude the creation of a statewide exemption ADU (800 square feet ADU with a height limitation of 16 feet and 4 feet side and rear yard setbacks). If lot coverage requirements do not allow such an ADU, an automatic exception or waiver should be given to appropriate development standards such as lot coverage, floor area or open space requirements. Local governments may continue to enforce building and health and safety standards and may consider design, landscape, and other standards to facilitate compatibility.

What is a Statewide Exemption ADU? A statewide exemption ADU is an ADU of up to 800 square feet, 16 foot in height and with 4-foot side and rear yard setbacks. ADU law requires that no lot coverage, floor area ratio, open space, or minimum lot size will preclude the construction of a statewide exemption ADU. Further, ADU law allows the construction of a detached new construction statewide exemption ADU to be combined with a JADU within any zone allowing residential or mixed uses regardless of zoning and development standards imposed in an ordinance. See more discussion below.

- **Can minimum and maximum unit sizes be established for ADUs?**

Yes. A local government may, by ordinance, establish minimum and maximum unit size requirements for both attached and detached ADUs. However, maximum unit size requirements must be at least 850 square feet and 1,000 square feet for ADUs with more than one bedroom. For local agencies without an ordinance, maximum unit sizes are 1,200 square feet for a new detached ADU and up to 50 percent of the floor area of the existing primary dwelling for an attached ADU (at least 800 square feet). Finally, the local agency must not establish by ordinance a minimum square footage requirement that prohibits an efficiency unit, as defined in Health and Safety Code § 17958.1.

The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to size requirements. For example, an existing 3,000 square foot barn converted to an ADU would not be subject to the size requirements, regardless if a local government has an adopted ordinance. Should an applicant want to expand an accessory structure to create an ADU beyond 150 square feet, this ADU would be subject to the size maximums outlined in state ADU law, or the local agency's adopted ordinance.

- **Can a percentage of the primary dwelling be used for a maximum unit size?**

Yes. Local agencies may utilize a percentage (e.g., 50 percent) of the primary dwelling as a maximum unit size for attached or detached ADUs but only if it does not restrict an ADU's size to less than the standard of at least 850 sq. ft (or at least 1000 square feet. for ADUs with more than one bedroom). Local agencies must not, by ordinance, establish any other minimum or maximum unit sizes, including based on a percentage of the primary dwelling, that precludes a statewide exemption ADU. Local agencies utilizing

percentages of primary dwelling as maximum unit sizes could consider multi-pronged standards to help navigate these requirements (e.g., shall not exceed 50 percent of the dwelling or 1,000 square feet, whichever is greater).

- **Can maximum unit sizes exceed 1,200 square feet for ADUs?**

Yes. Maximum unit sizes, by ordinance, can exceed 1,200 square feet for ADUs. ADU law does not limit the authority of local agencies to adopt less restrictive requirements for the creation of ADUs (Gov. Code, § 65852.2, subd. (g)).

Larger unit sizes can be appropriate in a rural context or jurisdictions with larger lot sizes and is an important approach to creating a full spectrum of ADU housing choices.

C) Parking Requirements

- **Can parking requirements exceed one space per unit or bedroom?**

No. Parking requirements for ADUs shall not exceed one parking space per unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway. Guest parking spaces shall not be required for ADUs under any circumstances.

What is Tandem Parking? Tandem parking means two or more automobiles that are parked on a driveway or in any other location on a lot, lined up behind one another. (Gov. Code, § 65852.2, subd. (a)(1)(D)(x)(I) and (j)(11))

Local agencies may choose to eliminate or reduce parking requirements for ADUs such as requiring zero or half a parking space per each ADU.

- **Is flexibility for siting parking required?**

Yes. Local agencies should consider flexibility when siting parking for ADUs. Offstreet parking spaces for the ADU shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made. Specific findings must be based on specific site or regional topographical or fire and life safety conditions.

When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, the local agency shall not require that those offstreet parking spaces for the primary unit be replaced. (Gov. Code, § 65852.2, subd. (a)(D)(xi))

- **Can ADUs be exempt from parking?**

Yes. A local agency shall not impose ADU parking standards for any of the following, pursuant to Gov. Code § 65852.2, subd. (d)(1-5) and (j)(10))

(1) Accessory dwelling unit is located within one-half mile walking distance of public transit.
(2) Accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) Accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Note: For the purposes of state ADU law, a jurisdiction may use the designated areas where a car share vehicle may be accessed. Public transit is any location where an individual may access buses, trains, subways and other forms of transportation that charge set fares, run on fixed routes and are available to the general public. Walking distance is defined as the pedestrian shed to reach public transit. Additional parking requirements to avoid impacts to public access may be required in the coastal zone.

D) Setbacks

- **Can setbacks be required for ADUs?**

Yes. A local agency may impose development standards, such as setbacks, for the creation of ADUs. Setbacks may include front, corner, street, and alley setbacks. Additional setback requirements may be required in the coastal zone if required by a local coastal program. Setbacks may also account for utility easements or recorded setbacks. However, setbacks must not unduly constrain the creation of ADUs and cannot be required for ADUs proposed pursuant to subdivision (e). Further, a setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU. (Gov. Code, § 65852.2, subd. (a)(1)(D)(vii))

A local agency may also allow the expansion of a detached structure being converted into an ADU when the existing structure does not have four-foot rear and side setbacks. A local agency may also allow the expansion area of a detached structure being converted into an ADU to have no setbacks, or setbacks of less than four feet, if the existing structure has no setbacks, or has setbacks of less than four feet. A local agency shall not require setbacks of more than four feet for the expanded area of a detached structure being converted into an ADU.

A local agency may still apply front yard setbacks for ADUs, but front yard setbacks cannot preclude a statewide exemption ADU and must not unduly constrain the creation of all types of ADUs. (Gov. Code, § 65852.2, subd. (c))

E) Height Requirements

- **Is there a limit on the height of an ADU or number of stories?**

Not in state ADU law, but local agencies may impose height limits provided that the limit is no less than 16 feet. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i))

F) Bedrooms

- **Is there a limit on the number of bedrooms?**

State ADU law does not allow for the limitation on the number of bedrooms of an ADU. A limit on the number of bedrooms could be construed as a discriminatory practice towards protected classes, such as familial status, and would be considered a constraint on the development of ADUs.

G) Impact Fees

- **Can impact fees be charged for an ADU less than 750 square feet?**

No. An ADU is exempt from incurring impact fees from local agencies, special districts, and water corporations if less than 750 square feet. Should an ADU be 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.

What is "Proportionately"?
"Proportionately" is some amount that corresponds to a total amount, in this case, an impact fee for a single-family dwelling. For example, a 2,000 square foot primary dwelling with a proposed 1,000 square foot ADU could result in 50 percent of the impact fee that would be charged for a new primary dwelling on the same site. In all cases, the impact fee for the ADU must be less than the primary dwelling. Otherwise, the fee is not calculated proportionately. When utilizing proportions, careful consideration should be given to the impacts on costs, feasibility, and ultimately, the creation of ADUs. In the case of the example above, anything greater than 50 percent of the primary dwelling could be considered a constraint on the development of ADUs.

For purposes of calculating the fees for an ADU on a lot with a multifamily dwelling, the proportionality shall be based on the average square footage of the units within that multifamily dwelling structure. For ADUs converting existing space with a 150 square foot expansion, a total ADU square footage over 750 square feet could trigger the proportionate fee requirement. (Gov. Code, § 65852.2, subd. (f)(3)(A))

- **Can local agencies, special districts or water corporations waive impact fees?**

Yes. Agencies can waive impact and any other fees for ADUs. Also, local agencies may also use fee deferrals for applicants.

- **Can school districts charge impact fees?**

Yes. School districts are authorized but do not have to levy impact fees for ADUs greater than 500 square feet pursuant to Section 17620 of the Education Code. ADUs less than 500 square feet are not subject to school impact fees. Local agencies are encouraged to coordinate with school districts to carefully weigh the importance of promoting ADUs, ensuring appropriate nexus studies and appropriate fees to facilitate construction or reconstruction of adequate school facilities.

- **What types of fees are considered impact fees?**

Impact fees charged for the construction of ADUs must be determined in accordance with the Mitigation Fee Act and generally include any monetary exaction that is charged by a local agency in connection with the approval of an ADU, including impact fees, for the purpose of defraying all or a portion of the cost of public facilities relating to the ADU. A local agency, special district or water corporation shall not consider ADUs as a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer services. However, these provisions do not apply to ADUs that are constructed concurrently with a new single-family home (Gov. Code, § 65852.2, subd. (f) and Government Code § 66000)

- **Can I still be charged water and sewer connection fees?**

ADUs converted from existing space and JADUs shall not be considered by a local agency, special district or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, unless constructed with a new single-family dwelling. The connection fee or capacity charge shall be proportionate to the burden of the proposed ADU, based on its square footage or plumbing fixtures as compared to the primary dwelling. State ADU law does not cover monthly charge fees. (Gov. Code, § 65852.2, subd. (f)(2)(A))

H) Conversion of Existing Space in Single Family, Accessory and Multifamily Structures and Other Statewide Permissible ADUs (Subdivision (e))

- **Are local agencies required to comply with subdivision (e)?**

Yes. All local agencies must comply with subdivision (e). This subdivision requires the ministerial approval of ADUs within a residential or mixed-use zone. The subdivision creates four categories of ADUs that should not be subject to other specified areas of ADU law, most notably zoning and development standards. For example, ADUs under this subdivision should not have to comply with lot coverage, setbacks, heights, and unit sizes. However, ADUs under this subdivision must meet the building code and health and safety requirements. The four categories of ADUs under subdivision (e) are:

a. One ADU or JADU per lot within the existing space of a single-family dwelling, or an ADU within an accessory structure that meets specified requirements such as exterior access and setbacks for fire and safety.
b. One detached new construction ADU that does not exceed four-foot side and rear yard setbacks. This ADU may be combined on the same lot with a JADU and may be required to meet a maximum unit size requirement of 800 square feet and a height limitation of 16 feet.
c. Multiple ADUs within the portions of multifamily structures that are not used as livable space. Local agencies must allow at least one of these types of ADUs and up to 25 percent of the existing multifamily structures.
d. Up to two detached ADUs on a lot that has existing multifamily dwellings that are subject to height limits of 16 feet and 4-foot rear and side yard setbacks.

The above four categories are not required to be combined. For example, local governments are not required to allow (a) and (b) together or (c) and (d) together. However, local agencies may elect to allow these ADU types together.

Local agencies shall allow at least one ADU to be created within the non-livable space within multifamily dwelling structures, or up to 25 percent of the existing multifamily dwelling units within a structure and may also allow not more than two ADUs on the lot detached from the multifamily dwelling structure. New detached units are subject to height limits of 16 feet and shall not be required to have side and rear setbacks of more than four feet.

The most common ADU that can be created under subdivision (e) is a conversion of proposed or existing space of a single-family dwelling or accessory structure into an ADU, without any prescribed size limitations, height, setback, lot coverage, architectural review, landscape, or other development standards. This would enable the conversion of an accessory structure, such as a 2,000 square foot garage, to an ADU without any additional requirements other than compliance with building standards for dwellings. These types of ADUs are also eligible for a 150 square foot expansion (see discussion below).

ADUs created under subdivision (e) shall not be required to provide replacement or additional parking. Moreover, these units shall not, as a condition for ministerial approval, be required to correct any existing or created nonconformity. Subdivision (e) ADUs shall be required to be rented for terms longer than 30 days, and only require fire sprinklers if fire sprinklers are required for the primary residence. These ADUs

shall not be counted as units when calculating density for the general plan and are not subject to owner-occupancy.

- **Can I convert my accessory structure into an ADU?**

  Yes. The conversion of garages, sheds, barns, and other existing accessory structures, either attached or detached from the primary dwelling, into ADUs is permitted and promoted through the state ADU law. These conversions of accessory structures are not subject to any additional development standard, such as unit size, height, and lot coverage requirements, and shall be from existing space that can be made safe under Building and Safety Codes. A local agency should not set limits on when the structure was created, and the structure must meet standards for Health & Safety. Finally, local governments may also consider the conversion of illegal existing space and could consider alternative building standards to facilitate the conversion of existing illegal space to minimum life and safety standards.

- **Can an ADU converting existing space be expanded?**

  Yes. An ADU within the existing or proposed space of a single-family dwelling can be expanded 150 square feet beyond the physical dimensions of the structure but shall be limited to accommodating ingress and egress. An example of where this expansion could be applicable is for the creation of a staircase to reach a second story ADU. These types of ADUs shall conform to setbacks sufficient for fire and safety.

  A local agency may allow for an expansion beyond 150 square feet, though the ADU would have to comply with the size maximums as per state ADU law, or a local agency's adopted ordinance.

  As a JADU is limited to being created within the walls of a primary residence, this expansion of up to 150 square feet does not pertain to JADUs.

I) Nonconforming Zoning Standards

- **Does the creation of an ADU require the applicant to carry out public improvements?**

  No physical improvements shall be required for the creation or conversion of an ADU. Any requirement to carry out public improvements is beyond what is required for the creation of an ADU, as per state law. For example, an applicant shall not be required to improve sidewalks, carry out street improvements, or access improvements to create an ADU. Additionally, as a condition for ministerial approval of an ADU, an applicant shall not be required to correct nonconforming zoning conditions. (Gov. Code, § 65852.2, subd. (e)(2))

J) Renter and Owner-occupancy

- **Are rental terms required?**

  Yes. Local agencies may require that the property be used for rentals of terms longer than 30 days. ADUs permitted ministerially, under subdivision (e), shall be rented for terms longer than 30 days. (Gov. Code, § 65852.2, subd. (a)(6) & (e)(4))

- **Are there any owner-occupancy requirements for ADUs?**

No. Prior to recent legislation, ADU laws allowed local agencies to elect whether the primary dwelling or ADU was required to be occupied by an owner. The updates to state ADU law removed the owner-occupancy allowance for newly created ADUs effective January 1, 2020. The new owner-occupancy exclusion is set to expire on December 31, 2024. Local agencies may not retroactively require owner occupancy for ADUs permitted between January 1, 2020 and December 31, 2024.

However, should a property have both an ADU and JADU, JADU law requires owner-occupancy of either the newly created JADU, or the single-family residence. Under this specific circumstance, a lot with an ADU would be subject to owner-occupancy requirements. – (Gov. Code, § 65852.2, subd. (a)(2))

K) Fire Sprinkler Requirements

- **Are fire sprinklers required for ADUs?**

No. Installation of fire sprinklers may not be required in an ADU if sprinklers are not required for the primary residence. For example, a residence built decades ago would not have been required to have fire sprinklers installed under the applicable building code at the time. Therefore, an ADU created on this lot cannot be required to install fire sprinklers. However, if the same primary dwelling recently undergoes significant remodeling and is now required to have fire sprinklers, any ADU created after that remodel must likewise install fire sprinklers. (Gov. Code, § 65852.2, subd. (a)(1)(D)(xii) and (e)(3))

Please note, for ADUs created on lots with multifamily residential structures, the entire residential structure shall serve as the "primary residence". Therefore, if the multifamily structure is served by fire sprinklers, the ADU can be required to install fire sprinklers.

L) Solar Panel Requirements

- **Are solar panels required for new construction ADUs?**

Yes, newly constructed ADUs are subject to the Energy Code requirement to provide solar panels if the unit(s) is a newly constructed, non-manufactured, detached ADU. Per the California Energy Commission (CEC), the panels can be installed on the ADU or on the primary dwelling unit. ADUs that are constructed within existing space, or as an addition to existing homes, including detached additions where an existing detached building is converted from non-residential to residential space, are not subject to the Energy Code requirement to provide solar panels.

Please refer to the CEC on this matter. For more information, see the CEC's website www.energy.ca.gov. You may email your questions to: title24@energy.ca.gov, or contact the Energy Standards Hotline at 800-772-3300. CEC memos can also be found on HCD's website at https://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml.

3. Junior Accessory Dwelling Units (JADUs) – Government Code Section 65852.22

- **Are two JADUs allowed on a lot?**

No. A JADU may be created on a lot zoned for single-family residences with one primary dwelling. The JADU may be created within the walls of the proposed or existing single-family residence, including attached garages, as attached garages are considered within the walls of the existing single-family

residence. Please note that JADUs created in the attached garage are not subject to the same parking protections as ADUs and could be required by the local agency to provide replacement parking.

JADUs are limited to one per residential lot with a single-family residence. Lots with multiple detached single-family dwellings are not eligible to have JADUs. (Gov. Code, § 65852.22, subd. (a)(1))

- **Are JADUs allowed in detached accessory structures?**

No, JADUs are not allowed in accessory structures. The creation of a JADU must be within the single-family residence. As noted above, attached garages are eligible for JADU creation. The maximum size for a JADU is 500 square feet. (Gov. Code, § 65852.22, subd. (a)(1), (a)(4), and (h)(1))

- **Are JADUs allowed to be increased up to 150 square feet when created within an existing structure?**

No. Only ADUs are allowed to add up to 150 square feet "beyond the physical dimensions of the existing accessory structure" to provide for ingress. (Gov. Code, § 65852.2, subd. (e)(1)(A)(i).)

This provision extends only to ADUs and excludes JADUs. A JADU is required to be created within the single-family residence.

- **Are there any owner-occupancy requirements for JADUs?**

Yes. There are owner-occupancy requirements for JADUs. The owner must reside in either the remaining portion of the primary residence, or in the newly created JADU. (Gov. Code, § 65852.22, subd. (a)(2))

4. Manufactured Homes and ADUs

- **Are manufactured homes considered to be an ADU?**

Yes. An ADU is any residential dwelling unit with independent facilities and permanent provisions for living, sleeping, eating, cooking and sanitation. An ADU includes a manufactured home (Health and Safety Code §18007).

> Health and Safety Code section 18007, subdivision (a) **"Manufactured home,"** for the purposes of this part, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).

5. ADUs and the Housing Element

- **Do ADUs and JADUs count toward a local agency's Regional Housing Needs Allocation?**

  Yes. Pursuant to Gov. Code § 65852.2 subd. (m) and Government Code section 65583.1, ADUs and JADUs may be utilized towards the Regional Housing Need Allocation (RHNA) and Annual Progress Report (APR) pursuant to Government Code Section 65400. To credit a unit toward the RHNA, HCD and the Department of Finance (DOF) utilize the census definition of a housing unit. Generally an ADU, and a JADU with shared sanitation facilities, and any other unit that meets the census definition and is reported to DOF as part of the DOF annual City and County Housing Unit Change Survey can be credited toward the RHNA based on the appropriate income level. The housing element or APR must include a reasonable methodology to demonstrate the level of affordability. Local governments can track actual or anticipated affordability to assure ADUs and JADUs are counted towards the appropriate income category. For example, some local governments request and track information such as anticipated affordability as part of the building permit or other applications.

- **Is analysis required to count ADUs toward the RHNA in the housing element?**

  Yes. To calculate ADUs in the housing element, local agencies must generally use a three-part approach: (1) development trends, (2) anticipated affordability and (3) resources and incentives. Development trends must consider ADUs permitted in the prior planning period and may also consider more recent trends. Anticipated affordability can use a variety of methods to estimate the affordability by income group. Common approaches include rent surveys of ADUs, using rent surveys and square footage assumptions and data available through the APR pursuant to Government Code section 65400. Resources and incentives include policies and programs to encourage ADUs, such as prototype plans, fee waivers, expedited procedures and affordability monitoring programs.

- **Are ADUs required to be addressed in the housing element?**

  Yes. The housing element must include a description of zoning available to permit ADUs, including development standards and analysis of potential constraints on the development of ADUs. The element must include programs as appropriate to address identified constraints. In addition, housing elements must include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low, low-, or moderate-income households and requires the California Department of Housing and Community Development to develop a list of state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs. (Gov. Code § 65583 and Health and Safety Code § 50504.5.)

6. Homeowners Association

- **Can my local Homeowners Association (HOA) prohibit the construction of an ADU?**

  No. Assembly Bill 670 (2019) amended Section 4751 of the Civil Code to preclude planned developments from prohibiting or unreasonably restricting the construction or use of an ADU on a lot zoned for single-family residential use. Covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or reasonably restrict the construction or use of an ADU or JADU on such lots are void and unenforceable. Applicants who encounter issues with creating ADUs within CC&Rs are encouraged to reach out to HCD for additional guidance.

7. Enforcement

- **Does HCD have enforcement authority over ADU ordinances?**

  Yes. After adoption of the ordinance, HCD may review and submit written findings to the local agency as to whether the ordinance complies with state ADU law. If the local agency's ordinance does not comply, HCD must provide a reasonable time, no longer than 30 days, for the local agency to respond, and the local agency shall consider HCD's findings to amend the ordinance to become compliant. If a local agency does not make changes and implements an ordinance that is not compliant with state law, HCD may refer the matter to the Attorney General.

  In addition, HCD may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify ADU law.

8. Other

- **Are ADU ordinances existing prior to new 2020 laws null and void?**

  No. Ordinances existing prior to the new 2020 laws are only null and void to the extent that existing ADU ordinances conflict with state law. Subdivision (a)(4) of Government Code Section 65852.2 states an ordinance that fails to meet the requirements of subdivision (a) shall be null and void and shall apply the state standards (see attachment 3) until a compliant ordinance is adopted. However, ordinances that substantially comply with ADU law may continue to enforce the existing ordinance to the extent it complies with state law. For example, local governments may continue the compliant provisions of an ordinance and apply the state standards where pertinent until the ordinance is amended or replaced to fully comply with ADU law. At the same time, ordinances that are fundamentally incapable of being enforced because key provisions are invalid -- meaning there is not a reasonable way to sever conflicting provisions and apply the remainder of an ordinance in a way that is consistent with state law -- would be fully null and void and must follow all state standards until a compliant ordinance is adopted.

- **Do local agencies have to adopt an ADU Ordinance?**

  No. Local governments may choose not to adopt an ADU ordinance. Should a local government choose to not adopt an ADU ordinance, any proposed ADU development would be only subject to standards set in state ADU law. If a local agency adopts an ADU ordinance, it may impose zoning, development, design, and other standards in compliance with state ADU law. (See Attachment 4 for a state standards checklist.)

- **Is a local government required to send an ADU Ordinance to the California Department of Housing and Community Development (HCD)?**

  Yes. A local government, upon adoption of an ADU ordinance, must submit a copy of the adopted ordinance to the California Department of Housing and Community Development (HCD) within 60 days after adoption. After the adoption of an ordinance, the Department may review and submit written findings to the local agency as to whether the ordinance complies with this section. (Gov. Code, § 65852.2, subd. (h)(1))

Local governments may also submit a draft ADU ordinance for preliminary review by the HCD. This provides local agencies the opportunity to receive feedback on their ordinance and helps to ensure compliance with the new state ADU law.

- **Are charter cities and counties subject to the new ADU laws?**

  Yes. ADU law applies to a local agency which is defined as a city, county, or city and county, whether general law or chartered (Gov. Code, § 65852.2, subd. (j)(5)).

  Further, pursuant to Chapter 659, Statutes of 2019 (AB 881), the Legislature found and declared ADU law as *"…a matter of statewide concern rather than a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution*" and concluded that ADU law applies to all cities, including charter cities.

- **Do the new ADU laws apply to jurisdictions located in the Coastal Zone?**

  Yes. ADU laws apply to jurisdictions in the Coastal Zone, but do not necessarily alter or lessen the effect or application of Coastal Act resource protection policies. - (Gov. Code, § 65852.22, subd. (l)).

  Coastal localities should seek to harmonize the goals of protecting coastal resources and addressing housing needs of Californians. For example, where appropriate, localities should amend Local Coastal Programs for California Coastal Commission review to comply with the California Coastal Act and new ADU laws. For more information, see the California Coastal Commission 2020 Memo and reach out to the locality's local Coastal Commission district office.

- **What is considered a multifamily dwelling?**

  For the purposes of state ADU law, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings for the purposes of state ADU law.

Resources



Attachment 1: Statutory Changes (Strikeout/Italics and Underline)

GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 4, ARTICLE 2
(AB 881, AB 68 and SB 13 Accessory Dwelling Units)
(Changes noted in strikeout, underline/italics)

Effective January 1, 2020, Section 65852.2 of the Government Code is amended to read:

65852.2.

(a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily *dwelling residential* use. The ordinance shall do all of the following:
(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on ~~criteria that may include, but are not limited to,~~ the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. *A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.*
(B) (i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, ~~lot coverage,~~ landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic ~~Places.~~ *Resources. These standards shall not include requirements on minimum lot size.*
(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.
(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.
(D) Require the accessory dwelling units to comply with all of the following:
(i) The *accessory dwelling* unit may be rented separate from the primary residence, ~~buy~~ *but* may not be sold or otherwise conveyed separate from the primary residence.
(ii) The lot is zoned to allow single-family or multifamily *dwelling residential* use and includes a proposed or existing ~~single-family~~ dwelling.
(iii) The accessory dwelling unit is either attached *to,* or located ~~within the living area of the~~ *within, the* proposed or existing primary ~~dwelling or~~ *dwelling, including attached garages, storage areas or similar uses, or an accessory structure or* detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.
(iv) ~~The total area of floorspace of~~ *If there is an existing primary dwelling, the total floor area of* an attached accessory dwelling unit shall not exceed 50 percent of the ~~proposed or existing primary dwelling living area or 1,200 square feet.~~ *existing primary dwelling.*
(v) The total *floor* area ~~of floorspace~~ for a detached accessory dwelling unit shall not exceed 1,200 square feet.
(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
(vii) No setback shall be required for an existing ~~garage~~ *living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure* that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than ~~five~~ *four* feet from the side and rear lot lines shall be required for an accessory dwelling unit that is ~~constructed above a garage.~~ *not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.*
(viii) Local building code requirements that apply to detached dwellings, as appropriate.
(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.
(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per *accessory dwelling* unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
(III) This clause shall not apply to ~~a~~ an accessory dwelling unit that is described in subdivision (d).
(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an

accessory dwelling unit or converted to an accessory dwelling unit, ~~and~~ the local agency ~~requires~~ *shall not require* that those ~~offstreet~~ *offstreet* parking spaces be ~~replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. This clause shall not apply to a unit that is described in subdivision (d)~~*. replaced.*

(xii) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) ~~When a local agency receives its first application on or after July 1, 2003, for a permit pursuant to this subdivision, the application~~ *A permit application for an accessory dwelling unit or a junior accessory dwelling unit* shall be considered *and approved* ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use ~~permits, within 120 days after receiving the application~~. *permits. The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.* A local agency may charge a fee to reimburse it for costs ~~that it incurs as a result of amendments to this paragraph enacted during the 2001–02 Regular Session of the Legislature,~~ *incurred to implement this paragraph,* including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(4) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency ~~subsequent to the effective date of the act adding this paragraph~~ shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. ~~In the event that~~ *If* a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void ~~upon the effective date of the act adding this paragraph~~ and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.

(5) No other local ordinance, policy, or regulation shall be the basis for the *delay or* denial of a building permit or a use permit under this subdivision.

(6) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot ~~zoned for residential use~~ that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be ~~utilized~~ *used* or imposed, *including any owner-occupant requirement,* except that a local agency may require ~~an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or~~ that the property be used for rentals of terms longer than 30 days.

(7) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(8) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision ~~(a) within 120 days after receiving the application.~~ *(a). The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted*

with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not acted upon the completed application within 60 days, the application shall be deemed approved.

(c) (1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2) Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following:

(A) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(B) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(i) 850 square feet.

(ii) 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

~~(c)~~ *(C)* ~~A local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units. No minimum~~ *Any other minimum* or maximum size for an accessory dwelling unit, ~~or~~ size based upon a percentage of the proposed or existing primary dwelling, ~~shall be established by ordinance~~ *or limits on lot coverage, floor area ratio, open space, and minimum lot size,* for either attached or detached dwellings that does not permit at least an ~~efficiency unit to be constructed in compliance with local development standards. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.~~ *800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.*

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

(1) The accessory dwelling unit is located within one-half mile *walking distance* of public transit.

(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(e) *(1)* Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit ~~to create within a zone for single-family use one accessory dwelling unit per single-family lot if the unit is contained within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure, has independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. A city may require owner occupancy for either the primary or the accessory dwelling unit created through this process.~~ *within a residential or mixed-use zone to create any of the following:*

(A) One accessory dwelling unit or junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation of 16 feet.

(C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not

used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
(ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.
(D) Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.
(2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.
(3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.
(4) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.
(5) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite water treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.
(6) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.
(f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).
(2) ~~Accessory~~ *An accessory* dwelling ~~units~~ *unit* shall not be considered by a local agency, special district, or water corporation to be a new residential use for ~~the~~ purposes of calculating connection fees or capacity charges for utilities, including water and sewer ~~service.~~ *service, unless the accessory dwelling unit was constructed with a new single-family dwelling.*
(3) (A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.
(B) For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.
~~(A)~~ *(4)* For an accessory dwelling unit described in *subparagraph (A) of paragraph (1) of* subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity ~~charge.~~ *charge, unless the accessory dwelling unit was constructed with a new single-family home.*
~~(B)~~ *(5)* For an accessory dwelling unit that is not described in *subparagraph (A) of paragraph (1) of* subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its ~~size~~ *square feet* or the number of its ~~plumbing fixtures,~~ *drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials,* upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
(g) This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.
(h) ~~Local~~ *(1)* ~~agencies~~ *A local agency* shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption. ~~The department may review and comment on this submitted ordinance.~~ *After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section.*
(2) (A) If the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this section.
(B) The local agency shall consider the findings made by the department pursuant to subparagraph (A) and shall do one of the following:

(i) Amend the ordinance to comply with this section.
(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.
(3) (A) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.
(B) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this section between January 1, 2017, and January 1, 2020.
(i) The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this section. The guidelines adopted pursuant to this subdivision are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.
~~(i)~~ *(j)* As used in this section, the following terms mean:
~~(1) "Living area" means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.~~
~~(2) "Local agency" means a city, county, or city and county, whether general law or chartered.~~
~~(3) For purposes of this section, "neighborhood" has the same meaning as set forth in Section 65589.5.~~
~~(4)~~ *(1)* "Accessory dwelling unit" means an attached or a detached residential dwelling unit ~~which~~ *that* provides complete independent living facilities for one or more ~~persons.~~ *persons and is located on a lot with a proposed or existing primary residence.* It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family *or multifamily* dwelling is *or will be* situated. An accessory dwelling unit also includes the following:
(A) An efficiency unit.
(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.
(2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
~~(A)~~ *(3)* ~~An efficiency unit,~~ *"Efficiency unit" has the same meaning* as defined in Section 17958.1 of the Health and Safety Code.
~~(B)~~ *(4)* ~~A manufactured home, as defined in Section 18007 of the Health and Safety Code.~~ *"Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.*
(5) "Local agency" means a city, county, or city and county, whether general law or chartered.
(6) "Neighborhood" has the same meaning as set forth in Section 65589.5.
(7) "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
~~(5)~~ *(8)* "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
(9) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
(10) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
~~(6)~~ *(11)* "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
(k) A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.
~~(j)~~ *(l)* Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.
(m) A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.
(n) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2)

below, a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:
(1) The accessory dwelling unit was built before January 1, 2020.
(2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.
(o) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

(Becomes operative on January 1, 2025)
Section 65852.2 of the Government Code is amended to read (changes from January 1, 2020 statute noted in underline/italic):

65852.2.

(a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(B) (i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These standards shall not include requirements on minimum lot size.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) The accessory dwelling unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

(ii) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(iii) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.

(iv) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(v) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines

shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(viii) Local building code requirements that apply to detached dwellings, as appropriate.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(III) This clause shall not apply to an accessory dwelling unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(xii) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits. The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. A local agency may charge a fee to reimburse it for costs incurred to implement this paragraph, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(4) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts ~~an~~ on ordinance that complies with this section.

(5) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit under this subdivision.

(6) (A) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or ~~imposed, including any owner-occupant requirement, except that a local agency may require that the property be used for rentals of terms longer than 30 days.~~ imposed except that, *subject to subparagraph (B)*, a local agency may require *an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or* that the property be used for rentals of terms longer than 30 days.

(B) Notwithstanding subparagraph (A), a local agency shall not impose an owner-occupant requirement on an accessory dwelling unit permitted between January 1, 2020, to January 1, 2025, during which time the local agency was prohibited from imposing an owner-occupant requirement.

(7) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(8) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a). The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not acted upon the completed application within 60 days, the application shall be deemed approved.

(c) (1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2) Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following:

(A) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(B) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(i) 850 square feet.

(ii) 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

(C) Any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

(1) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(e) (1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(A) One accessory dwelling unit or junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation of 16 feet.

(C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and may shall allow up to 25 percent of the existing multifamily dwelling units.

(D) Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.

(2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.

(4) A local agency may require owner occupancy for either the primary dwelling or the accessory dwelling unit on a single-family lot, subject to the requirements of paragraph (6) of subdivision (a).

(5) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.

~~(5)~~ (6) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite water treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

~~(6)~~ (7) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1,

2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

(f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(3) (A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(B) For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

(4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family ~~home~~ dwelling.

(5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(g) This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(h) (1) A local agency shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section.

(2) (A) If the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this section.

(B) The local agency shall consider the findings made by the department pursuant to subparagraph (A) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3) (A) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(B) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this section between January 1, 2017, and January 1, 2020.

(i) The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this section. The guidelines adopted pursuant to this subdivision are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.

(j) As used in this section, the following terms mean:

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

(A) An efficiency unit.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

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

(5) "Local agency" means a city, county, or city and county, whether general law or chartered.

(6) "Neighborhood" has the same meaning as set forth in Section 65589.5.

(A) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(7) "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

(8) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(9) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

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

(11) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(k) A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.

(l) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

(m) A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.

(n) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2) below, a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(1) The accessory dwelling unit was built before January 1, 2020.

(2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.

(o) This section shall ~~remain in effect only until January 1, 2025, and as of that date is repealed~~ *become operative on January 1, 2025.*

Effective January 1, 2020, Section 65852.22 of the Government Code is amended to read (changes noted in strikeout, underline/italics) (AB 68 (Ting)):

65852.22.

(a) Notwithstanding Section 65852.2, a local agency may, by ordinance, provide for the creation of junior accessory dwelling units in single-family residential zones. The ordinance may require a permit to be obtained for the creation of a junior accessory dwelling unit, and shall do all of the following:

(1) Limit the number of junior accessory dwelling units to one per residential lot zoned for single-family residences with a single-family residence ~~already built~~ *built, or proposed to be built,* on the lot.

(2) Require owner-occupancy in the single-family residence in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

(3) Require the recordation of a deed restriction, which shall run with the land, shall be filed with the permitting agency, and shall include both of the following:

(A) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

(B) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.

(4) Require a permitted junior accessory dwelling unit to be constructed within the ~~existing~~ walls of the ~~structure, and require the inclusion of an existing bedroom.~~ *proposed or existing single-family residence.*

(5) Require a permitted junior accessory dwelling to include a separate entrance from the main entrance to the ~~structure, with an interior entry to the main living area. A permitted junior accessory dwelling may include a second interior doorway for sound attenuation.~~ *proposed or existing single-family residence.*

(6) Require the permitted junior accessory dwelling unit to include an efficiency kitchen, which shall include all of the following:

~~(A) A sink with a maximum waste line diameter of 1.5 inches.~~

~~(B)~~ *(A)* A cooking facility with ~~appliances that do not require electrical service greater than 120 volts, or natural or propane gas.~~ *appliances*.

~~(C)~~ *(B)* A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(b) (1) An ordinance shall not require additional parking as a condition to grant a permit.

(2) This subdivision shall not be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine ~~whether~~ *if* the junior accessory dwelling unit ~~is in compliance~~ *complies* with applicable building standards.

(c) An application for a permit pursuant to this section shall, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, be considered ministerially, without discretionary review or a hearing. ~~A permit shall be issued within 120 days of submission of an application for a permit pursuant to this section.~~ *The permitting agency shall act on the application to create a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing*

single-family dwelling on the lot. If the permit application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. A local agency may charge a fee to reimburse the local agency for costs incurred in connection with the issuance of a permit pursuant to this section.
(d) For ~~the~~ purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. This section shall not be construed to prohibit a city, county, city and county, or other local public entity from adopting an ordinance or regulation relating to fire and life protection requirements within a single-family residence that contains a junior accessory dwelling unit so long as the ordinance or regulation applies uniformly to all single-family residences within the zone regardless of whether the single-family residence includes a junior accessory dwelling unit or not.
(e) For ~~the~~ purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.
(f) This section shall not be construed to prohibit a local agency from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains a junior accessory dwelling unit, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes a junior accessory dwelling unit.
(g) If a local agency has not adopted a local ordinance pursuant to this section, the local agency shall ministerially approve a permit to construct a junior accessory dwelling unit that satisfies the requirements set forth in subparagraph (A) of paragraph (1) of subdivision (e) of Section 65852.2 and the requirements of this section.
~~(g)~~ *(h)* For purposes of this section, the following terms have the following meanings:
(1) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within ~~an existing~~ *a* single-family ~~structure.~~ *residence*. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

Effective January 1, 2020 Section 17980.12 is added to the Health and Safety Code, immediately following Section 17980.11, to read (changes noted in underline/italics) (SB 13 (Wieckowski)):

17980.12.

(a) (1) An enforcement agency, until January 1, 2030, that issues to an owner of an accessory dwelling unit described in subparagraph (A) or (B) below, a notice to correct a violation of any provision of any building standard pursuant to this part shall include in that notice a statement that the owner of the unit has a right to request a delay in enforcement pursuant to this subdivision:
(A) The accessory dwelling unit was built before January 1, 2020.
(B) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.
(2) The owner of an accessory dwelling unit that receives a notice to correct violations or abate nuisances as described in paragraph (1) may, in the form and manner prescribed by the enforcement agency, submit an application to the enforcement agency requesting that enforcement of the violation be delayed for five years on the basis that correcting the violation is not necessary to protect health and safety.
(3) The enforcement agency shall grant an application described in paragraph (2) if the enforcement determines that correcting the violation is not necessary to protect health and safety. In making this determination, the enforcement agency shall consult with the entity responsible for enforcement of building standards and other regulations of the State Fire Marshal pursuant to Section 13146.
(4) The enforcement agency shall not approve any applications pursuant to this section on or after January 1, 2030. However, any delay that was approved by the enforcement agency before January 1, 2030, shall be valid for the full term of the delay that was approved at the time of the initial approval of the application pursuant to paragraph (3).
(b) For purposes of this section, "accessory dwelling unit" has the same meaning as defined in Section 65852.2.
(c) This section shall remain in effect only until January 1, 2035, and as of that date is repealed.

GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 4, ARTICLE 2
AB 587 Accessory Dwelling Units
(Changes noted in underline/italics)

Effective January 1, 2020, Section 65852.26 is added to the Government Code, immediately following Section 65852.25, to read (AB 587 (Friedman)):

65852.26.

(a) Notwithstanding clause (i) of subparagraph (D) of paragraph (1) of subdivision (a) of Section 65852.2, a local agency may, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if all of the following apply:

(1) The property was built or developed by a qualified nonprofit corporation.

(2) There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

(3) The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:

(A) The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling each qualified buyer occupies.

(B) A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the property if the buyer desires to sell or convey the property.

(C) A requirement that the qualified buyer occupy the property as the buyer's principal residence.

(D) Affordability restrictions on the sale and conveyance of the property that ensure the property will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.

(4) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

(5) Notwithstanding subparagraph (A) of paragraph (2) of subdivision (f) of Section 65852.2, if requested by a utility providing service to the primary residence, the accessory dwelling unit has a separate water, sewer, or electrical connection to that utility.

(b) For purposes of this section, the following definitions apply:

(1) "Qualified buyer" means persons and families of low or moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(2) "Qualified nonprofit corporation" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

CIVIL CODE: DIVISION 4, PART 5, CHAPTER 5, ARTICLE 1
AB 670 Accessory Dwelling Units
(Changes noted in underline/italics)

Effective January 1, 2020, Section 4751 is added to the Civil Code, to read (AB 670 (Friedman)):

4751.

(a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the requirements of Section 65852.2 or 65852.22 of the Government Code, is void and unenforceable.

(b) This section does not apply to provisions that impose reasonable restrictions on accessory dwelling units or junior accessory dwelling units. For purposes of this subdivision, "reasonable restrictions" means restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with the provisions of Section 65852.2 or 65852.22 of the Government Code.

GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 3, ARTICLE 10.6
AB 671 Accessory Dwelling Units
(Changes noted in underline/italics)

Effective January 1, 2020, Section 65583(c)(7) of the Government Code is added to read (sections of housing element law omitted for conciseness) (AB 671 (Friedman)):

65583(c)(7).

Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2.

Effective January 1, 2020, Section 50504.5 is added to the Health and Safety Code, to read (AB 671 (Friedman)):

50504.5.

(a) The department shall develop by December 31, 2020, a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of an accessory dwelling unit with affordable rent, as defined in Section 50053, for very low, low-, and moderate-income households.

(b) The list shall be posted on the department's internet website by December 31, 2020.

(c) For purposes of this section, "accessory dwelling unit" has the same meaning as defined in paragraph (4) of subdivision (i) of Section 65852.2 of the Government Code.

Attachment 2: State Standards Checklist

YES/NO	STATE STANDARD*	GOVERNMENT CODE SECTION
	Unit is not intended for sale separate from the primary residence and may be rented.	65852.2(a)(1)(D)(i)
	Lot is zoned for single-family or multifamily use and contains a proposed or existing, dwelling.	65852.2(a)(1)(D)(ii)
	The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing dwelling and located on the same lot as the proposed or existing primary dwelling.	65852.2(a)(1)(D)(iii)
	Increased floor area of an attached accessory dwelling unit does not exceed 50 percent of the existing primary dwelling but shall be allowed to be at least 800/850/1000 square feet.	65852.2(a)(1)(D)(iv), (c)(2)(B) & C)
	Total area of floor area for a detached accessory dwelling unit does not exceed 1,200 square feet.	65852.2(a)(1)(D)(v)
	Passageways are not required in conjunction with the construction of an accessory dwelling unit.	65852.2(a)(1)(D)(vi)
	Setbacks are not required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.	65852.2(a)(1)(D)(vii)
	Local building code requirements that apply to detached dwellings are met, as appropriate.	65852.2(a)(1)(D)(viii)
	Local health officer approval where a private sewage disposal system is being used, if required.	65852.2(a)(1)(D)(ix)
	Parking requirements do not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on an existing driveway.	65852.2(a)(1)(D)(x)(I

Attachment 3: Bibliography

ACCESSORY DWELLING UNITS: CASE STUDY (26 pp.)

By the United States Department of Housing and Urban Development, Office of Policy Development and Research. (2008)

Introduction: Accessory dwelling units (ADUs) — also referred to as accessory apartments, ADUs, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities and can be either attached or detached from the main residence. This case study explores how the adoption of ordinances, with reduced regulatory restrictions to encourage ADUs, can be advantageous for communities. Following an explanation of the various types of ADUs and their benefits, this case study provides examples of municipalities with successful ADU legislation and programs. Section titles include: History of ADUs; Types of Accessory Dwelling Units; Benefits of Accessory Dwelling Units; and Examples of ADU Ordinances and Programs.

THE MACRO VIEW ON MICRO UNITS (46 pp.)

By Bill Whitlow, et al. – Urban Land Institute (2014)
Library Call #: H43 4.21 M33 2014

The Urban Land Institute Multifamily Housing Councils were awarded a ULI Foundation research grant in fall 2013 to evaluate from multiple perspectives the market performance and market acceptance of micro and small units.

SECONDARY UNITS AND URBAN INFILL: A Literature Review (12 pp.)

By Jake Wegmann and Alison Nemirow (2011)
UC Berkeley: IURD
Library Call # D44 4.21 S43 2011

This literature review examines the research on both infill development in general, and secondary units in particular, with an eye towards understanding the similarities and differences between infill as it is more traditionally understood – i.e., the development or redevelopment of entire parcels of land in an already urbanized area – and the incremental type of infill that secondary unit development constitutes.

RETHINKING PRIVATE ACCESSORY DWELLINGS (5 pp.)

By William P. Macht. Urbanland online. (March 6, 2015)
Library Location: Urbanland 74 (1/2) January/February 2015, pp. 87-91.

One of the large impacts of single-use, single-family detached zoning has been to severely shrink the supply of accessory dwellings, which often were created in or near primary houses. Detached single-family dwelling zones—the largest housing zoning category—typically preclude more than one dwelling per lot except under stringent regulation, and then only in some jurisdictions. Bureaucratically termed “accessory dwelling units” that are allowed by some jurisdictions may encompass market-derived names such as granny flats, granny cottages, mother-in-law suites, secondary suites, backyard cottages, casitas, carriage flats, sidekick houses, basement apartments, attic apartments, laneway houses, multigenerational homes, or home-within-a-home.

Regulating ADUs in California: Local Approaches & Outcomes (44 pp.)

By Deidra Pfeiffer
Terner Center for Housing and Innovation, UC Berkeley

Accessory dwelling units (ADU) are often mentioned as a key strategy in solving the nation's housing problems, including housing affordability and challenges associated with aging in place. However, we know little about whether formal ADU practices—such as adopting an ordinance, establishing regulations, and permitting—contribute to these goals. This research helps to fill this gap by using data from the Terner California Residential Land Use Survey and the U.S. Census Bureau to understand the types of communities engaging in different kinds of formal ADU practices in California, and whether localities with adopted ordinances and less restrictive regulations have more frequent applications to build ADUs and increasing housing affordability and aging in place. Findings suggest that three distinct approaches to ADUs are occurring in California: 1) a more restrictive approach in disadvantaged communities of color, 2) a moderately restrictive approach in highly advantaged, predominately White and Asian communities, and 3) a less restrictive approach in diverse and moderately advantaged communities. Communities with adopted ordinances and less restrictive regulations receive more frequent applications to build ADUs but have not yet experienced greater improvements in housing affordability and aging in place. Overall, these findings imply that 1) context-specific technical support and advocacy may be needed to help align formal ADU practices with statewide goals, and 2) ADUs should be treated as one tool among many to manage local housing problems.

ADU Update: Early Lessons and Impacts of California's State and Local Policy Changes (8 p.)

By David Garcia (2017)
Terner Center for Housing and Innovation, UC Berkeley

As California's housing crisis deepens, innovative strategies for creating new housing units for all income levels are needed. One such strategy is building Accessory Dwelling Units (ADUs) by private homeowners. While large scale construction of new market rate and affordable homes is needed to alleviate demand-driven rent increases and displacement pressures, ADUs present a unique opportunity for individual homeowners to create more housing as well. In particular, ADUs can increase the supply of housing in areas where there are fewer opportunities for larger-scale developments, such as neighborhoods that are predominantly zoned for and occupied by single-family homes.
In two of California's major metropolitan areas -- Los Angeles and San Francisco -- well over three quarters of the total land area is comprised of neighborhoods where single-family homes make up at least 60 percent of the community's housing stock. Across the state, single-family detached units make up 56.4 percent of the overall housing stock. Given their prevalence in the state's residential land use patterns, increasing the number of single-family homes that have an ADU could contribute meaningfully to California's housing shortage.

Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle and Vancouver (29pp.)

By Karen Chapple et al (2017)
Terner Center for Housing and Innovation, UC Berkeley

Despite government attempts to reduce barriers, a widespread surge of ADU construction has not materialized. The ADU market remains stalled. To find out why, this study looks at three cities in the Pacific Northwest of the United States and Canada that have seen a spike in construction in recent years: Portland, Seattle, and Vancouver. Each city has adopted a set of zoning reforms, sometimes in combination with financial incentives and outreach programs, to spur ADU construction. Due to these changes, as well as the acceleration of the housing crisis in each city, ADUs have begun blossoming.

Accessory Dwelling Units as Low-Income Housing: California's Faustian Bargain (37 pp.)

By Darrel Ramsey-Musolf (2018)
University of Massachusetts Amherst, ScholarWorks@UMass Amherst

In 2003, California allowed cities to count accessory dwelling units (ADU) towards low-income housing needs. Unless a city's zoning code regulates the ADU's maximum rent, occupancy income, and/or effective period, then the city may be unable to enforce low-income occupancy. After examining a stratified random sample of 57 low-, moderate-, and high-income cities, the high-income cities must proportionately accommodate more low-income needs than low-income cities. By contrast, low-income cities must quantitatively accommodate three times the low-income needs of high-income cities. The sample counted 750 potential ADUs as low-income housing. Even though 759 were constructed, no units were identified as available low-income housing. In addition, none of the cities' zoning codes enforced low-income occupancy. Inferential tests determined that cities with colleges and high incomes were more probable to count ADUs towards overall and low-income housing needs. Furthermore, a city's count of potential ADUs and cities with high proportions of renters maintained positive associations with ADU production, whereas a city's density and prior compliance with state housing laws maintained negative associations. In summary, ADUs did increase local housing inventory and potential ADUs were positively associated with ADU production, but ADUs as low-income housing remained a paper calculation.

City of Watsonville
M E M O R A N D U M

DATE: **May 20, 2020**

TO: **Planning Commission**

FROM: **Suzi Merriam, Community Development Director**
Justin Meek, AICP, Principal Planner
Ivan Carmona, Associate Planner

SUBJECT: Consideration of a Resolution recommending that the Council adopt amendments to Watsonville Municipal Code Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units)

AGENDA ITEM: **July 14, 2020** **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council amend Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) of the Watsonville Municipal Code and update with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

CEQA REVIEW: The proposed zoning text amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21080.17 which exempts the adoption of an ordinance by a city to implement provisions of Sections 65852.1 and 65852.2 of the Government Code (GOV).

BACKGROUND:

Overview of State Findings and Declarations Concerning Accessory Dwelling Units
The state Legislature has found the following:
1. Accessory dwelling units are a valuable form of housing in California;

2. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods;
3. Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security;
4. Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California;
5. California faces a severe housing crisis;
6. The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners;
7. Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character;
8. Accessory dwelling units are, therefore, an essential component of California's housing supply. GOV § 65852.150(a)

The state Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in such ordinances relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance. GOV § 65852.150(b)

Overview of City Ordinance

On August, 26, 2003, the Council passed Ordinance No. 1162-03 CM amending Chapters 16 (District Regulations), 18 (Definitions), 23 (Accessory Dwelling Units), and 40 (General Provisions, Exceptions, and Modifications), of Title 14 of the Municipal Code to allow creation of Accessory Dwelling Units (ADUs) to comply with California Government Code relating to "granny units" and second dwellings.

Establishing Ordinance No. 1162-03 CM allowed the City to comply with State legislation that allowed ADUs within R-1, RM-2, and RM-3 residential zones. According to the City of Watsonville 2015-2023 General Plan Housing Element, the purpose of permitting additional accessory dwelling units is to allow more efficient use of existing housing and to provide the opportunity to develop small housing units while preserving the integrity of single-family neighborhoods.

The City's current Accessory Dwelling Unit ordinance must be updated to include all of the changes in the state housing bills adopted between 2016-2019. The bills as well as the major modifications to state housing laws are identified in the tables below.

Overview of New State Legislation

(2016-2017)	**Major Changes**
AB2299 (Bloom)	1. ADUs allowed "by right" 2. Reduced parking requirements 3. Created a definition for junior additional dwelling units (JADUs).
AB2406 (Thurmond)	
SB1069 (Wickowski)	

(2019-2020)	**Major Changes**
AB68 (Ting)	• Development standards shall not include requirements on minimum lot size • Clarifies areas designated for ADUs may be based on water and sewer and impacts on traffic flow and public safety. • Eliminates owner-occupancy requirements by local agencies until January 1, 2025. • Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1000 square feet if the ADU contains more than one bedroom • Clarifies that when ADUs are created through the conversion of a garage, carport or covered parking structure, replacement off street parking spaces cannot be required by the local agency • Reduces the maximum ADU and JADU application review time from 120 days to 60 days • Clarifies "public transit" to include various means of transportation that charge set fees, run on fixed routes and are available to the public • Establishes impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger shall be proportional to the relationship of the ADU to the primary dwelling unit • Defines an "accessory structure" to mean a structure that is accessory or incidental to a dwelling on the same lot as the ADU • Authorizes HCD to notify the local agency if the department finds that their ADU ordinance is not in compliance with state law
AB587 (Friedman)	
AB670 (Friedman)	
AB881 (Bloom)	
SB13 (Wieckowski)	

	• Clarifies that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs as specified in Gov. Code Section 65583.1(a) and 65852.2(m). • Permits JADUs without an ordinance adoption by a local agency • Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom or an interior entry into the single-family residence • Allows upon application and approval, an owner of a substandard ADU 5 years to correct the violation, if the violation is not a health and safety issue, as determined by the enforcement agency • Creates a narrow exemption to the prohibition for ADUs to be sold or otherwise conveyed separate from the primary dwelling by allowing deed-restricted sales to occur. To qualify, the primary dwelling and the ADU are to be built by a qualified non-profit corporation whose mission is to provide units to low-income households • Removes covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable (Civil Code Section 4751). • Requires local agency housing elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs (Gov. Code Section 65583 and Health and Safety Code Section 50504.5)

<u>HCD Oversight and State Requirements</u>

The California Department of Housing and Community Development ("HCD") now has an oversight and approval role to ensure that local ADU ordinances are consistent with state law. If a city or county adopts an ordinance that HCD deems non-compliant with state law, HCD can notify the California Attorney General. (GOV § 65852.2(h).)

If a city or county does not adopt an ADU ordinance, state requirements will apply directly. California Government Code § 65852.2(b)–(e). Subdivisions (b) and (c) of § 65852.2 require cities and counties to ministerially approve or disapprove applications

for permits to create ADUs. Subdivision (e) requires ministerial approval, whether or not a local government has adopted an ADU ordinance, of applications for building permits of the following types of ADUs and JADUs in residential or mixed use zones:

- One ADU or JADU per lot within a proposed or existing single-family dwelling or existing space of a single-family dwelling; (GOV § 65852.2(e)(1)(A)(i)-(iv))
- One detached, new construction ADU, so long as the ADU does not exceed four-foot side and rear yard setbacks for the single-family residential lot; (GOV § 65852.2(e)(1)(B))
- Multiple ADUs within the portions of existing multifamily dwelling structures that are not currently used as dwelling spaces (e.g., storage room, garage) and said ADU complies with building and fire codes; (GOV § 65852.2(e)(1)(C))
- No more than two detached ADUs on a lot that has an existing multifamily dwelling, subject to a 16-foot height limitation and four-foot rear yard and side setbacks. (GOV § 65852.2(e)(1)(D))

While existing law already requires local agencies to submit their ADU ordinances to the States Department of Housing and Community Development (HCD) for review within 60 days of approval, these bills add the ability for HCD to submit findings to local agencies if an ADU ordinance is not in compliance with State ADU laws, and to notify the Attorney General if a local agency chooses not to amend their ADU ordinance to meet State requirements.

PROCESS:
Subdivision (c) Section 907 of the City Charter allows the Planning Commission to recommend any proposal to amend or repeal any part of the Zoning Ordinance to the Council

Per Section 14-12.807 of the Municipal Code the Planning Commission and City Council shall, in Planning Commission recommending or the City Council in approving an amendment to the Zoning Code text, make the following findings:

1. That the proposed amendment is consistent with the policies embodied in the General Plan.

2. That the proposed amendment is compatible to the extent possible with the actual general planned use of adjacent properties.

DISCUSSION:

Current Ordinance and New State Law. When the City adopted its first ADU Ordinance in 2003, the goal was to comply with California Government Code statutes relating to the planning and creation of ADUs effective at that time. The recent changes in State law provide an opportunity for the City to develop compliant objective standards which will allow flexibility, cost savings to property owners, through the development of

ADUs and JADUs within the following residential zoned properties: R-1, R-1P, RM-2, and RM-3. Due to the legislative changes taking effect January 1, 2020, and limited discretion the City has in adopting an ordinance, no public outreach was completed except the required noticing prior to a public hearing.

The following discussion details Watsonville's current ADU regulations in comparison to new State legislation and discusses the Zoning Ordinance update to bring the City into compliance with State legislation.

Amendments to Chapter 14-12: Zoning Permits.

Chapter 14-12 (Zoning Permits) of the Watsonville Municipal Code (WMC) currently requires a Minor Design Review Permit for proposed ADUs. In order to comply with recent state legislation changes, the amendment will remove the requirement of a Minor Design Review permit for proposed ADUs. All ADUs will require an Administrative Review Permit, which is a ministerial action.

Chapter 14-16: District Regulations.

Chapter 14-16 (District Regulations) of the WMC currently allows ADUs as accessory uses with approval of an Administrative Review Permit in the following residential zones: R-1 (single-family residential), R-1P (single-family planned residential), RM-2 (multiple residential - medium density), and principally permitted in the RM-3 (multiple residential - high density). District Regulation amendments are required to allow JADUs as accessory uses with approval of an Administrative Review Permit in the following zones: R-1, R-1P, RM-2, and RM-3. Attachment 1 provides the Zoning Land Use Designation Map highlighting the affected residential zones.

Amendments to Chapter 14-18: Definitions.

Chapter 14-18 (Definitions) of the WMC currently defines terms used in the interpretation and construction of land use development projects. The following terms have been added/modified in order to comply with state regulations and provide clarity in interpretation:

14-18.324 Dwelling unit, accessory (accessory dwelling unit) (ADU)
14-18.325 Dwelling unit, Junior Accessory (JADU)
14-18.326 Dwelling unit, efficiency
14-18.490 Living Area

Chapter 14-23 Accessory Dwelling Units

Below is a discussion outlining the main points of the draft Accessory and Junior Accessory Dwelling Unit ordinance that will be updated.

Chapter 14-23.030 ADU and JADU Use Standards

Accessory Dwelling Unit Size (Section 14-23.030(a)). The California Government Code enables local jurisdictions to set their own maximum units sized with a specific

framework for creation of ADUs and JADUs. The recent changes to state legislation established new size parameters for ADUs based on whether the unit is attached or detached, as well as how many bedrooms are included in the ADU.

State legislation establishes a minimum square footage that a local entity can set for ADUs based on the number of bedrooms within the unit, and does not provide a minimum/maximum number of bedrooms an ADU may have. Legislation provides minimum square footage as follows:
1 bedroom or less ADU- 850 sf
2 bedroom ADU- 1,000 sf

Legislation provides that a local jurisdiction can allow ADUs with more square footage and more than 2 bedrooms. Staff recommends that the size of ADUs and number of bedrooms allowed be scaled based on the size of the property. Table 1 of Section 14-23.030(a) outlines the number of bedrooms and square footage proposed based on the size of the property:

WMC Chapter 14-23.030(a) Table 1

Lot Size (SF)	Maximum ADU living space (SF) and maximum number of bedroom
Lots less than 5,999 SF	850 SF (maximum 1 bedroom)
Lots less than 9,999 SF	1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)

Section 14-23.030(b-d).
Section 14-23.050 (2) provides the number of ADUs and JADUs that can be developed on a property, the front, side and rear setback requirements, as well as height of units and minimum distance between detached buildings.

Section 14-23.030(e-g).
This section provides additional standards that apply to specific situations, such as attached and detached ADUs, the conversion of accessory structures such as a garage or other accessory structures, and expansions to accommodate JADUs.

Section 14-23.040.
This section provides objective design standards for all accessory units, which includes building design, private open space, landscaping, access, and window design, among other things. The existing Accessory Dwelling Unit ordinance includes only minimal

design standards, and these new standards should serve to encourage quality design, livable units, and retain neighborhood character.

Section 14-23.060.
The state has imposed parking standards which can be waived if the project meets certain criteria. The maximum parking requirement that can be imposed is the provision of 1 off-street parking space for an ADU or JADU.

The ordinance requires parking for the main unit(s) on the property be met in order to permit an ADU/JADU. For example, if the existing residence has a 3-bedroom house, 2 off-street parking spaces must be provided for the residence plus any additional parking required for the ADU/JADU.

14-23.080 and 14-23.090 Impact Fees and Utility Connections.
New state legislation prohibits a local jurisdiction from charging development impact fees for new ADUs less than 750 square feet. Additionally, any impact fees for ADUs of 750 square feet or more must be assessed proportionately in relation to the square footage of the primary dwelling unit. The Ordinance proposes that the proportion be determined by dividing the living space of the proposed ADU by the living space of the existing residence. An example of current and proposed impact fees applicable to a sample ADU project are shown in Attachment 2.

Section 14-23.100 Delay in Code Enforcement.
Jurisdictions are now mandated by the state to adopt ordinances granting a delay in code enforcement actions for illegally created ADUs. Although code enforcement delays are now an option, jurisdictions do have the authority to ensure illegally created ADUs requesting code enforcement delays meet all criteria established in Section 17980.12 of the Health and Safety Code.

The draft Ordinance provides owners an opportunity to apply for a delay in code enforcement action to the Building Official so long as the illegal unit was constructed prior to January 1, 2020, and subject to a special inspection by the Building Official or designee for determining whether correcting the violation is not necessary to protect health and safety. Any deferment would require removal of all utility connections and the unit could not be lived in until brought up to current code.

Additionally, this section of the ordinance provides for a 50% reduction in building fees for owners of non-permitted ADUs that come forward to legalize their units. Staff hopes that this will encourage property owners to disclose the illegal units to the city and reduce permit fees for disclosure of the illegal units.

The Community Development Department Code Enforcement Division as of July 2019 through May 2020, received complaints about 70 illegally constructed ADUs. Of those 70 complaints received, 90 percent have been verified by code enforcement inspectors as illegally constructed. By providing a delay in code enforcement actions and incentives for legalizing non-permitted ADUs, property owners can now approach the

City without fear or repercussions to request a five year delay in code enforcement actions or submit a building permit application to legalize the ADU with the benefit of reducing permit fee costs.

WMC Chapter 14-40 General Provisions, Exceptions, and Modifications

Chapter 14-40 (General Provisions, Exceptions, and Modifications) establishes development standards regulating height, setbacks, and lot coverage for accessory structures. Prior to the changes to State law effective January 1, 2020, this chapter regulated the setbacks and height limits for detached Accessory Dwelling Units. Because the revised Chapter 14-23 addresses these standards, the have been removed from Chapter 14-40.

General Plan Consistency.

The proposed Zoning Code text amendments are consistent with the policies embodied in the General Plan by adhering to the following City of Watsonville 2015-2023 Housing Element goals:

Goal 1.0 Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.

Goal 2.0 Expand and protect housing opportunities for all economic segments and special needs groups within the community.

Goal 4.0 Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.

Goal 5.0 Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

Adopting the proposed Zoning Code text amendments would allow the City of Watsonville to pursue its goals stated in the 2015-2023 Housing Element and be consistent with the policies embodied in the General Plan.

Land Use Compatibility. The proposed Zoning Code text amendments are compatible to the extent possible with the actual general planned use of the adjacent properties, in that the Ordinance includes development standards complying with state legislation, effective January 1, 2020, regarding development standards for lot size, lot coverage, floor area ratios, and rear and side yard setbacks for permitting of ADUs and JADUs. The proposed Zoning Code text amendment is related to following residential zones: R-1, R-1P, RM-2, and RM-3 where the surrounding general planned use of adjacent properties is zoned residential, and will be compatible with the actual and general planned use of the adjacent properties.

CONCLUSION:

Based on the recent state legislation changes, the proposed modifications to the Accessory Dwelling Ordinance will provide comprehensive development standards for creation of ADUs and JADUs in Watsonville. The modifications provide opportunity for property owners to benefit by removing barriers such as minimum lot sizes, floor area ratios, lot coverage, parking standards, and height and building setbacks while preserving neighborhood character.

ATTACHMENTS:

1. Residential Zoning Map
2. Sample Impact Fees for ADUs

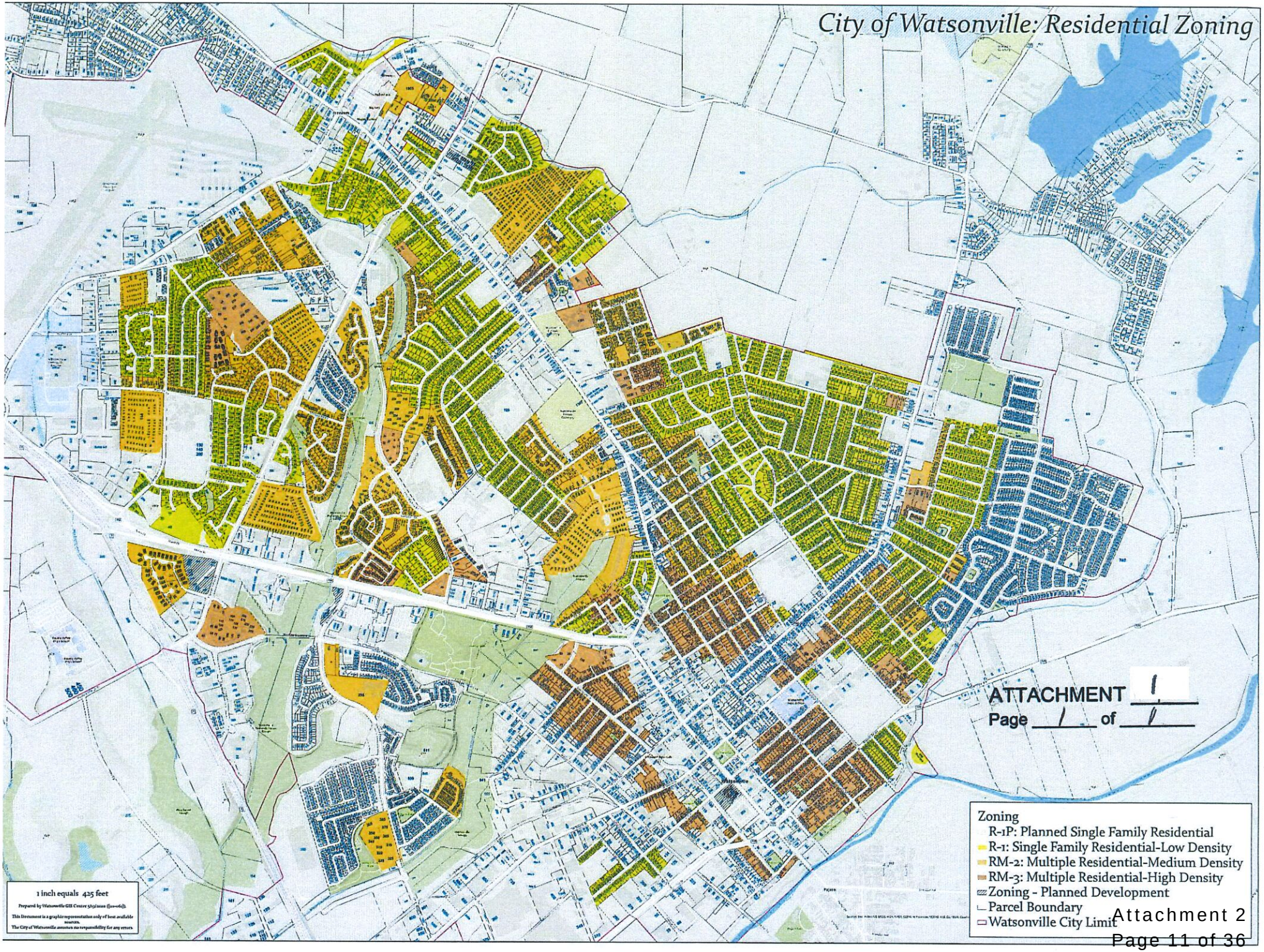

City of Watsonville: Residential Zoning
ATTACHMENT 1
Page 1 of 1
Zoning
R-1P: Planned Single Family Residential
R-1: Single Family Residential-Low Density
RM-2: Multiple Residential-Medium Density
RM-3: Multiple Residential-High Density
Zoning - Planned Development
Parcel Boundary
Watsonville City Limit
1 inch equals 425 feet
Prepared by Watsonville GIS Centre 5/31/2011 (11-065).
This Document is a graphic representation only of best available sources.
The City of Watsonville assumes no responsibility for any errors.

TABLE 1. Impact fees charged from 2017 – 2019
Scenario: new 750 sf ADU constructed behind an existing 1,500 sf house

City Wide Traffic Impact Fee: $199 / trip x 10 trips x 50% =	$995.00
Sanitary Sewer Connection Fee: $2,006.01 / unit X 1 unit X 75% =	$1,504.51
Water Service: $2,592.25 / connection X 1 connection X 75% =	$1,944.19
Groundwater Impact Fee: $461/31 / bed x 2 beds =	$922.62
Storm Drainage Fee: $0.31 / SF x 750 SF =	$232.50
Impervious Area Impact Fee: $0.45 / SF x 750 SF =	$337.50
Recreation & Parks Facilities Fee: $1,500.00 / bed X 2 beds =	$3,000.00
Public Facilities Impact Fee	Not Applicable
Fire Impact Fee: $990.00 / unit X 1 unit X 75% =	$742.50
Street Improvement In-Lieu Fee: $186.00 X 79 lineal ft. = , or $112,500 X 10% =	$13,950 or $11,250
Underground Utility In-Lieu Fee: $72.00 X 79 lineal ft. = , or $112,500 X 1.35% =	$5,688.00 or $1,406.25
Affordable Housing Ordinance In-Lieu Fee	Not applicable
Carbon Fund Impact Fee: 50% of total building permit fee	TBD upon building permit issuance
School Impact Fee: 5.02 x 750 SF =	$3,765.00
Total Impact Fees =	$26,100.07

TABLE 2. Impact fees charged effective January 1, 2020
Scenario: new 750 sf ADU constructed behind an existing 1,500 sf house

City Wide Traffic Impact Fee: $199 / trip x 10 trips x 50% =	$995.00
Sanitary Sewer Connection Fee: $2,006.01 / unit X 1 unit X (750 SF / 1,500 SF)[1] =	$1,003.00
Water Service: $2,592.25 / connection X 1 connection X (750 SF / 1,500 SF) =	$1,296.13
Groundwater Impact Fee: $461.31 / bed x 2 beds x (750 SF / 1,500 SF) =	$461.31
Storm Drainage Fee: $0.31 / SF x 750 SF x (750 SF / 1,500 SF) =	$116.25
Impervious Area Impact Fee: $0.45 / SF x 750 SF x (750 SF / 1,500 SF) =	$168.75
Recreation & Parks Facilities Fee: $1,500 / bed X 2 beds X (750 SF / 1,500 SF) =	$1,500
Public Facilities Impact Fee	Not Applicable
Fire Impact Fee: $990.00 / unit X 1 unit X (750 SF / 1,500 SF) =	$445.00
Street Improvement In-Lieu Fee: $186.00 X 79 lineal ft X (750 SF / 1,500 SF) = , or $112,500 X 10% X (750 SF / 1,500 SF) =	$7,347.00 or $5,625.00
Underground Utility In-Lieu Fee: $72.00 X 79 lineal ft. X (750 SF / 1,500 SF) = , or $112,500 X 1.25% X (750 SF / 1,500 SF) =	$2,844.00 or $703.13
Affordable Housing Ordinance In-Lieu Fee	Not Applicable
Carbon Fund Impact Fee: 50% of total building permit fee	TBD upon building permit issuance
School Impact Fee: $5.02 x 750 SF X (750 SF / 1,500 SF) =	$1882.50
Total Impact Fees =	$14,196.07

[1] Note: Calculation of impact fees for ADUs are charged proportionately in relation to the square footage of the primary dwelling unit. Proposed ADU size divided by existing size of primary dwelling.

RESOLUTION NO. ___- 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE, AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEALING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND REPLACEMENT WITH NEW CHAPTER 14-23 FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

WHEREAS, the state Legislature has found the following: (1) Accessory dwelling units are a valuable form of housing in California; (2) Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods; (3) Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security; (4) Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California; (5) California faces a severe housing crisis; (6) The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners; (7) Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; (8) Accessory dwelling units are, therefore, an essential component of California's housing supply; and

WHEREAS, the state Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance; and

WHEREAS, on August 26, 2003, the City Council of the City of Watsonville passed Ordinance No. 1162-03 amending Title 14 (Zoning) of the Watsonville Municipal Code by amending Chapter 16 (District Regulations), Chapter 18 (Definitions), Chapter 23 (Accessory Dwelling Units), and Chapter 40 (General Provisions, Exceptions, and Modifications), to allow creation of Accessory Dwelling Units to comply with regulations in Section 65852 of the California Government Code relating to granny units and second dwellings; and

WHEREAS, the State of California, recognizing the importance of Accessory Dwelling Units (ADUs) in addressing California's severe housing crisis, amended Government Code Section 65852.2 and Section 65852.22, added Government Code Section 65852.26, added Section 17980.12 to the Health and Safety Code, and amended Civil Code Section 4751 to help reduce development barriers and expand potential capacity to build ADUs and Junior Accessory Dwelling Units (JADUs); and

WHEREAS, Senate Bill 13, Assembly Bill 68, Assembly Bill 587, Assembly Bill 670, and Assembly Bill 881 were signed into law on October 9, 2019, and become

effective on January 1, 2020; and

WHEREAS, Senate Bill 13, Assembly Bill 68, and Assembly Bill 881 make changes to existing state legislation regarding development standards, development impact and capacity fees, and amnesty for ADUs and JADUs; and

WHEREAS, Assembly Bill 670 voids restrictions within common interest developments that inhibit construction of ADUs according to specific criteria; and

WHEREAS, Assembly Bill 587 established a process by which ADUs may be sold separately from a primary residence; and

WHEREAS, in order to ensure consistency with new changes to State laws affecting ADUs and JADUs, it will be necessary to amend Chapter 14-16 (District Regulations) to identify those zoning districts where ADUs and JADUs may be allowed; and

WHEREAS, in order to comply with the new changes to State Laws affecting ADUs and JADUs, it will be necessary to amend Title 14 (Zoning) of the Watsonville Municipal Code amending Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to provide development standards consistent with new changes to State laws; and

WHEREAS, Senate Bill 13, Assembly Bill 68, Assembly Bill 881, Assembly Bill 670 and Assembly Bill 587 became effective on January 1, 2020; and,

WHEREAS, due to the late adoption of these statues in the state legislative cycle, the new State ADU laws include provisions declaring void local ADU regulations that do not meet the requirements of the new State ADU laws, and/or provisions requiring submission of local ADU regulations to the State for review, and for referral to the Attorney General of local ADU regulations the State deems not compliant with the new State ADU laws; and

WHEREAS, the new State ADU laws and their local implementation raise important public health and safety issues, including the availability of affordable housing in a community, maintenance of livable neighborhoods, effective local administration of applications for new ADU development, and preservation of development fee revenues critical for funding infrastructure required to serve new ADU development; and

WHEREAS, absent the adoption of the new ADU ordinance to achieve compliance of the ADU regulations with the new State ADU laws, and the new State ADU laws may void current City requirements related to ADUs and JADUs, threatening the City's ability to protect the public health and safety by providing for the availability of affordable housing in the community, the maintenance of livable neighborhoods, effective local administration of applications for new ADU development, and the preservation of development fee revenues critical for funding infrastructure required to serve new ADU development; and

WHEREAS, the Planning Commission has conducted a public hearing in accordance with Part 10 of WMC Chapter 14-10, considered all written and verbal evidence regarding the proposed Zoning Code text amendments, and made the following findings to recommend approval of the Ordinance text to the City Council per WMC Section 14-12.807:

(a) That the proposed Zoning Code text amendment is consistent with the policies embodied in the General Plan, in that the ordinance allows the City to facilitate development standards for creation of ADUs and JADUs that are consistent with Housing Element Goal 1.0 - Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community, Goal 2.0 - Expand and protect housing opportunities for all economic segments and special needs groups within the community, Goal 4.0 - Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing and Goal 5.0 - Ensure fair and equal housing opportunity for all person regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

(b) That the proposed Zoning Code text amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards compliant with state legislation changes regarding the planning and creation of ADUs and JADUs

effective January 1, 2020. The proposed Zoning Code text amendment is related to the following residential zones, R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential - Medium Density), and RM-3 (Multiple Residential - High Density) where the surrounding general planned use of adjacent properties is zoned residential and will be compatible with the actual and general planned use of the adjacent properties.

WHEREAS, the Planning Commission has found that the proposed Zoning Code text amendment is exempt from the California Environmental Quality Act (CEQA), in that the action is in accordance with Section 2180.17 of the California Environmental Quality Act (CEQA), adoption of ordinances by cities to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code are exempt from the requirements of CEQA;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council adopt an Ordinance amending Titles 14 (Zoning) amending Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) of the Watsonville Municipal Code and replace with new Chapter 14-23 regarding the creation of Accessory Dwelling Units and Junior Accessory Dwelling Units. The proposed Zoning Code text amendment language is attached as Exhibits “A” and “B.”

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 14th day of July, 2020, by Commissioner , who moved its adoption, which motion being duly seconded by Commissioner , was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Suzi Merriam, Secretary Planning Commission	Mathew H. Jones, Chairperson Planning Commission

EXHIBIT
"A"

CITY OF WATSONVILLE
PLANNING COMMISSION

Chapter 14-12 Zoning Permits

Part 4: Design Review Permit

14-12.400
(c) The following projects are subject to Minor Design Review under subdivision (c) of § 14-12.400:

~~1) Accessory dwelling units;~~

1) Expansions of multi-family residential, institutional, commercial or industrial buildings of less than twenty-five percent (25%) in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator;

2) Changes in use requiring additional parking, where the proposed parking can be accommodated, and the use will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator, and the use is proposed in existing structures;

3) Exterior remodel;

4) Residential multi-family projects consisting of two (2) of three (3) dwelling units.

14-16 District Regulations

Part 2: R-1 Single-Family Residential District (Low Density)

14-16.202 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	4821	Amateur radio antennas
	6325	Private garage accessory to a principal residence

	872	Private swimming pool accessory to a principal residence
	9130	Greenhouses
	9131	Lathhouses
	_	Residential accessory uses
	_	Home occupations
	07	Residential care facility, six (6) or less persons, and any similar use presently pre-empted by State regulatory controls
	724	Child care homes (small family), six (6) children or less
	724	Child care home (large family) seven (7) to fourteen (14) children
	02	Accessory dwelling unit
	02	Junior accessory dwelling unit

Part 2-A: R-1P—Single-Family Planned Residential District

14-16.252 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit
DLU	4821	Amateur radio antennas

	6324	Private garage accessory to a principal residence
	872	Private swimming pool accessory to a principal residence
	9130	Greenhouses
	9131	Residential accessory uses
		Home occupations (if permitted in individual subdivision CC&Rs)
	724	Child care homes (small family), six (6) children or less
	724	Child care homes (large family), seven (7) to fourteen (14) children

Part 3: RM-2—Multiple Residential District (Medium Density)

14-16.302 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit
	4821	Amateur radio antennas
	6325	Private garage accessory to a principal residence
	812	Private Park and recreation facilities
	9130	Greenhouses

	9131	Residential accessory uses
		Home occupations
	07	Residential care facility, six (6) or less persons, and any similar use presently preempted by State law
	724	Child care homes (large family), seven (7) to fourteen (14) children

Part 4: RM-3—Multiple Residential District (High Density)

14-16.401 Principal permitted uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

GLU	03	Multi-family dwelling
	04	Apartment units, sixteen (16) or less on one site
	06	Townhouses, row houses containing ten (10) or less dwelling units
	~~02~~	~~Accessory dwelling unit~~

14-16.402 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit
	4821	Amateur radio antennas

	6325	Private garage accessory to a principal residence
	812	Private Park and recreation facilities
	9130	Greenhouses
	9131	Residential accessory uses
		Home occupations
	07	Residential care facility, six (6) or less persons, and any similar use presently preempted by State law
	724	Child care homes (small family), six (6) children or less
	724	Child care homes (large family), seven (7) to twelve (12) children

Chapter 14-18 Definitions

~~**14-18.324 Dwelling unit, accessory (accessory dwelling unit).**~~

~~An "accessory dwelling unit" shall mean a unit having separate living, sleeping, eating, cooking and sanitation facilities attached to or detached from an existing single-family dwelling which is not intended for sale, but may be rented.~~

14-18.324 Dwelling unit, accessory (accessory dwelling unit.)

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

a) An efficiency unit, as defined in Section 17958.1 if the Health and Safety Code.

b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

14-18.325 Dwelling unit, Junior Accessory.

A junior accessory dwelling unit (JADU) shall mean a unit that is no more than 500 square feet in size and contained within an existing or proposed single-family dwelling. A JADU shall include an efficiency kitchen and may include separate sanitation facilities, or may share sanitation facilities with the existing single-family dwelling. A JADU shall have its own exterior access for ingress/egress separate from the existing or proposed single-family dwelling.

~~**14-18.326 Dwelling unit, efficiency.** "Dwelling unit, efficiency" shall mean any habitable room having cooking facilities and intended or designed to be used for combined living, dining, and sleeping purposes. The term shall include efficiency apartments and studio apartment.~~

14-18.326 Dwelling unit, efficiency.

"Dwelling unit, efficiency" shall have the same meaning specified in Section 17958.1 of the Health and Safety Code.

14-18.490. Living Area. Living area shall mean the interior habitable area of a dwelling unit, including basements and attics but does not include a garage or any attached accessory structure.

Chapter 14-40

General Provisions, Exceptions and Modifications

14-40.030 Accessory buildings.

The following shall apply to accessory buildings within the City:

(a) Residential related accessory buildings.

(1) Accessory buildings must utilize compatible material, architecture, and color as the principal residence on the site. Accessory buildings may only be constructed on a lot containing a main/principal residence.

(2) No accessory buildings shall be located in a front or exterior side yard.

~~(3) No accessory buildings shall be located within one foot from any rear or interior side property line. Buildings exceeding fifteen (15') feet in height shall have a minimum five (5') foot set back and shall be set back an additional one foot for each foot over fifteen (15') feet to a maximum ten (10') foot set back and a minimum five (5') feet from any property line abutting a public or private alley. In no event shall an accessory dwelling unit be located closer than five (5') feet to any property line.~~

(3) No setback shall be required for an existing accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU so long as the height does not exceed 16-feet. For rebuilt accessory structures exceeding 16-feet in height, minimum rear and side yard setbacks shall be 4-feet.

~~(4) No accessory building shall be designated or utilized as habitable space as defined by the California Building Code (CBC).~~

(5) A minimum of six (6’) feet shall be provided between accessory buildings and the principal building or another accessory building.

~~(6) Accessory buildings may not occupy an area in excess of thirty (30%) percent of the rear or interior side yard area. All such buildings shall be considered in calculating lot coverage.~~

EXHIBIT
"B"

CHAPTER 23

ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

CONTENTS

ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS. **Error! Bookmark not defined.**

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SECTION 2. PUBLICATION. ..... **Error! Bookmark not defined.**

14-23.005 NAME

This ordinance shall be known as the Watsonville ADU Ordinance

14-23.006 DEFINITIONS

a. Accessory Dwelling Unit or ADU shall have the meaning set forth in Section 14-18.324
b. Junior Accessory Dwelling Unit or JADU shall have the meaning set forth in Section 14-18.325.
c. "Occupant" shall mean a person or person(s) who permanently reside in a dwelling.
d. "Primary dwelling unit" shall mean the existing or proposed single family dwelling located on a parcel meeting all development standards for the

underlying zoning district.

14-23.010 PURPOSE

The purposes of this Ordinance are to:

a. Implement and comply with §§ 65852.2, 65852.22, 65852.26 of the California Government Code, and §17980.12 of the California Health and Safety Code as those statutes exist on January 1, 2020

b. Revise standards for development of ADUs and JADUs.

14-23.020 MAXIMUM NUMBERS OF OCCUPANTS

Occupants shall be limited to no more than two (2) persons for an efficiency dwelling unit as defined in Section 17958.1 of the Health and Safety Code, three (3) persons for a one-bedroom dwelling unit, four (4) persons for a two-bedroom dwelling unit, and five (5) persons for a three-bedroom dwelling unit.

14-23.030 ADU AND JADU USE STANDARDS

a. The maximum permitted living area for ADUs in any residential district shall not exceed that shown in Table 1.

TABLE 1: MAXIMUM ADU LIVING AREA

Lot Size (SF)	Maximum AD Living Area (SF)
Lots less than 5,999 SF	One 850 SF (maximum 2 bedrooms)
Lots less than 9,999 SF	One 1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	One 1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)

b. The number of ADUs and JADUs on any one parcel in any residential district shall not exceed the number shown in Table 2.

TABLE 2: NUMBER OF PERMISSIBLE ADUS OR JADUS			
District	**R-1**	**R-1P**	**RM-2/RM-3**
ADUs Permitted	**1**[1]	1	25% of # of units when converting a portion of an existing structure not used as livable space[2] or up to 2 new detached units
JADUs Permitted	1	1	One ADU and one JADU if a single-family dwelling exists on the lot at time of application[3]

c. The minimum set back distances for ADUs and JADUs on any one parcel in any residential district shall be not less than shown in Table 3.

TABLE 3: MINIMUM SETBACK DISTANCE			
District	**R-1**	**RM-2**	**RM-2/RM-3**
Front yard	20’		
Interior side yard	4’		
Exterior side yard	10’		
Rear yard	4’		
Setback from alleyway	5’		

d. The maximum building height for any ADU and JADU on any one parcel in any residential district shall be not more than shown in Table 4.

TABLE 4: MAXIMUM BUILDING HEIGHT			
District	**R-1**	**R-2**	**RM-2/RM-3**
Attached ADU	28’		
Detached ADU	28’		
Conversions of existing accessory structures	16’		

[1] Subject to subdivision a.

[2] Conversion of existing multifamily dwelling structures must meet all applicable building and fire codes.

[3] JADUs are permitted in an RM-2 or RM-3 district only if the lot contains one existing primary single-family dwelling.

e. A JADU shall be contained within a proposed or existing single-family dwelling and subject to a maximum area of 500 square feet of living space. An expansion to an existing single family dwelling may include not more than 150 square feet beyond the same physical dimensions as the existing single-family dwelling. Such expansion beyond the physical dimensions of the existing single family dwelling shall be limited to accommodating ingress and egress. The JADU shall have its own exterior access separate from the existing single family dwelling.

f. If the proposed ADU is attached to an existing dwelling unit, any increase in floor area of the dwelling unit to accommodate an attached ADU shall not exceed 50 percent of the existing dwelling unit living area or 850 square feet, whichever is less.

g. If the ADU is not attached to an existing dwelling unit but is attached to or above an accessory structure, that structure shall comply with subdivision (i), (ii), and (iii) below:

    i. The accessory structure shall not contain any restroom facilities

    ii. The attached accessory structure may have interior access to the ADU.

    iii. If a detached existing legally constructed accessory structure is converted into an ADU and rebuilt in the same location and to the same dimensions as the existing accessory structure, the conversion may include an expansion of no more than 150 square feet beyond the existing physical building footprint to accommodate ingress and egress. The rebuilt accessory structure may be allowed in the same location so long as the building height does not exceed 16-feet. Any expansions to accommodate ingress and egress shall meet minimum fire and building code setbacks.

14-23.040 ADU AND JADU DESIGN STANDARDS

a. **Exterior**. The exterior design of the ADU or JADU unit shall be consistent with the principal residence and/or multifamily development as well as the immediate neighborhood. Building materials, architectural style, roof form and pitch, height, scale, exterior colors and finishes shall be substantially the same as the existing dwelling unit and/or the multifamily development.

b. **Landscaping**. No less than 20 percent of the lot shall be landscaped. All areas of the site that are not utilized for buildings, patios, parking, pedestrian or

vehicular access shall be landscaped and provided with a permanent irrigation system. The front yard shall be landscaped, exclusive of walkways and driveways.

c. **Private Open Space/Patios and Decks**. Each ADU or JADU shall have a deck or a patio, directly adjoining individual units. The minimum private open space required for each unit shall be no less than 96 square feet with a minimum width of six feet for a deck/patio and 8 feet for landscaped area.

d. **Access.** The ADU or JADU entrance shall face the interior of the property unless the ADU or JADU is directly adjacent to an alleyway or a public street.

e. **Window Design.** Windows which face an adjoining residential property shall protect the privacy of neighbors; alternatively, fencing or landscaping shall be required to provide screening.

14-23.050 FIRE SPRINKLER STANDARDS

Except when the primary dwelling or existing multifamily structure does not contain a sprinkler system, all newly constructed ADUs and JADUs shall comply with Chapter 9 of Title 8 (Fire Code) of the Watsonville Municipal Code for residential fire sprinkler systems.

14-23.060 PARKING STANDARDS

a. The primary residential unit(s) shall comply with the City's Parking and Loading Ordinance in Chapter 14-17, except that conversions of existing covered parking to accommodate an ADU, covered parking shall not be required.

b. All ADUs shall provide one parking space per unit or per bedroom, whichever is less, which space(s) may be provided as tandem parking on an existing driveway apron.

c. No additional off street parking is required if converting an existing garage, carport, or covered parking structure to an ADU or JADU.

d. No additional off street parking required if converting an existing residential space.

e. No off-street parking shall be required if any one of the following findings is made:

    1. The ADU is within one-half mile of a public transit bus stop.

    2. The ADU is within an architecturally and/or historically significant district.

3. On-street parking permits are required but not available to the occupant of the ADU.

4. A car share vehicle is located within one block of the unit.

14-23.070 NON-PROFIT AFFORDABLE ADU OR JADU DEVELOPMENT

Development of an ADU by a non-profit housing developer to create an affordable unit may sell the ADU separately. Such ADU shall meet all requirements of Chapter 46 of Title 14 (Affordable Housing).

14-23.080 IMPACT FEES

a. Any ADU proposed to be less than 750 SF shall not be subject to development impact fees (parks, traffic, etc.). For the purposes of this section, "impact fee" has the same meaning as the term "fee" defined in subdivision (b) of Section 66000 of the California Government Code, except that it also includes fees specified in Section 66477 of the Government Code.

    1. ADUs over 750 SF shall be charged impact fees proportionate to fees applicable to the primary dwelling, determined as a ratio of square footage. The ratio shall be determined by comparing the square foot living space of the ADU to the living space of the existing primary dwelling.

14-23.090 UTILITY CONNECTIONS

Separate utility connections are not required for ADUs less than 800 square feet, unless the ADU is being constructed in conjunction with a new single family dwelling.

14-23.100 DEFERRED CODE ENFORCEMENT

1. Until 2030, any ADU constructed without permits before January 1, 2020 that face code enforcement action may request a delay of up to 5 years in enforcement so long as the illegally constructed unit complies with Section 17980.12 of the Health and Safety Code. Additionally, a property owner may request amnesty from code enforcement if the property owner discloses the code violation to the City before January 1, 2030.

    a. If the owner is requesting amnesty and/or a delay in code enforcement, the owner shall submit an application to the Building Official requesting that enforcement of the violation be delayed for five years from the activation date of the code enforcement case, on the basis that correcting the violation is not necessary to protect health and safety.

b. The Building Official may approve the application for delay in code enforcement action if the Building Official finds that correcting the violation is not necessary to protect health and safety. In making this determination, the Building Official shall confirm with the Fire Marshall that the non-permitted ADU/JADU does not constitute a threat to health and safety. The approval shall be granted with following conditions:

   i. The unit shall be vacated before approval, verified by a site inspection.

   ii. All non-permitted sewer and water lines shall be capped outside the building footprint of the unit. All non-permitted electric service shall be disconnected

   iii. The unit receiving a delay in code enforcement action must remain vacant for the agreed-upon term or until such time that the unit has been brought into full compliance with all development codes. Non-compliance with this Section shall be subject to Administrative Citations as outlined in WMC Chapter 1-2, Penalty Provisions.

   iv. If a property owner freely discloses the existence of a non-permitted ADU or JADU before January 1, 2030 outside of any code-enforcement action, the Building Official may reduce building permit fees for the legalization of the unit by 50 percent.

   v. This Section shall remain in effect until January 1, 2035, and as of that date shall be repealed.

14-23.110 RESTRICTIONS

1. For construction of ADUs on vacant parcels, a building permit application shall be delayed until a building permit to construct the primary single-family dwelling has been issued.

2. The ADU, JADU, and/or the primary unit shall not be used as a short term or vacation rental for less than 30 consecutive days.

3. For all proposed JADUs, owner-occupancy in the single family dwelling or the newly created JADU is required by deed restriction recorded in County of Santa Cruz Recorder's Office. Proof of recordation shall be provided to the City before building permit issuance. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or nonprofit housing organization.

4. A restriction on the sale of the ADU or JADU separate from the sale of the single-family dwelling, including a statement that the deed restriction may be enforced against future purchasers, shall be recorded with the County of Santa Cruz Recorder's Office

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville
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SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

.....

M I N U T E S

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS 275 MAIN STREET, 4th FLOOR, WATSONVILLE, CALIFORNIA

July 14, 2020 6:01 PM

In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety and are available for review in the Community Development Department (CDD). These minutes are a brief summary of action taken.

1. ROLL CALL

Chair Matthew Jones, Vice-Chair Anna Kammer, and Commissioners Ed Acosta, Jenny T. Sarmiento, and Jenni Veitch-Olson were present.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz and Administrative Assistant II Elena Ortiz.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

Chair Jones announced that item 5.C. was removed from the agenda to be considered at the September 1, 2020 Planning Commission meeting.

3. PRESENTATIONS & ORAL COMMUNICATIONS

Chloe, District 5, spoke in opposition to item 5.C. and asked that an initial study and environmental review be conducted prior to its consideration.

Elizabeth, District 7, requested that staff enable the chat feature in the GoToMeeting.

Chair Jones explained reasoning for disabling the chat feature on GoToMeeting.

Commissioner Veitch-Olson thanked the public for their comments regarding item 5.C. and encouraged the public to continue to provide input.

Commissioner Kammer gave a brief summary on the Vision Zero Task Force meeting and asked staff for an overview of the 2005 General Plan.

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF JUNE 2, 2020 REGULAR MEETING

MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Sarmiento, and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

5. PUBLIC HEARINGS

A. AN APPLICATION FOR A SPECIAL USE PERMIT (APPLICATION NO. 66) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL-RESTRICTIVE BEER, WINE, AND DISTILLED SPIRITS (TYPE 70) ABC LICENSE FOR A PROPOSED HOTEL (HAMPTON INN AND SUITES) LOCATED AT 75 LEE ROAD (APN: 018-302-05), FILED BY RICARDO CONTRERAS, APPLICANT, ON BEHALF OF JUGGY TUT, PROPERTY OWNER

1) Staff Report

The staff report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Acosta, Community Development Director Merriam stated that the project is located in the Visitor Commercial Zone, which conditionally allows retail cannabis facilities, but no applications have been submitted at the moment.

Assistant Planner Wikle answered questions from Vice Chair Kammer regarding allowed hours of operation for sale of alcohol, ABC Type 70 license restrictions, and clarification on the high crime qualification for the project's location.

In answering Commissioner Sarmiento, Assistant Planner Wikle clarified on-sale restrictions of alcohol at the hotel.

3) Applicant Presentation

Carlos Contreras, Hampton Inn and Suites General Manager, addressed the questions raised by the Commission regarding the sale and consumption of alcohol at the hotel.

4) Planning Commission Clarifying & Technical Questions

Commissioner Veitch-Olson commended Mr. Contreras on the thoroughness of his application, and asked they support Watsonville businesses by selling local wines and beers.

Mr. Contreras commented that they plan to support local businesses and will sell local wine, beer and snacks at the shop.

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Veitch-Olson, to approve the following resolution:

RESOLUTION NO. 13-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 66) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL-RESTRICTIVE SERVICE ABC LICENSE FOR A PROPOSED HOTEL WITH ALCOHOL SALES (HAMPTON INN AND SUITES) LOCATED AT 75 LEE ROAD, WATSONVILLE, CALIFORNIA (APN: 018-302-05)

7) Deliberation

None

8) Chair Calls for a Vote on Motion(s)

MAIN MOTION: The above motion carried by the following vote:

AYES:	COMMISSIONERS:	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

B. AN APPLICATION FOR A SPECIAL USE PERMIT AND ENVIRONMENTAL REVIEW (PP80) TO ALLOW TENANT IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING EXISTING STORAGE SPACE INTO A NEW VETERINARIAN CLINIC AT 580 AUTO CENTER DRIVE (APN: 016-172-78), FILED BY VETIQ PETCARE, APPLICANT AND TENANT

1) Staff Report

The staff report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

Ryan Sexton, VetIQ Petcare, gave an overview of the project.

4) Planning Commission Clarifying & Technical Questions

In answering Chair Jones' question regarding the number of locations, Mr. Sexton stated that they have a partnership with Tractor Supply Co. and have opened about 100 locations in the United States over the past three years.

In answering Vice Chair Kammer's inquiry regarding the location of the veterinarians, Mr. Sexton stated that they hire local providers.

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comments, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Sarmiento, to approve the following resolution:

RESOLUTION NO. 14-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP80) TO ALLOW TENANT IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING A PORTION OF AN EXISTING 2,000 SQUARE FOOT STORAGE SPACE INTO A NEW 260 SQUARE FOOT VERERINARIAN CLINIC LOCATED AT 580 AUTO CENTER DRIVE (APN 016-172-78)

7) Deliberation

None

8) Chair Calls for a Vote on Motion(s)

MAIN MOTION: The above motion carried by the following vote:

AYES:	COMMISSIONERS:	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

C. AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APNS 018-331-28; FORMERLY APNS 018-331-05 & -06), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER

Removed from agenda to be considered at the September 1, 2020 Planning Commission meeting.

D. RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEAL CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND UPDATE WITH NEW CHAPTER 14-23 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) OF THE WATSONVILLE MUNICIPAL CODE

1) Staff Report

Staff Report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

Associate Planner Carmona answered questions from Vice-Chair Kammer regarding potential contributions to the Housing Element that the proposed ordinance would have and questions regarding differences between junior accessory dwelling units and regular accessory dwelling units.

In answering Chair Jones, Associate Planner Carmona explained that the State was mandating that cities adopt an ADU ordinance by January 1, 2021 or default to State ADU requirements.

Associate Planner Carmona and Vice Chair Kammer answered questions from Commissioner Acosta regarding required processing times for ADU applications, challenges in addressing illegal ADUs, importance of making a recommendation to Council for adoption of an ADU ordinance in time to meet

the State's deadline, and dimension requirements for ADUs proposed in the ordinance.

3) Public Hearing

Chair Jones opened the public hearing.

Hearing no comments, Chair Jones closed the public hearing.

4) Appropriate Motion(s)

PRIMARY MOTION: It was moved by Commissioner Veitch-Olson, seconded by Vice Chair Kammer, to approve the following resolution:

SECONDARY MOTION (Failed): It was moved by Commissioner Acosta, and failed for lack of second, to postpone action on the proposed resolution:

RESOLUTION NO. 15-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE, AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEALING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND REPLACEMENT WITH NEW CHAPTER 14-23 FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

5) Deliberation

None

6) Chair Calls for a Vote on Motion(s)

MAIN MOTION: The above motion carried by the following vote:

AYES:	COMMISSIONERS:	Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	Acosta
ABSENT:	COMMISSIONERS:	None

6. REPORT OF THE SECRETARY

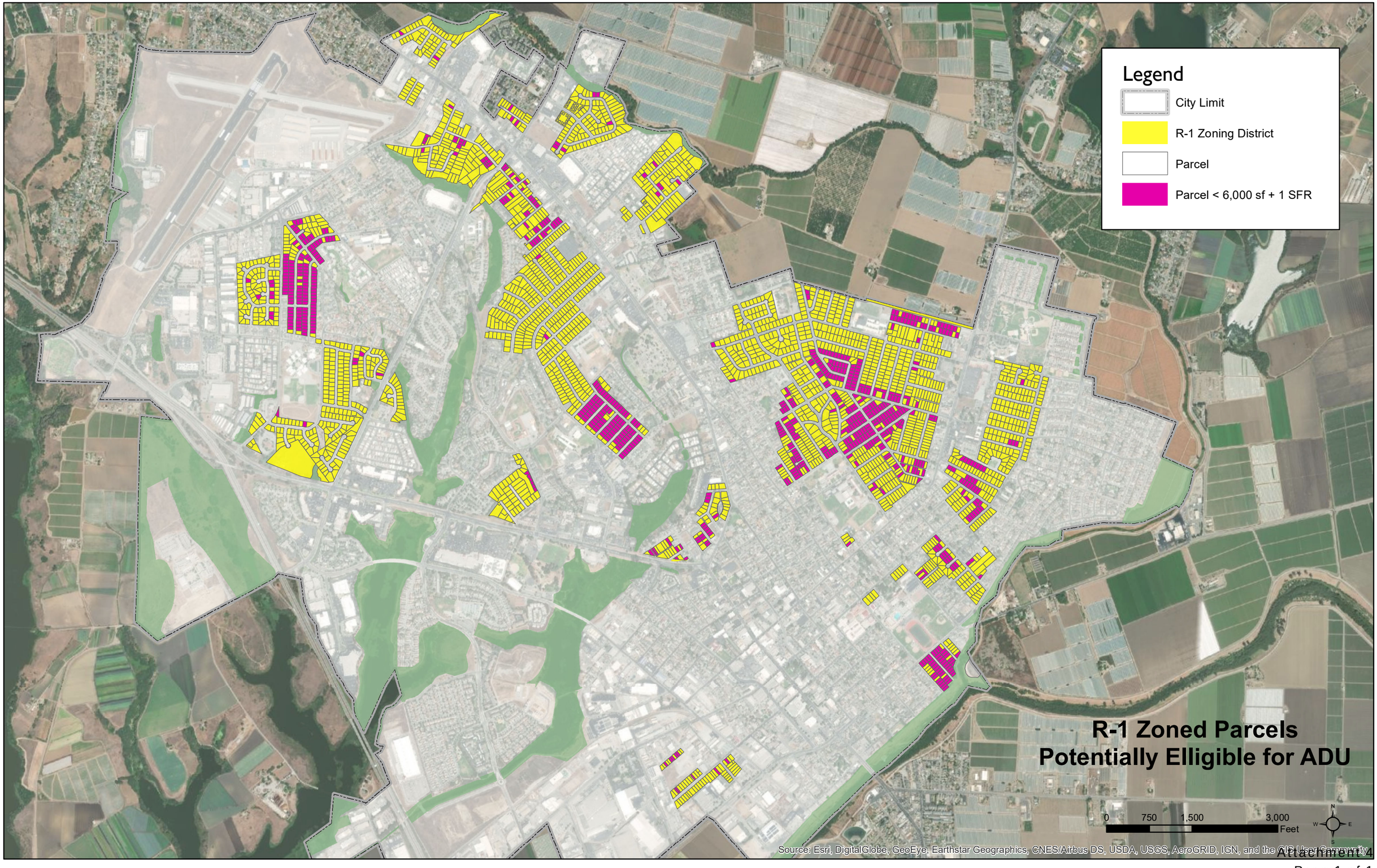
The report was given by Director Merriam.

7. ADJOURNMENT

Chair Jones adjourned the meeting at 8:05 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, September 1, 2020, at 6:00 PM.

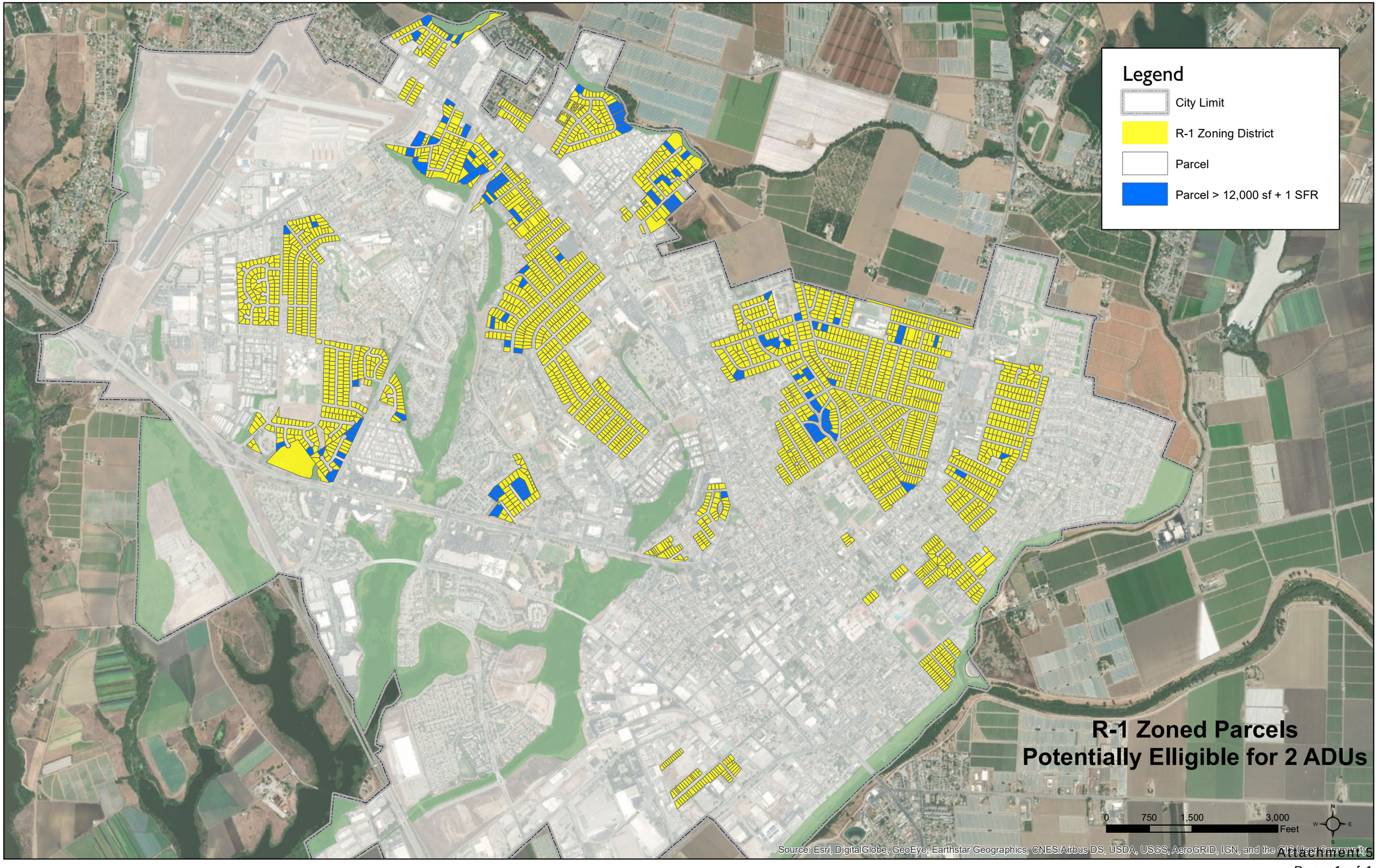
Suzi Merriam, Secretary
Planning Commission

Matthew H. Jones, Chair
Planning Commission



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Map prepared by Justin Meek, Principal Planner | 7/23/2020



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Map prepared by Justin Meek, Principal Planner | 7/23/2020

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CHAPTER 14-12 (ZONING PERMITS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

Amends Ordinance No. 1156-03 (CM)

WHEREAS, on July 14, 2020, the Watsonville Planning Commission adopted Resolution No. 15-20 (PC) recommending that the City Council amend Chapter 14-12 (Zoning Permits), in accordance with the Findings attached hereto and marked as Exhibit "A," removing the requirement of Design Review for proposed Accessory Dwelling Unit development; and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Table of Contents

SECTION 1. ENACTMENT. 1
CHAPTER 14-12 ZONING PERMITS 2
Part 4: Design Review Permit 2
Sec.14-12.400 Applicability. 2
SECTION 2. PUBLICATION. 2
SECTION 3. EFFECTIVE DATE 3

SECTION 1. ENACTMENT.

Section 14-12.400 (Applicability) of Part 4: Design Review Permit of Chapter 14-12 (Zoning Permits) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby

amended by deleting subsection (c)(1) and renumbering subsections (c)(2), (c)(3), (c)(4), and (c)(5) to read in words and figures as follows:

CHAPTER 14-12 ZONING PERMITS

Part 4: Design Review Permit

Sec.14-12.400 Applicability.

(c) The following projects are subject to minor Design Review:

(1) Expansions of multi-family residential, institutional, commercial or industrial buildings of less than twenty-five percent (25%) in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator;

(2) Changes in use requiring additional parking, where the proposed parking can be accommodated, and the use will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator, and the use is proposed in existing structures;

(3) Exterior remodel;

(4) Residential multi-family projects consisting of two (2) or three (3) dwelling units.

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

****

CITY OF WATSONVILLE
TEXT AMENDMENT

EXHIBIT "A"

APN: Citywide
Address: Citywide
Applicant: City of Watsonville
Hearing Date: October 13, 2020

Text Amendment Findings (Section 14-12.807)

1. That the proposed amendment is consistent with the policies embodies in the General Plan.

Supportive Evidence

The proposed text amendments to Chapters 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-23 (Accessory Dwelling Units), and Chapter 14-40 (General Provision, Exceptions, and Modifications) are consistent with the policies embodied in the General Plan, in that the Ordinance allows the City to facilitate development standards for creation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) for residential zones except multi-family planned developments. The updated ADU and JADU development standards are also consistent with the following Housing Element Goals:

- Goal 1.0 — Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.
- Goal 2.0 — Expand and protect housing opportunities for all economic segments and special needs groups within the community.
- Goal 4.0 — Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.
- Goal 5.0 — Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

2. That the proposed amendment is compatible to the extent possible with actual and general planned use of the adjacent properties.

Supportive Evidence

The proposed text amendments are compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards concerning lot size, setbacks, parking, and building height that comply with state legislation changes regarding the planning

for and creation of ADUs and JADUs effective January 1, 2020. The proposed Zoning Code text amendments are related to the following residential zones: R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential – Medium Density), and RM-3 (Multiple Residential – High Density). The surrounding general planned use of adjacent properties is zoned residential and the proposed development standards will be compatible with the actual and general planned use of the adjacent properties.

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

Amends Ordinance No. 506-80 (CM) and 1153-03 (CM)

WHEREAS, on July 14, 2020, the Watsonville Planning Commission adopted Resolution No. 15-20 (PC) recommending that the City Council amend certain sections of Chapter 14-16 (District Regulations), in accordance with the Findings attached hereto and marked as Exhibit "A"; identifying those zoning districts where accessory dwelling units and junior accessory dwelling units may be allowed; and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Table of Contents

SECTION 1. ENACTMENT. 2
CHAPTER 14-16 DISTRICT REGULATIONS 2
Part 2: R-1—Single-Family Residential District (Low Density) 2
Sec.14-16.202 Accessory uses. 2
Part 2-A: R-1P—Single-Family Planned Residential District 2
Sec.14-16.252 Accessory uses. 2
Part 3: RM-2—Multiple Residential District (Medium Density) 3
Sec.14-16.302 Accessory uses. 3
Part 4: RM-3—Multiple Residential District (High Density) 3
Sec.14-16.402 Accessory uses. 3
SECTION 2. PUBLICATION. 4
SECTION 3. EFFECTIVE DATE 4

SECTION 1. ENACTMENT.

Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending certain sections of Chapter 14-16 (District Regulations).

Section 14-16.202 (Accessory Uses) of Part 2: R-1-Single—Family Residential District (Low Density) of Chapter 14-16 (District Regulations) of Title 14 of the Watsonville Municipal Code is hereby amended by adding DLU 02 to read in words and figures as follows:

CHAPTER 14-16 DISTRICT REGULATIONS

Part 2: R-1—Single-Family Residential District (Low Density)

Sec.14-16.202 Accessory uses.

The following uses require an Administrative Review Permit:

DLU	02	Junior accessory dwelling unit

Section 14-16.252 (Accessory Uses) of Part 2-A: R-1P—Single-Family Planned Residential District of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by adding DLU 02 to read in words and figures as follows:

Part 2-A: R-1P—Single-Family Planned Residential District

Sec.14-16.252 Accessory uses.

The following uses require an Administrative Review Permit:

DLU	02	Junior accessory dwelling unit

Section 14-16.302 (Accessory Uses) of Part 3: RM-2—Multiple Residential District (Medium Density) of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by adding DLU 02 to read in words and figures as follows:

Part 3: RM-2—Multiple Residential District (Medium Density)

Sec.14-16.302 Accessory uses.

The following uses require an Administrative Review Permit:

DLU	02	Junior accessory dwelling unit

Part 4: RM-3—Multiple Residential District (High Density)

Section 14-16.401 (Principal permitted uses) of Part 4: RM-3—Multiple Residential District (High Density) of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by deleting GLU 02 Accessory dwelling unit.

Section 14-16.402 (Accessory Uses) of Part 4: RM-3—Multiple Residential District (High Density) of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by adding DLU 02 to read in words and figures as follows:

Sec.14-16.402 Accessory uses.

The following uses require an Administrative Review Permit:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

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CITY OF WATSONVILLE
TEXT AMENDMENT

EXHIBIT "A"

APN: Citywide
Address: Citywide
Applicant: City of Watsonville
Hearing Date: October 13, 2020

Text Amendment Findings (Section 14-12.807)

1. That the proposed amendment is consistent with the policies embodies in the General Plan.

Supportive Evidence

The proposed text amendments to Chapters 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-23 (Accessory Dwelling Units), and Chapter 14-40 (General Provision, Exceptions, and Modifications) are consistent with the policies embodied in the General Plan, in that the Ordinance allows the City to facilitate development standards for creation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) for residential zones except multi-family planned developments. The updated ADU and JADU development standards are also consistent with the following Housing Element Goals:

- Goal 1.0 — Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.
- Goal 2.0 — Expand and protect housing opportunities for all economic segments and special needs groups within the community.
- Goal 4.0 — Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.
- Goal 5.0 — Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

2. That the proposed amendment is compatible to the extent possible with actual and general planned use of the adjacent properties.

Supportive Evidence

The proposed text amendments are compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards concerning lot size, setbacks, parking, and building height that comply with state legislation changes regarding the planning

for and creation of ADUs and JADUs effective January 1, 2020. The proposed Zoning Code text amendments are related to the following residential zones: R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential – Medium Density), and RM-3 (Multiple Residential – High Density). The surrounding general planned use of adjacent properties is zoned residential and the proposed development standards will be compatible with the actual and general planned use of the adjacent properties.

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CHAPTER 18 (DEFINITIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

Amends Ordinance No. 506-80 (CM) and 1162-03 (CM)

WHEREAS, on July 14, 2020, the Watsonville Planning Commission adopted Resolution No. 15-20 (PC) recommending that the City Council amend Chapter 14-18 (Definitions), in accordance with the Findings attached hereto and marked as Exhibit "A", amending and adding certain definitions for the regulation of accessory dwelling units and accessory dwelling units; and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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SECTION 1. ENACTMENT. 1
CHAPTER 14-18 DEFINITIONS 2
Sec. 14-18.324 Dwelling unit, accessory (accessory dwelling unit). 2
Sec. 14-18.325 Dwelling unit, Junior Accessory. 2
Sec. 14-18.326 Dwelling unit, efficiency. 3
Sec. 14-18.490. Living Area. 3
SECTION 2. PUBLICATION. 3
SECTION 3. EFFECTIVE DATE 3

SECTION 1. ENACTMENT.

Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending certain sections of Chapter 14-18 (Definitions).

CHAPTER 14-18 DEFINITIONS

Chapter 14-18 (Definitions) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by deleting Sections 14-18.324 and 14-18.326 in their entirety and replacing with new Sections 14-18.324 and 14-18.326 and adding new Sections 14-18.325 and 14-18.490 to read in words and figures and follows:

Sec. 14-18.324 Dwelling unit, accessory (accessory dwelling unit).

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

(a) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

(b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Sec. 14-18.325 Dwelling unit, Junior Accessory.

A junior accessory dwelling unit (JADU) shall mean a unit that is no more than 500 square feet in size and contained within an existing or proposed single-family dwelling. A JADU shall include an efficiency kitchen and may include separate sanitation facilities, or may share sanitation facilities with the existing single-family dwelling. A JADU shall have

its own exterior access for ingress/egress separate from the existing or proposed single-family dwelling.

Sec. 14-18.326 Dwelling unit, efficiency.

"Dwelling unit, efficiency" shall have the same meaning specified in Section 17958.1 of the Health and Safety Code.

Sec. 14-18.490. Living Area.

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

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

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CITY OF WATSONVILLE
TEXT AMENDMENT

EXHIBIT "A"

APN: Citywide
Address: Citywide
Applicant: City of Watsonville
Hearing Date: October 13, 2020

Text Amendment Findings (Section 14-12.807)

1. That the proposed amendment is consistent with the policies embodies in the General Plan.

Supportive Evidence

The proposed text amendments to Chapters 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-23 (Accessory Dwelling Units), and Chapter 14-40 (General Provision, Exceptions, and Modifications) are consistent with the policies embodied in the General Plan, in that the Ordinance allows the City to facilitate development standards for creation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) for residential zones except multi-family planned developments. The updated ADU and JADU development standards are also consistent with the following Housing Element Goals:

- Goal 1.0 — Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.
- Goal 2.0 — Expand and protect housing opportunities for all economic segments and special needs groups within the community.
- Goal 4.0 — Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.
- Goal 5.0 — Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

2. That the proposed amendment is compatible to the extent possible with actual and general planned use of the adjacent properties.

Supportive Evidence

The proposed text amendments are compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards concerning lot size, setbacks, parking, and building height that comply with state legislation changes regarding the planning

for and creation of ADUs and JADUs effective January 1, 2020. The proposed Zoning Code text amendments are related to the following residential zones: R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential – Medium Density), and RM-3 (Multiple Residential – High Density). The surrounding general planned use of adjacent properties is zoned residential and the proposed development standards will be compatible with the actual and general planned use of the adjacent properties.

ORDINANCE NO. _____ (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE RESCINDING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE IN ITS ENTIRETY AND ADDING A NEW CHAPTER 14-23 ENTITLED ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Amends Ordinance No. 1162-03 (CM)

WHEREAS, on July 14, 2020, the Watsonville Planning Commission adopted Resolution No. 15-20 (PC) recommending that the City Council rescind Chapter 14-23 (Accessory Dwelling Units), in its entirety and replace with a new Chapter 14-23 entitled (Accessory Dwelling Units and Junior Accessory Dwelling Units) in accordance with the Findings attached hereto and marked as Exhibit "A", for regulating accessory dwelling units and junior accessory dwelling units; and;

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

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Sec. 14-23.010 Definitions. 2
Sec. 14-23.020 Maximum number of occupants. 3
Sec. 14-23.030 ADU and JADU use standards. 3
Sec. 14-23.040 ADU and JADU design standards. 6
Sec. 14-23.050 Fire sprinkler standards. 6
Sec. 14-23.060 Parking standards. 7
Sec. 14-23.070 Non-profit affordable ADU or JADU development. 7
Sec. 14-23.080 Impact fees. 8
Sec. 14-23.090 Utility connections. 8
Sec. 14-23.100 Deferred code enforcement. 8

Sec. 14-23.110 Restrictions..... 10
SECTION 2. PUBLICATION..... 10
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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ENACTMENT.

Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by rescinding Chapter 14-23 (Accessory Dwelling Units) in its entirety and adding a new Chapter 14-23 entitled Accessory and Junior Accessory Dwelling Units to read in words and figures as follows:

CHAPTER 14-23 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sec. 14-23.006 Purpose.

The purpose of this chapter of the Watsonville Municipal Code (Chapter 14-23) establishes the development standards for permitting Accessory Dwelling Units and Junior Accessory Dwelling Units within the City of Watsonville, in accordance with Section 65852.2, Section 65852.22, Section 65852.26 of the California Governed Code, and Section 17980.12 of the Health and Safety Code, as amended by SB13, AB 68, AB 587, AB 670, and AB 881, effective January 1, 2020.

Sec. 14-23.010 Definitions.

(a) Accessory Dwelling Unit or ADU shall have the meaning set forth in Section 14-18.324

(b) Junior Accessory Dwelling Unit or JADU shall have the meaning set

forth in Section 14-18.325.

(c) "Occupant" shall mean a person or person(s) who permanently reside in a dwelling.

(d) "Primary dwelling unit" shall mean the existing or proposed single family dwelling located in a parcel meeting all development standards for the underlying zoning district.

Sec. 14-23.020 Maximum number of occupants.

Occupants shall be limited to no more than two (2) persons for an efficiency dwelling unit as defined in Section 17958.1 of the Health and Safety Code, three (3) persons for a one-bedroom dwelling unit, four (4) persons for a two-bedroom dwelling unit, and five (5) persons for a three-bedroom dwelling unit.

Sec. 14-23.030 ADU and JADU use standards.

(a) The maximum permitted living area for ADUs in any residential district shall not exceed that shown in Table 1.

TABLE 1: MAXIMUM ADU LIVING AREA

Lot Size (SF)	Maximum ADU Living Area (SF)
Lots less than 5,999 SF	One 850 SF (maximum 2 bedrooms)
Lots less than 9,999 SF	One 1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	One 1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)

(b) The number of ADUs and JADUs on any one parcel in any residential district shall not exceed the number shown in Table 2.

TABLE 2: NUMBER OF PERMISSIBLE ADUS OR JADUS			
District	**R-1**	**R-1P**	**RM-2/RM-3**
ADUs Permitted	**1**[1]	1	25% of # of units when converting a portion of an existing structure not used as livable space[2] or up to 2 new detached units
JADUs Permitted	1	1	One ADU and one JADU if a single-family dwelling exists on the lot at time of application[3]

(c) The minimum set back distances for ADUs and JADUs on any one parcel in any residential district shall be not less than shown in Table 3.

TABLE 3: MINIMUM SETBACK DISTANCE			
District	**R-1**	**RM-2**	**RM-2/RM-3**
Front yard	20’		
Interior side yard	4’		
Exterior side yard	10’		
Rear yard	4’		
Setback from alleyway	5’		

(d) The maximum building height for any ADU and JADU on any one parcel in any residential district shall be not more than shown in Table 4.

TABLE 4: MAXIMUM BUILDING HEIGHT			
District	**R-1**	**R-2**	**RM-2/RM-3**
Attached ADU	28’		
Detached ADU	28’		
Conversions of existing accessory structures	16’		

[1] Subject to subdivision a. Townhomes and condominium units are not eligible for an ADU or JADU. Multi-family planned developments are not eligible for and ADU but can have a JADU subject to all requirements outlines in WMC Chapter 14-23.

[2] Conversion of existing multifamily dwelling structures must meet all applicable building and fire codes. A multifamily dwelling structure is a structure with two or more attached dwellings on a single lot (i.e. apartment buildings). Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings. Multiple detached single-unit dwellings on the same lot are allowed one ADU and must meet all requirements outlined in WMC Chapter 14-23.

[3] JADUs are permitted in an RM-2 or RM-3 or PD district only if the lot contains one existing single-family dwelling.

(e) A JADU shall be contained within a proposed or existing single-family dwelling and subject to a maximum size of 500 square feet of living space. An expansion to an existing single-family dwelling may include not more than 150 square feet beyond the same physical dimensions as the existing single-family dwelling. Such expansion beyond the physical dimensions of the existing single-family dwelling shall be limited to accommodating ingress and egress. The JADU shall have its own exterior access separate from the existing single-family dwelling.

(f) If the proposed ADU is attached to an existing dwelling unit, any increase in floor area of the dwelling unit to accommodate an attached ADU shall not exceed 50 percent of the existing dwelling unit living area or 850 square feet, whichever is less.

(g) If the ADU is not attached to an existing dwelling unit but is attached to or above an accessory structure, that structure shall comply with subdivision (1), (2), and (3) below:

(1) The accessory structure shall not contain any restroom facilities.

(2) The attached accessory structure may have interior access to the ADU.

(3) If a detached existing legally constructed accessory structure is converted into an ADU and rebuilt in the same location and to the same dimensions as the existing accessory structure, the conversion may include an expansion of no more than 150 square feet beyond the existing physical building footprint to accommodate ingress and egress. The rebuilt accessory structure may be allowed in the same location so long as the building height does not exceed 16-feet. Any

expansions to accommodate ingress and egress shall meet minimum fire and building code setbacks.

Sec. 14-23.040 ADU and JADU design standards.

(a) **Exterior**. The exterior design of the ADU or JADU unit shall be consistent with the principal residence and/or multifamily development as well as the immediate neighborhood. Building materials, architectural style, roof form and pitch, height, scale, exterior colors and finishes shall be substantially the same as the existing dwelling unit and/or the multifamily development.

(b) **Landscaping**. No less than 20 percent of the lot shall be landscaped. All areas of the site that are not utilized for buildings, patios, parking, pedestrian or vehicular access shall be landscaped and provided with a permanent irrigation system. The front yard shall be landscaped, exclusive of walkways and driveways.

(c) **Private Open Space/Patios and Decks**. Each ADU or JADU shall have a deck or a patio, directly adjoining individual units. The minimum private open space required for each unit shall be no less than 96 square feet with a minimum width of six feet for a deck/patio and 8 feet for landscaped area.

(d) **Access.** The ADU or JADU entrance shall face the interior of the property unless the ADU or JADU is directly adjacent to an alleyway or a public street.

(e) **Window Design.** Windows which face an adjoining residential property shall protect the privacy of neighbors; alternatively, fencing or landscaping shall be required to provide screening.

Sec. 14-23.050 Fire sprinkler standards.

Except when the primary dwelling or existing multifamily structure does not contain a

sprinkler system, all newly constructed ADUs and JADUs shall comply with Chapter 9 (Fire Code) of Title 8 (Building Regulations) of the Watsonville Municipal Code for residential fire sprinkler systems.

Sec. 14-23.060 Parking standards.

(a) The main residential unit(s) shall comply with the City's Parking and Loading Ordinance in Chapter 14-17, except that conversions of existing covered parking to accommodate an ADU, covered parking shall not be required.

(b) All ADUs shall provide one parking space per unit or per bedroom, whichever is less, which spaces may be provided as tandem parking on an existing driveway apron.

(c) No additional off-street parking required if converting an existing garage, carport, or covered parking structure.

(d) No additional off-street parking required if converting an existing residential space.

(e) No off-street parking shall be required if any one of the following findings is made:

(1) The ADU is within one-half mile of a public transit bus stop.

(2) The ADU is within an architecturally and/or historically significant district.

(3) On-street parking permits are required but not available to the occupant of the ADU.

(4) A car share vehicle is located within one block of the unit.

Sec. 14-23.070 Non-profit affordable ADU or JADU development.

Development of an ADU by a non-profit housing developer to create an affordable unit may sell the ADU separately. Such ADU shall meet all requirements of Chapter 46 of Title 14 (Affordable Housing Ordinance).

Sec. 14-23.080 Impact fees.

(a) Any ADU proposed to be less than 750 SF shall not be subject to development impact fees (parks, traffic, etc.). For the purposes of this section, "impact fee" has the same meaning as the term "fee" defined in subdivision (b) of Section 66000 of the Government Code, except that it also includes fees specified in Section 66477 of the Government Code.

(1) ADUs over 750 SF shall be charged impact fees proportionate to fees applicable to the primary dwelling, determined as a ratio of square footage. The ratio shall be determined by comparing the square foot living space of the ADU to the living space of the existing primary dwelling.

Sec. 14-23.090 Utility connections.

Separate utility connections are not required for ADUs less than 750 square feet, unless the ADU is being constructed in conjunction with a new single-family dwelling.

Sec. 14-23.100 Deferred code enforcement.

Until 2030, any ADU constructed without permits before January 1, 2020 that face code enforcement action may request a delay of up to 5 years in enforcement so long as the illegally constructed unit complies with Section 17980.12 of the Health and Safety Code. Additionally, a property owner may request amnesty from code enforcement if the property owner discloses the code violation to the City before January 1, 2030.

(a) If the owner is requesting amnesty and/or a delay in code enforcement, the owner shall submit an application to the Building Official requesting that enforcement

of the violation be delayed for five years from the activation date of the code enforcement case, on the basis that correcting the violation is not necessary to protect health and safety.

(b) The Building Official may approve the application for delay in code enforcement action if the Building Official finds that correcting the violation is not necessary to protect health and safety. In making this determination, the Building Official shall confirm with the Fire Marshall that the non-permitted ADU/JADU does not constitute a threat to health and safety. The approval shall be granted with following conditions:

(1) The unit shall be vacated before approval, verified by a site inspection.

(2) All non-permitted sewer and water lines shall be capped outside the building footprint of the unit. All non-permitted electric service shall be disconnected

(3) The unit receiving a delay in code enforcement action must remain vacant for the agreed-upon term or until such time that the unit has been brought into full compliance with all development codes. Non-compliance with this Section shall be subject to Administrative Citations as outlined in WMC Chapter 1-2, Penalty Provisions.

(4) If a property owner freely discloses the existence of a non-permitted ADU or JADU before January 1, 2030 outside of any code-enforcement action, the Building Official may reduce building permit fees for the legalization of the unit by 50 percent.

(5) This Section shall remain in effect until January 1, 2035, and as of that date shall be repealed.

Sec. 14-23.110 Restrictions.

(a) For construction of ADUs on vacant parcels, a building permit application shall be delayed until a building permit to construct the primary single-family dwelling has been issued.

(b) The ADU, JADU, and/or the primary unit shall not be used as a short term or vacation rental for less than 30 consecutive days.

(c) For all proposed JADUs, owner-occupancy in the single-family dwelling or the newly created JADU is required by deed restriction recorded at the County of Santa Cruz Recorder's Office. Proof of recordation shall be provided to the City before building permit issuance. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or nonprofit housing organization.

(d) A restriction on the sale of the ADU or JADU separate from the sale of the single-family dwelling, including a statement that the deed restriction may be enforced against future purchasers, shall be recorded with the County of Santa Cruz Recorder's Office.

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

****

CITY OF WATSONVILLE
TEXT AMENDMENT

EXHIBIT "A"

APN: Citywide
Address: Citywide
Applicant: City of Watsonville
Hearing Date: October 13, 2020

Text Amendment Findings (Section 14-12.807)

1. That the proposed amendment is consistent with the policies embodies in the General Plan.

Supportive Evidence

The proposed text amendments to Chapters 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-23 (Accessory Dwelling Units), and Chapter 14-40 (General Provision, Exceptions, and Modifications) are consistent with the policies embodied in the General Plan, in that the Ordinance allows the City to facilitate development standards for creation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) for residential zones except multi-family planned developments. The updated ADU and JADU development standards are also consistent with the following Housing Element Goals:

- Goal 1.0 — Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.
- Goal 2.0 — Expand and protect housing opportunities for all economic segments and special needs groups within the community.
- Goal 4.0 — Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.
- Goal 5.0 — Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

2. That the proposed amendment is compatible to the extent possible with actual and general planned use of the adjacent properties.

Supportive Evidence

The proposed text amendments are compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards concerning lot size, setbacks, parking, and building height that comply with state legislation changes regarding the planning

for and creation of ADUs and JADUs effective January 1, 2020. The proposed Zoning Code text amendments are related to the following residential zones: R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential – Medium Density), and RM-3 (Multiple Residential – High Density). The surrounding general planned use of adjacent properties is zoned residential and the proposed development standards will be compatible with the actual and general planned use of the adjacent properties.

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

Amends Ordinance No. 506-80 (CM) and 1162-03 (CM)

WHEREAS, on July 14, 2020, the Watsonville Planning Commission adopted Resolution No. 15-20 (PC) recommending that the City Council amend Chapter 14-40 (General Provisions, Exceptions, and Modifications), in accordance with the Findings attached hereto and marked as Exhibit "A", for the regulation of accessory dwelling units and accessory dwelling units; and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Table of Contents

SECTION 1. ENACTMENT. 1
CHAPTER 14-40 GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS 2
Sec. 14-40.030 Accessory buildings. 2
SECTION 2. PUBLICATION. 3
SECTION 3. EFFECTIVE DATE 3

SECTION 1. ENACTMENT.

Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending certain section of Chapter 14-40 (General Provisions, Exceptions, and Modifications).

Subsections (a)(1), (a)(2), (a)(3), (a)(4), (a)(5), and (a)(6) of Section 14-40.030 (Accessory Buildings) of Chapter 14-40 (General Provisions, Exceptions, and Modifications) of Title 14 (Zoning) of the Watsonville Municipal Code are hereby amended to read in words and figures and follows:

CHAPTER 14-40 GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS

Sec. 14-40.030 Accessory buildings.

The following shall apply to accessory buildings within the City:

(a) Residential related accessory buildings:

(1) Accessory buildings must utilize compatible materials, architecture, and color as the principal residence on the site. Accessory buildings may only be constructed on a lot containing a main/principal residence.

(2) No accessory building shall be located in a front or exterior side yard.

(3) Accessory buildings with heights of twelve (12') feet or less shall be located within one foot from any rear or side yard property lines. Accessory structures with heights exceeding twelve (12') feet and to a maximum of sixteen (16') feet shall be setback four feet from any rear or side yard property lines. Under no circumstances may an accessory building exceed sixteen (16') feet unless proposed as an accessory dwelling unit, then the maximum height shall be twenty-eight (28') feet with five-foot setbacks from any rear or side yard property lines.

(4) A minimum of six (6') feet shall be provided between accessory buildings and the principal building or another accessory building.

(5) Accessory buildings proposed without living space shall be allowed to have a maximum of two plumbing fixtures where the bathroom is minimally sized to accommodate the two plumbing fixtures.

(6) Accessory buildings not used as ADUs shall not exceed five hundred (500) square feet in size.

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

****

CITY OF WATSONVILLE
TEXT AMENDMENT

EXHIBIT "A"

APN: Citywide
Address: Citywide
Applicant: City of Watsonville
Hearing Date: October 13, 2020

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- Goal 1.0 — Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.
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Supportive Evidence

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for and creation of ADUs and JADUs effective January 1, 2020. The proposed Zoning Code text amendments are related to the following residential zones: R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential – Medium Density), and RM-3 (Multiple Residential – High Density). The surrounding general planned use of adjacent properties is zoned residential and the proposed development standards will be compatible with the actual and general planned use of the adjacent properties.

ADU & JADU Ordinance Update

City Council - October 13, 2020 - City of Watsonville

Overview

- Background
- Process
- Amendments to Municipal Code
- ADU & JADU Ordinance
- Environmental Review
- Recommendation



Background

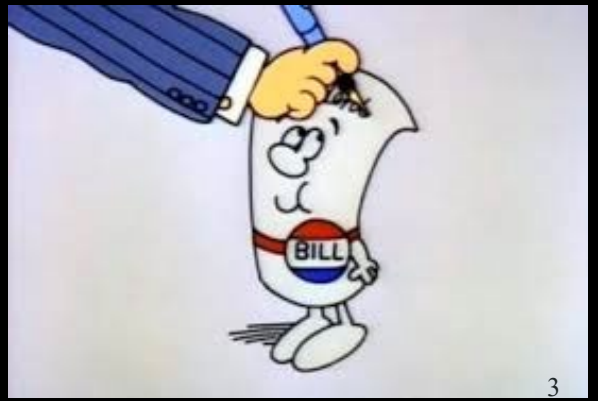
Major State ADU legislation changes in 2017 and 2020

2016-2017 Legislation

- AB 2299 (Bloom)
- AB 2406 (Thurmond)
- SB 1069 (Wieckowski)

2019-2020 Legislation

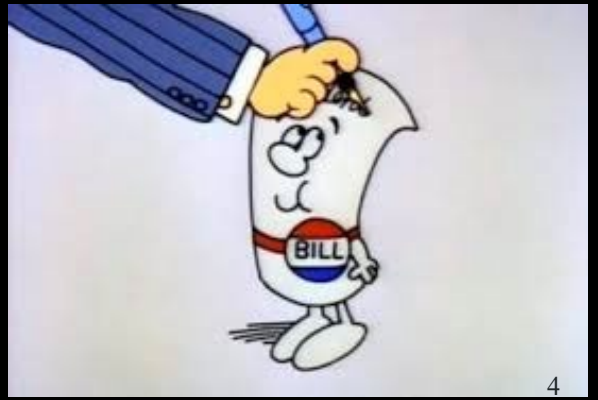
- AB 68 (Ting)
- AB 587 (Friedman)
- AB 670 (Friedman)
- AB 881(Bloom
- SB 13 (Wieckowski)



Background

Major State ADU legislation changes in 2017 and 2020

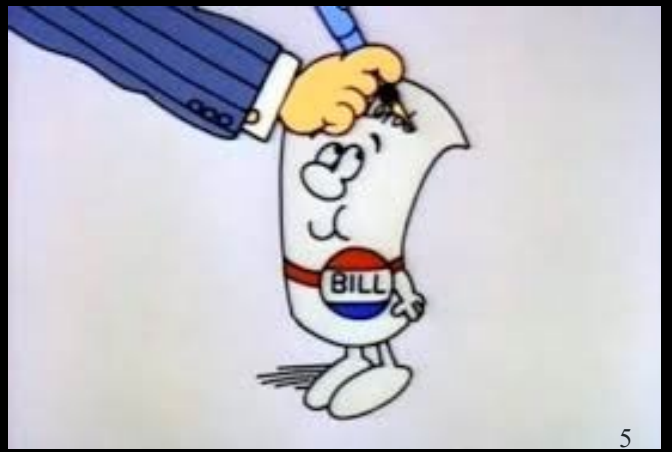
- ADUs and JADUs allowed by right
- Reduced parking requirements
- Created a definition for junior accessory dwelling units (JADUs)
- Focused on lots designated residential and mixed use



Background

Major State ADU legislation changes in 2017 and 2020

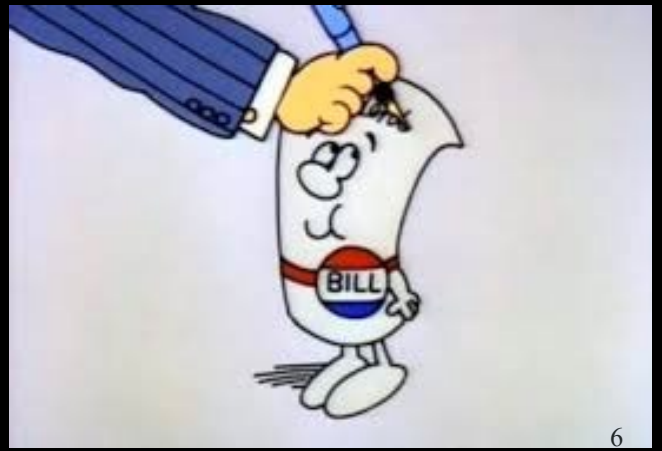
- Removed minimum lot sizes, lot coverages and floor area ratios
- Removed CC&R's for single-family zoning
- Requires jurisdiction to allow a minimum 850 square foot ADU
- Defines multi-family structures as a structure with two or more attached dwellings on a single lot.



Background

Major State ADU legislation changes in 2017 and 2020

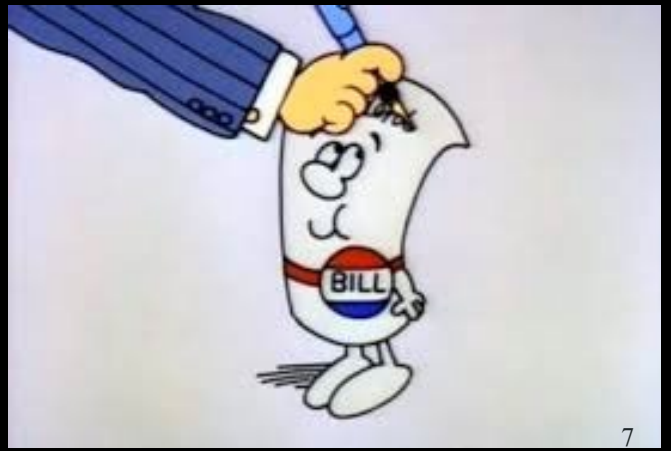
- Reduces ADU and JADU application review time from 120 days to 60 days
- Allows one ADU and one JADU for all single-family zoned lots
- Allows one ADU or conversion of up to 25 percent of existing units for multi-family buildings or two detached ADUs
- Multi-family detached structures are allowed 1 ADU by conversion or new construction



Background

Major State ADU legislation changes in 2017 and 2020

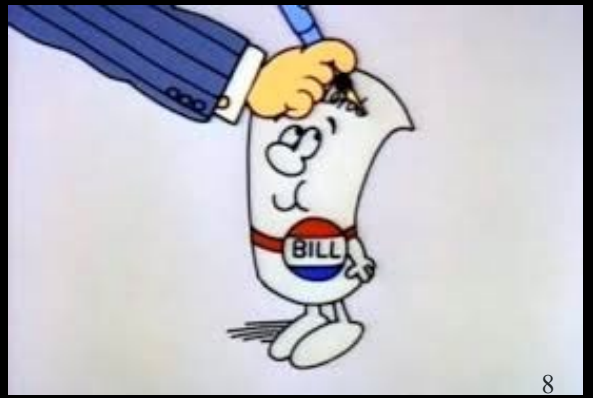
- Allows rebuilding of permitted accessory structures in the same location without meeting current setbacks with expansion of 150 square feet
- Removes owner occupancy deed restriction for the ADU not but for the JADU
- No short term vacation rentals



Background

Major State ADU legislation changes in 2017 and 2020

- Removes impact fees for ADUs less than 750 square feet
- Allows property owners to request code enforcement delays for a period of five years
- Allows non-profit developers to construct and sell ADUs separate from the single family residence as affordable units.



Process

- City Charter - Subdivision (c) Section 907
- WMC Section 14-12.807



Staff Recommendations

Amendments to Municipal Code

Chapter 14-12: Zoning Permits

- Current municipal code requires a Minor Design review for proposed ADUs.

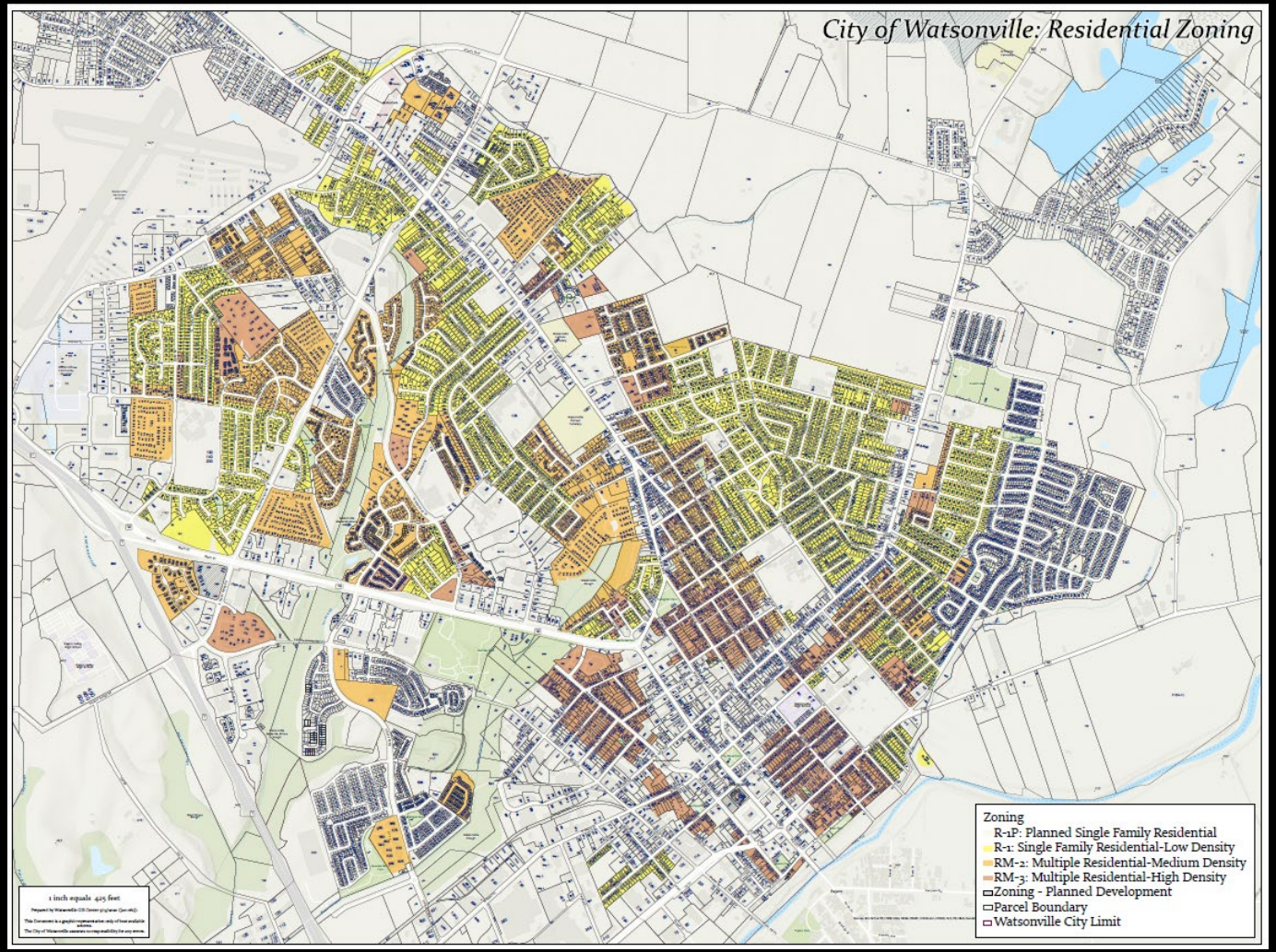
~~DESIGN REVIEW~~

Amendments to Municipal Code

Chapter 14-16: District Regulations

- ADUs allowed in the following zones: R-1, R-1P, RM-2 and RM-3
- District Regulations changes required to allow JADUs in the above zones




City of Watsonville: Residential Zoning
Zoning
R-1P: Planned Single Family Residential
R-1: Single Family Residential-Low Density
RM-2: Multiple Residential-Medium Density
RM-3: Multiple Residential-High Density
Zoning - Planned Development
Parcel Boundary
Watsonville City Limit
1 inch equals 425 feet

Amendments to Municipal Code

Chapter 14-18: Definitions

- 14-18.324 Dwelling unit, accessory (accessory dwelling unit) (ADU)
- 14-18.325 Dwelling unit, Junior Accessory (JADU)
- 14-18.326 Dwelling unit, efficiency
- 14-18.490 Living Area

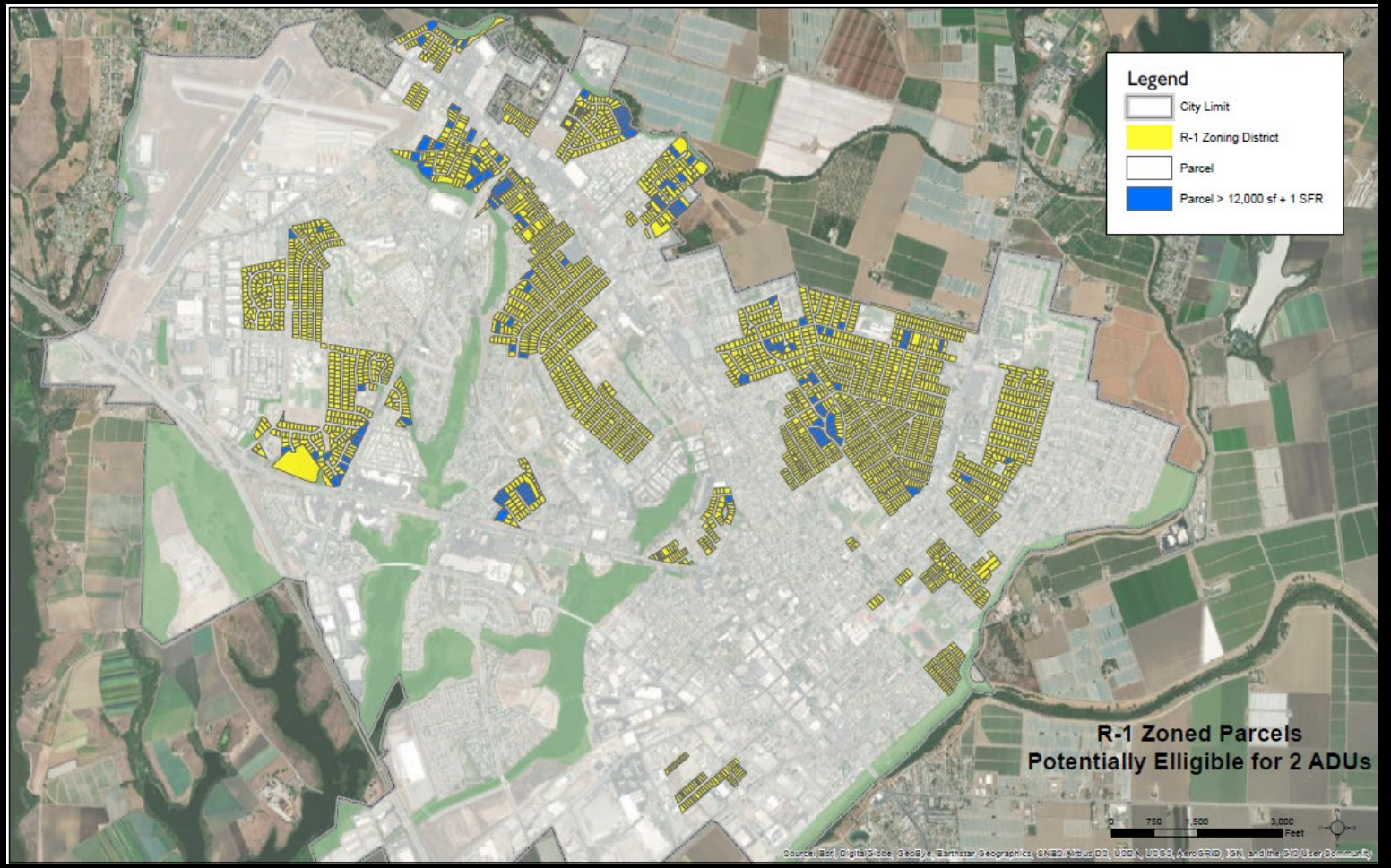


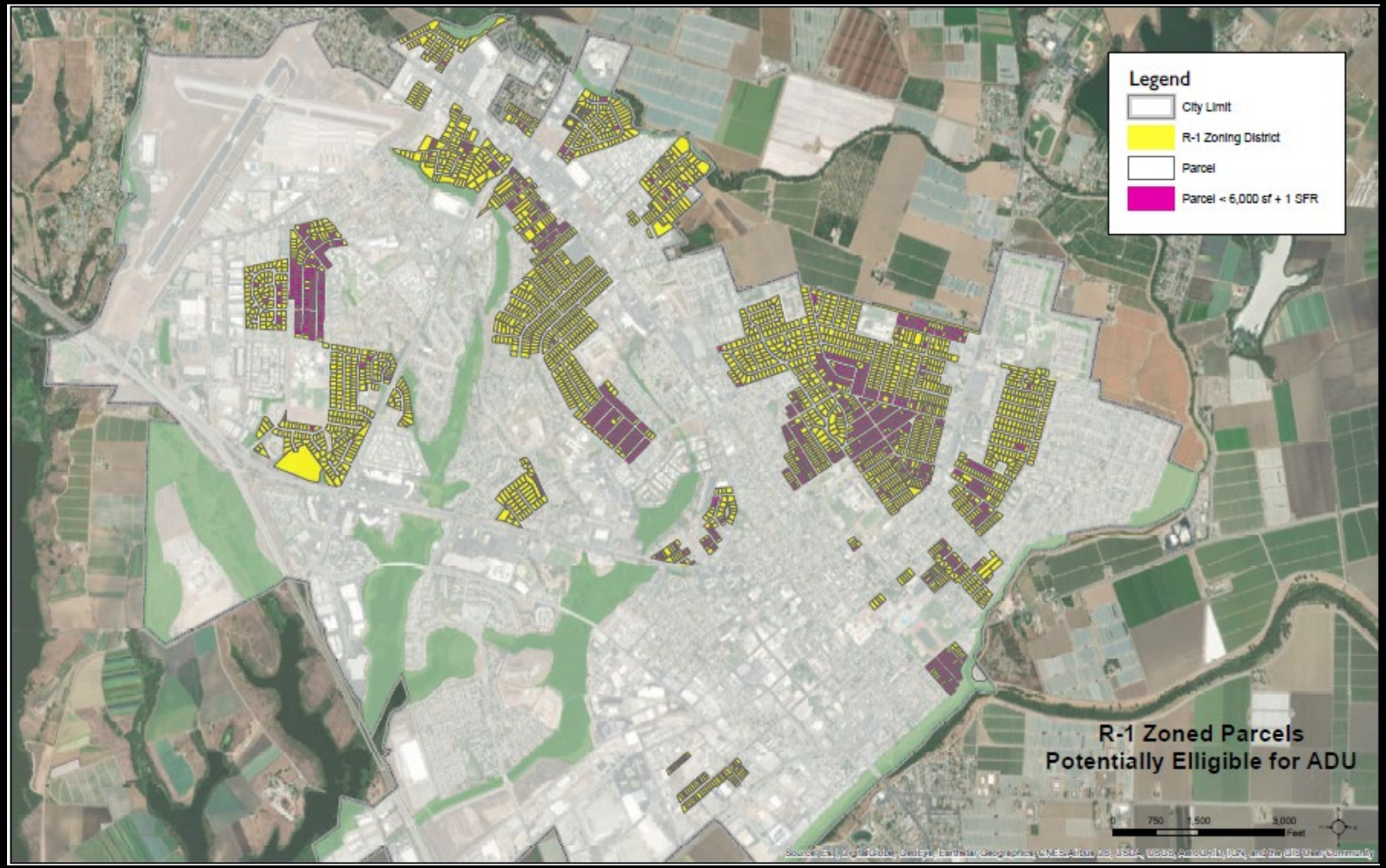
ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (a)

TABLE 1: MAXIMUM ADU LIVING AREA

Lot Size (SF)	Maximum ADU Living Area (SF)
Lots less than 5,999 SF	One 850 SF (maximum 2 bedrooms)
Lots less than 9,999 SF	One 1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	One 1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)


Legend
City Limit
R-1 Zoning District
Parcel
Parcel > 12,000 sf + 1 SFR
R-1 Zoned Parcels
Potentially Elligible for 2 ADUs
0
750
1,500
3,000
Feet


Legend
City Limit
R-1 Zoning District
Parcel
Parcel < 6,000 sf + 1 SFR
R-1 Zoned Parcels
Potentially Elligible for ADU
0
750
1,500
3,000
Feet

ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (b)

TABLE 2: NUMBER OF PERMISSIBLE ADUS OR JADUS

District	R-1	R-1P	RM-2/RM-3
ADUs permitted	1	1	25% of # of units when converting a portion of an existing structure not used as livable space or up to 2 new detached units
JADUs permitted	1	1	One ADU and one JADU if a single-family dwelling exists on the lot at time of application

ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (a)

- Townhomes and condominium units are not eligible for ADUs but do qualify for JADUs.





ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (c)

TABLE 3: MINIMUM SETBACK DISTANCE

District	R-1(P)	RM-2	RM-2/RM-3
Front Yard	20’		
Interior side yard	4’		
Exterior side yard	10’		
Rear yard	4’		
Setback from alleyway	5’		

ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (d)

TABLE 4: MAXIMUM BUILDING HEIGHT

District	R-1(P)	RM-2	RM-2/RM-3
Attached ADU	28’		
Detached ADU	28’		
Conversion of existing accessory structures	16’		

ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (e)

JADUs

- Max size: 500 SF
- Location: must be proposed within an existing or proposed single-family dwelling
- Entry: Separate exterior access required
- Parking: No parking required for a JADU
- Bathroom: may share restroom with single-family dwelling or have its own
- Efficiency kitchen required: cabinets and countertops with electrical appliances

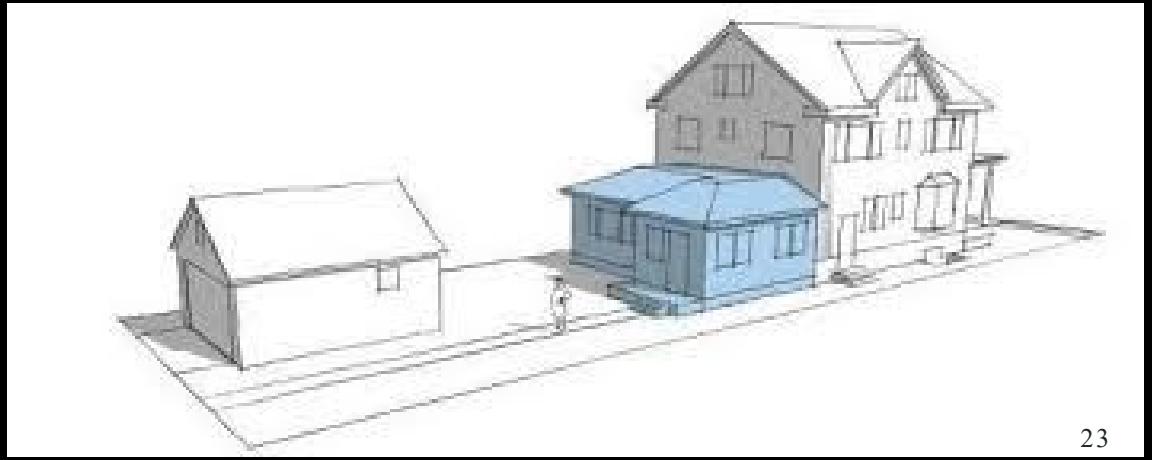


ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (f)

Attached ADUs:

- Max size: 850 square feet or 50 percent of existing single family dwelling, whichever is less

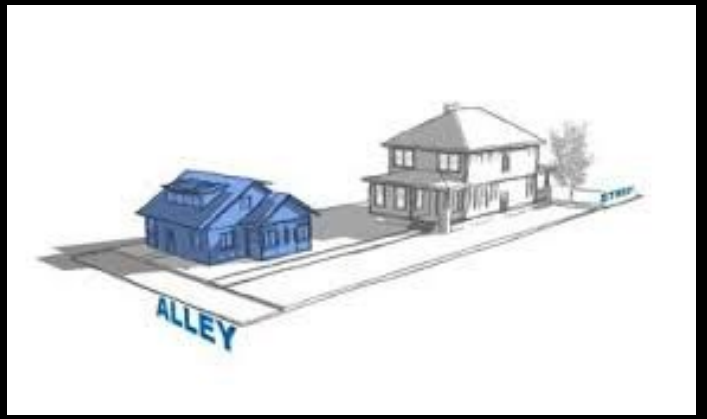


ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (g)

Detached ADUs:





ADU and JADU Ordinance

Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (a)

Exterior:

- Consistent with principal residence or multifamily development
- Consistent building materials
- Consistent architectural style
- Finishes shall be the same as principal residence or multifamily development



ADU and JADU Ordinance

Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (b)

Landscaping:

- 20 percent of the lot shall be landscaped



ADU and JADU Ordinance

Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (c)

Private open space/patios and decks:

- Each ADU or JADU shall have a deck or patio, directly adjoining individual units. Minimum private open space is 96 square feet.



ADU and JADU Ordinance

Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (d)

Access:

- ADU or JADU must face interior of property unless directly adjacent to an alleyway or a public street.



ADU and JADU Ordinance

Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (e)

Window Design:

- Window design shall be screened using landscaping or fencing when adjoining a residential property to protect the privacy of neighbors



ADU and JADU Ordinance

Chapter 14-23.050 Fire Sprinkler Standards

- Fire sprinklers required if primary residence or multifamily building contains sprinklers
- All newly constructed ADUs and JADUs shall comply with Chapter 9 of Title 8 (Fire Code) of the Watsonville Municipal Code.
- All ADUs and JADUs shall comply with a building and fire codes related to fire rated construction

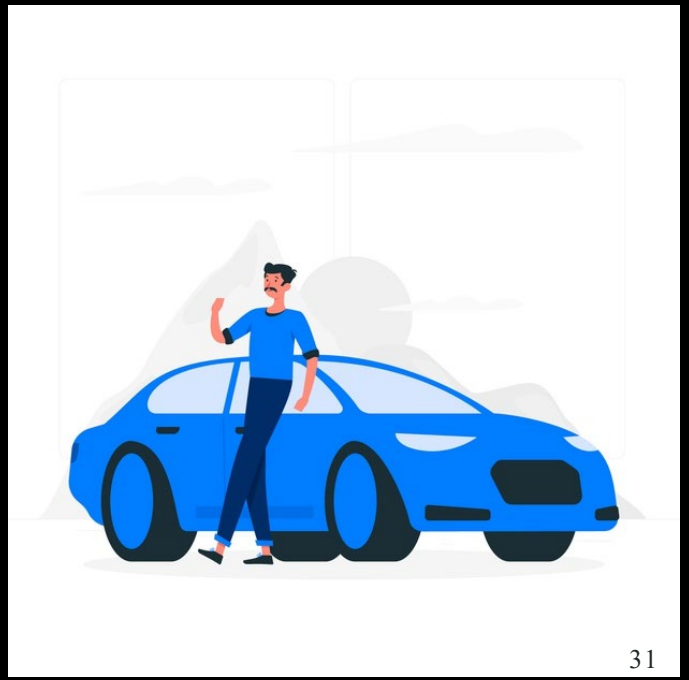


ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (a)

- Primary residential units(s) shall comply with Chapter 14-17

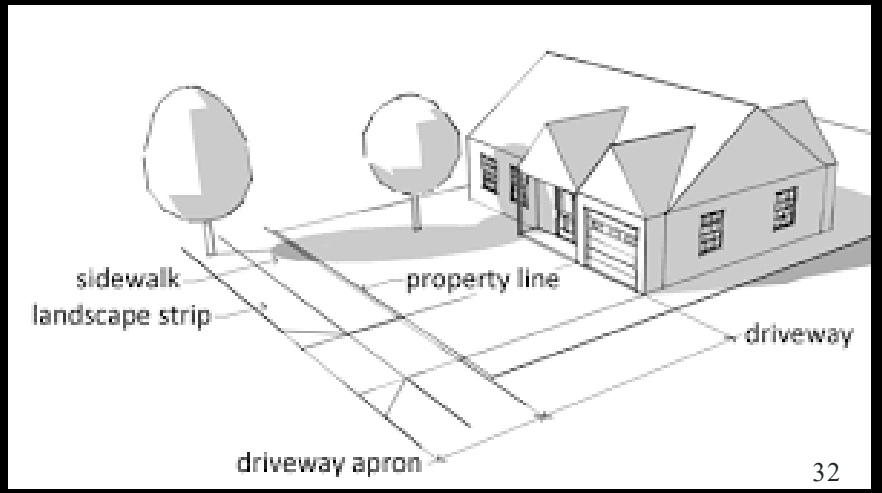


ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (b)

- Proposed ADUs shall provide one parking per unit or per bedroom, whichever is less



ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (c)(d)

- Parking exempt if converting an existing garage, carport, or covered parking structure
- Parking exempt when converting an existing residential space



ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (e)

Parking Exemptions

- The ADU is within one-half mile of a public transit bus stop
- The ADU is within an architecturally and/or historically significant district
- On-street parking permits are required but not available to the occupant of the ADU
- A car share vehicle is located within one block of the unit









ADU and JADU Ordinance

Chapter 14-23.070 Non-Profit Affordable ADU OR JADU Development

- Non-profit housing developers may sell the ADU separately while meeting all requirements of Chapter 46 of Title 14 (Affordable Housing)

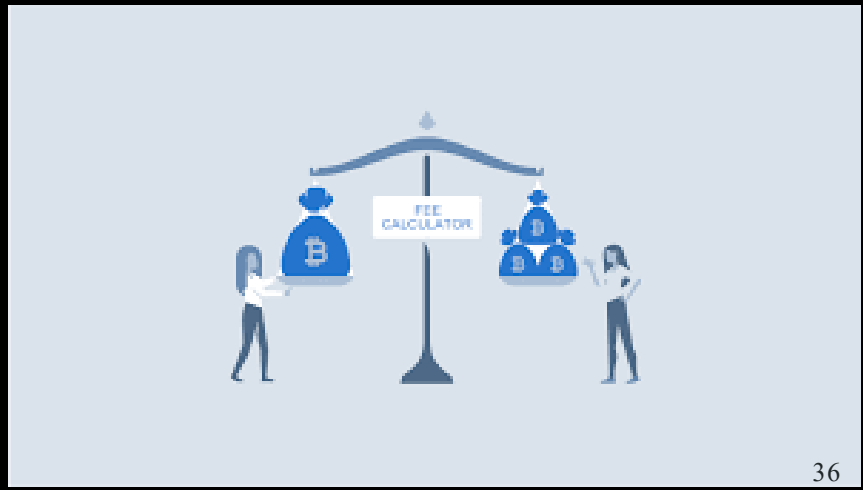


ADU and JADU Ordinance

Chapter 14-23.080 Impact Fees

Subdivision (a)

- ADUs less than 750 SF are not subject to development impact fees.
- ADUs exceeding 750 SF are subject to development impact fees and shall be charged fees proportionate to the primary dwelling, determined as a ratio of square footage.



ADU and JADU Ordinance

Chapter 14-23.080 IMPACT FEES

Example

2017 - 2019	VS	Effective January 1, 2020
Proposed 2 bedroom 750 square foot ADU		Proposed 2 bedroom 750 square foot ADU
Impact fees charged $26,100.07		Impacts fees charged $14,196.07

DEVELOPMENT FEE SUMMARY 2019-2020

CITY OF WATSONVILLE – *Community Development Department*

250 Main Street, Watsonville CA 95076
(831) 768-3050

This reference is a summary of common development and impact fees.
Actual project fees are calculated from submittal plans.
Additional fees may include permits, plan review, and inspections.

A. CITY-WIDE TRAFFIC IMPACT FEE

Single Family detached	14 trips per unit	$199.00	per trip
Multi-Family (apartments, townhouses	10 trips per unit	$199.00	per trip
Non-Residential (remodel/addition)	trips based on use	$102.00	per trip
Non-Residential (other)	trips based on use	$151.00	per trip

B. SANITARY SEWER CONNECTION FEE

Residential and all others	$2,006.01	per unit
Commercial & Industrial: Sum of following, but not less than	$2,006.01	minimum
Based on peak month discharge of flow	$5.59	per gpd
BOD (Biochemical oxygen demand)	$354.73	lb/day BOD
SS (suspended solids)	$448.00	lb/day SS

C. WATER SERVICE

Connection Fee (residential)	$2,592.25	per connection

D. GROUNDWATER IMPACT FEE

Residential	$461.31	per bedroom
Commercial & Industrial	$0.00	no fees

E. STORM DRAINAGE FEE

Additions to Existing (per acre of new impermeable area)	$13,378.40	per acre
New Development Projects:		
Low residential (4.5 units/acre)	$5,385.17	per acre
Med. Residential (4.5-7.5 units /acre)	$6,694.19	per acre
High residential (7.5 units/acre)	$8,024.89	per acre
Commercial & Industrial	$10,707.03	per acre
Area "C" (NE of City, S of Corralitos & Salsipuedes Creeks)	$28,090.85	per acre

F. IMPERVIOUS AREA IMPACT FEE

per square foot of new impervious area	$0.45	per sq. ft.

G. RECREATION & PARKS FACILITIES FEE

(New construction, bedroom additions)

1-2 bedroom dwelling unit	$1,500.00	per bedroom
3 bedroom dwelling unit	$1,667.00	per bedroom
4+ bedroom dwelling unit	$1,875.00	per bedroom
Commercial & Industrial	$0.50	per sq. ft.

H. PUBLIC FACILITIES IMPACT FEE

New detached structures or additions over 1,000 sq. ft.	$0.40	per sq. ft.

Calcuated on total square footage.

I. FIRE IMPACT FEE

Residential new construction	$990.00	per unit
Residential addition	$0.40	per sq. ft.
Commercial & Industrial	$0.40	per sq. ft.

J. AFFORDABLE HOUSING ORDINANCE - IN LIEU FEES

Residential		
Single-Family detached	$13,874.00	per unit
Accessory dwelling unit (14-46.050 exceptions)	$0.00	
Multi-Family (townhouses, co-op, condos all for sale)	$6,938.00	per unit
Commercial		
0-1,000 sq. ft.	$0.00	per sq. ft.
1,001 sq. ft. or more	$0.90	per sq. ft.

K. STREET IMPROVEMENT IN-LIEU FEES

Industrially Zoned Parcels	$112.00	per lineal ft

fee per lineal foot of street frontage or 5% of actual on-site project improvements whichever is less

Other Parcels	$186.00	per lineal ft

fee per lineal foot of street frontage or 10% of actual on-site project improvements whichever is less

L. CARBON FUND IMPACT FEE

Carbon fund fee is based on a percentage of the total building permit fees paid including engineering pan check and review fees. Building permit fees do not include planning permit fees, inspection fees, utility fees or impact fees.

New residential and nonresidential construction	50% of total	building permit fee
Multi family residential & nonresidential additions and alteration	30% of total	building permit fee
Single family residential additions of 500 SF or greater	30% of total	building permit fee

M. UNDERGROUND UTILITY IN-LIEU FEE

	$72.00	per lineal ft

fee per lineal foot of frontage or 1.25% of actual project improvement whichever is less

N. SCHOOL FEE

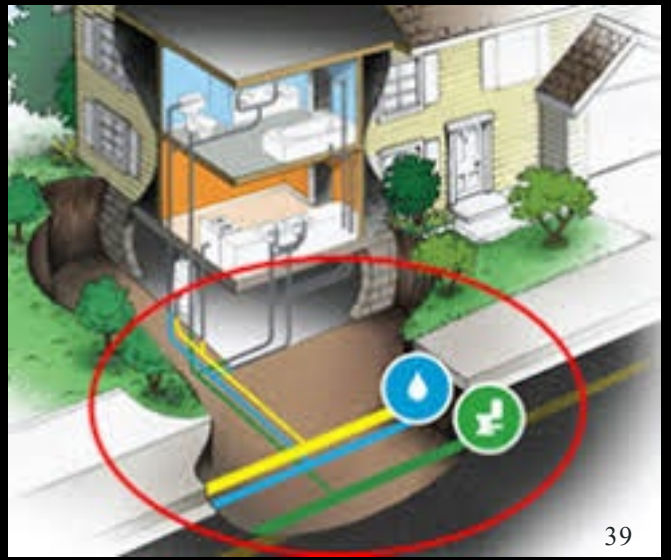
Collected by Pajaro Valley Unified School District 831-786-2380

Residential	$5.02	per sq. ft.
Commercial & Industrial	$0.56	per sq. ft.
Parking lots/structures	$0.07	per sq. ft.
Self Storage	$0.20	per sq. ft.

ADU and JADU Ordinance

Chapter 14-23.090 Utility Connections

- ADUs less than 800 square feet do not require utility connections, unless the ADU is being constructed in conjunction with a new single family residence



ADU and JADU Ordinance

Chapter 14-23.100 Deferred Code Enforcement

Subdivision (1)

- Property owners can now request a delay in code enforcement for up to 5 years if the illegal units complies with Section 17980.12 of the Health and Safety Code.



ADU and JADU Ordinance

Chapter 14-23.100 Deferred Code Enforcement

Subdivision (a)

- Property owner can submit an application to the Building Official to request a delay in code enforcement.

- Should a fee be charged?



ADU and JADU Ordinance

Chapter 14-23.100 Deferred Code Enforcement

Subdivision (b)

The Building Officials approval shall be granted with the following conditions:

- Unit must be vacated before approval
- All non-permitted sewer and water lines shall be capped outside building footprint of unit
- Unit must remain vacant for the 5 year duration period
- Disclosure of illegal unit prior to January 1, 2030, property owner may request 50 percent reduction in permit fees



ADU and JADU Ordinance

Chapter 14-23.110 Restrictions

- Vacant parcels, primary dwelling must be constructed first
- ADU and JADU shall not be used as short term vacation rentals
- JADUs require owner occupancy deed restriction recorded with Recorder's Office
- ADU or JADU can not be sold separately unless developed by a non-profit developer

ENVIRONMENTAL REVIEW

Categorical Exemption

- Pursuant to CEQA Guidelines Section 21080.17, zoning code text amendments are exempt when adopting an ordinance to implement provisions of Sections 65852.1 and 65852.2 of the Government Code.

Findings

General Plan Consistency with the City of Watsonville 2015-2023 Housing Element goals.

- Goal 1.0
- Goal 2.0
- Goal 4.0
- Goal 5.0

Findings

Land Use Compatibility

- The proposed Zoning Code text amendments includes standards complying with state legislation, effective January 1, 2020, regarding development standards for lot size, lot coverage, floor area ratios, and rear and side yard setbacks for permitting of ADUs and JADUs

Staff Recommendation

That City Council adopt amendments to Watsonville Municipal Code Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units)

ADU & JADU Ordinance Update

City Council - October 13, 2020 - City of Watsonville

City of Watsonville
Public Works and Utilities

M E M O R A N D U M

DATE: **October 5, 2020**

TO: **Matthew D. Huffaker,**

FROM: **Steve Palmisano, Director of Public Works & Utilities**
Alex Yasbek, Senior Civil Engineer

SUBJECT: **2030 Climate Action and Adaptation Plan Update**

AGENDA ITEM: **October 13, 2020** **City Council**

RECOMMENDATION:
This is an update item only and no Council action is requested.

DISCUSSION:
The City of Watsonville is embarking on a critical effort for climate action, adaptation, and restoration over the next decade. The Watsonville 2030 Climate Action and Adaptation Plan (CAAP) will chart a clear path for the City, including residents and businesses, to reduce its greenhouse gas (GHG) emissions; combat the impacts of climate change; and explore realistic options for restoring and repairing its natural environment.

Background. The State of California supports local action on climate change by providing guidance for local jurisdictions to develop climate action plans or plans to reduce greenhouse gas (GHG) emissions for projects. The State also requires climate change adaptation strategies to protect communities and critical infrastructure from climate impacts. To comply with existing legislation, the CAAP will have three focus areas: Climate Mitigation, Climate Adaptation, and Repair and Restoration. The web page for the CAAP is: cityofwatsonville.org/CAAP

Climate Mitigation. This component is based on the City's 2017 GHG inventory compiled by the Association of Monterey Bay Area Governments (AMBAG). The outcome of this analysis will be a set of emission reduction targets for meeting the City's stated GHG reduction goals. Staff will work across City departments to identify a broad array of mitigation strategies with clear performance metrics. Mitigation actions will be characterized by their potential to reduce GHG emissions, implementation timeframe, cost, community support, and ability to provide additional community benefits. Example mitigation strategies include installation of EV charging stations, promoting active transportation, and energy efficiency improvements.

Climate Adaptation. This component is based on the City's recent 2020 Local Hazard Mitigation Plan (LHMP). It will consider additional risks, including agricultural impacts, grid reliability, and potential influxes of short-term or long-term climate migrants. Staff will categorize potential adaptation strategies by their risk-reduction potential (effectiveness), implementation timeframe, cost, community support, and ability to provide additional community benefits. Some example adaptation strategies include installing emergency generators, designating community cooling centers, developing distributed energy systems, and increasing tree canopy and green infrastructure.

Repair and Restoration. The final component will include an evaluation of potential regional actions such as: regenerative agriculture, large scale tree planting, and wetland restoration. Due to the proposed regional scale of the implementation measures in this section, staff is proposing a collaborative approach with implementation measures that are scaled at the Pajaro River watershed or Santa Cruz County level. Recognizing the limited reach of City projects, the plan will lay out strategies for the City to play a role in a larger context through Statewide and Regional policy advocacy.

Outreach and Community Engagement. Effective stakeholder and community engagement is an essential part of the Watsonville 2030 CAAP development process.

Online Survey. Staff has started to engage the community through online surveys. The first survey was conducted from July to August 2020, and informed Watsonville residents about the importance and benefits of the CAAP and solicited their input on climate change concerns.

Outreach efforts to disseminate the survey were done via social media, the Register Pajaronian, City website, and in-person following social distancing guidelines. In summary the results of the survey showed:

- 273 responses in both Spanish and English
- Over 75% of respondents reported that in the time that they have lived or worked in Watsonville they have observed changes in the climate or environment
- 60% of respondents are "very concerned" about the environment while an additional 25% are "concerned"
- Respondents would like to see the City improve sustainable building practices, invest in water conservation, and increase food systems security and storage
- 60% of respondents said that it is "very important" for the City to reduce its emissions to 0 metric tons of greenhouse gasses before 2045
- The creation of urban forests and green spaces was the initiative that most respondents chose as the program the City should consider to help reduce carbon emissions

- Community workshops and opportunities to advocate for change at State and Federal levels were the top two informational resources respondents would like the City to provide.

The second survey will be launched in early November and will focus on the specific actions community members would like the City to undertake to address climate change issues.

***Community Engagement*.** A Community Advisory Committee has been formed with members of the community who do not traditionally participate in local decision-making processes and are most impacted by climate change. Members of this committee include a mix of residents and representatives from a number of local organizations including Pajaro Valley Prevention and Student Assistance (PVPSA) and Community Action Board of Santa Cruz County (CAB).

On September 23rd the CAAP Community Advisory Committee met virtually for the first time. Thirteen members of this committee will review the results of Watsonville's climate survey and advise the City on ways to get more community members to vote on which specific environmental actions and strategies Watsonville should take for the next 10 years. This same group of community members will give feedback on the draft for the upcoming 2030 Watsonville Climate Vision survey to better present the proposed strategies.

A Stakeholder Group meeting was held on September 25th. The City included both internal stakeholders (City department directors and staff) and external stakeholders (other local government agencies and organizations). The stakeholder group has been asked to review relevant draft materials and provide input in the strategy development phase. The stakeholder group includes representatives from the following groups:

- Association of Monterey Bay Area Governments (AMBAG)
- Pájaro Valley Water Management Agency (PVWMA)
- Central Coast Climate Collaborative
- Watsonville Wetlands Watch
- Regeneración
- Community Bridges
- The Amah Mutsun Tribal Band
- Monterey Bay Economic Partnership
- Ecology Action
- Cabrillo College
- Land Trust of Santa Cruz County
- Salud Para La Gente
- Santa Cruz Regional Transportation Commission
- County of Santa Cruz

- City of Santa Cruz
- County of Monterey
- City Departments, including Airport, Parks, Community Development, PW/Engineering

By including such a diverse group of community members, it is hoped that the strategies presented to the community for feedback are realistic, creative, consistent with regional efforts, and have the backing of agencies that have a role in implementing the strategies successfully.

A public meeting to review and discuss the draft CAAP is also planned, once staff receives more input on the mitigation strategies from both the Community Advisory Committee and the Stakeholder Group.

Climate Strategies: Moving from Planning to Implementation. A strategy matrix was developed based on the GHG inventory, discussions with City staff, and input from the consultant. The matrix was distributed to staff for feedback and input. Staff were also asked to rank strategies and provide estimates of impact and cost to implement. The results of this work is a summary list (attached below). The strategies have been divided into 11 sectors which cover the various actions the City can take to address climate change. Finalizing this list of actions, including ranking the strategies and determining which strategies have the most community support are the next steps.

New GIS Website Tool. The development of a web application is underway. The purpose of the application is to communicate climate risks and opportunities in a way that activates community engagement and action. The development of the web application will support the selection, monitoring, and implementation of local mitigation and adaptation strategies by providing transparent data and interactive maps that identify priority areas. A draft version of the application can be found at: https://experience.arcgis.com/experience/7da73008cb314cd08949e2b6fe0eef95

Next Steps. In the next two months, staff and community members will be working together to prioritize mitigation strategies to address issues around climate. Actions will include:

- A second online survey conducted in November to request community feedback and prioritization on proposed CAAP strategies.
- A second stakeholder meeting to review potential climate action strategies.
- A public meeting to present the potential climate action strategies and receive input.
- Return to Council to present updated GHG emissions data, updates on community and stakeholder meetings, and draft mitigation strategies based on public input.

The final outcome of the development of the CAAP is a robust implementation plan that summarizes key findings, lists potential mitigation and adaptation strategies, and establishes a plan for implementing and monitoring progress moving forward. Importantly, the Plan will include financial options for selected high priority emission reduction and adaptation measures. Staff will also develop an effective strategy for environmental review and compliance with the California Environmental Quality Act (CEQA).

STRATEGIC PLAN:
Development of the CAAP is consistent with Priority 3, Infrastructure and Environment goals.

FINANCIAL IMPACT:
None.

ALTERNATIVES:
None.

ATTACHMENTS:
1) Draft Climate Strategies Summary List

cc: City Attorney

City of Watsonville
Draft Climate Strategies - Summary List

Potential strategies are listed by sector and level of priority below. Please note that priority levels have been determined by staff based on existing capacity and programs. Feedback from community members and stakeholders has not yet been integrated.

The strategies are divided into 11 sectors:

1. **Transportation**
2. **Energy**
3. **Construction**
4. **Wastewater and Solid Waste**
5. **Building Code and Ordinances**
6. **Agriculture and Food**
7. **Migration**
8. **Sequestration and Restoration**
9. **Financial**
10. **Neighborhood and Community**
11. **Policy and Public Health**

1. Transportation Sector Strategies

Goal - decrease greenhouse gas emissions from high levels of personal car usage and the usage of gasoline and diesel powered vehicles. Note that high car use is a symptom of employment opportunities, socio-economic issues, car-centric built environment and societal norms.

Strategies -

- High priority
  - Increase investment in EV infrastructure and incentives
  - Improve alternative transportation infrastructure (bike lanes/storage, trails, pedestrian improvements)
  - Implement eBike Share/eScooter Share programs
- Medium priority
  - Participate in development of regional alternative transportation connections
  - Enhance public transit services - Minibus concept study
  - Enhance public transit services and amenities
- Low priority
  - Synchronize traffic lights (already been done)
  - Incentivize City employee carpool program
  - Create carpool program for farmworkers

2. Energy Sector Strategies

Goal - reduce greenhouse gas emissions through the use of renewable energy and by conserving energy (increased energy efficiency). Create a more resilient energy grid to accommodate increased electricity demand [from EV's, electrification and increased cooling needs]. Increase the amount of renewable energy and power storage locally. Ensure that community centers have power even if the grid goes down.

Strategies -

High priority

- ○ Participate in Community Choice Energy (Central Coast Community Energy/Monterey Bay Community Power) to ensure continued commitment to GHG reduction goals and local re-investment
- ○ Pass ordinance requiring all new construction to be all-electric (fossil gas ban)
- ○ Participate in Power Purchase Agreements for solar with storage. Develop Power Purchase Agreement for solar and storage for emergency shelters.
- ○ Reduce energy required for cooling by implementing tree planting programs (see sector 8 - Sequestration and Restoration)
- ○ Ensure transition to all-electric does not result in higher utility bills for residents
- ○ Increase community preparedness for power outages by developing educational materials and conducting outreach
- ○ Evaluate critical facilities for suitability for solar with battery storage backup.
- ○ Appoint a staff person to assess solar and storage protection to critical and community serving facilities.
- ○ Implement policies to promote solar and battery storage for resilient power for critical facilities and facilities serving low- income communities.
- ○ Utilize bond financing (and other financing mechanisms) to develop solar and battery backup on public and nonprofit owned facilities
- ○ Leverage state resources and funding for resilient energy projects and initiatives
- ○ Replace/supplement diesel/gas generators backup power at critical facilities
- ○ Develop energy efficiency policies and programs

- Medium priority
- ○ Pass ultra-efficiency ordinance requiring energy efficiency commitments beyond required by title 24
- ○ Incentivise replacement of fossil gas appliances and equipment with electric equivalents in residential and non-residential buildings
- ○ Promote and incentivise energy efficiency retrofits for buildings (residential and non-residential)
- ○ Develop community solar purchase agreement program, allowing residents, particularly renters, to go solar even if they do not own their property/roof
- ○ Implement Solar dividend program (provide each resident with a 10kw solar array - EPICS program/concept (End Poverty In California with Solar)
- Low priority

- Make energy efficiency improvements to city owned water infrastructure
- Reduce water usage to save on pumping and treatment energy use
- Implement additional energy efficient improvements to street lights
- Install cool roof technology (white/green roofs) on city buildings (adopt policy/best-practice)
- Retrofit city HVAC (improve controls, best practice)
- Implement combined heat and power systems at City facilities

3. Wastewater and Solid Waste Strategies

Goal - reduce methane (a potent greenhouse gas) production and leakage, manage waste streams well - ideally in circular fashion

Strategies -

- High priority
  - Increase diversion of food waste and continue with compliance strategy to meet SB1383 mandate (State mandate that requires all food waste to be collected and composted, current plan is for all food waste to go to facility in Monterey) while preserving community composting options.
  - Eliminate single-use plastics and prioritize reuse in food preparation, distribution, and sale
- Medium priority
  - Retrofit Wastewater Treatment Plant to accept food waste (leads to biogas production, increased biosolids, and potentially biochar)
  - Adjust/modify community composting program as alternative to food waste collection
  - Zero Waste (identify specific strategies to promote zero waste practices)
- Low priority
  - Increase methane capture at landfill (regional effort, landfill is closed)
  - Improve equipment to reduce nitrogen oxide emissions (no possible changes to achieve this strategy)

4. Construction Strategies

Goal - reduce energy use and greenhouse gas production from construction activities

Strategies -

- Low Priority
  - Use alternative fuel/power source for construction (availability issues, rental equipment issues)
  - Limit Idling beyond existing regulation (existing regulation is difficult to meet and enforce - additional regulation would unlikely lead to any meaningful changes)

5. Building Code and Ordinance Strategies

Goal - change and adjust current codes and ordinances to support climate related goals

Strategies -

- (not prioritized)
  - Re-asses zoning and norms such as building height limits, parking minimums, density, etc
  - Pass Accessory Dwelling Unit ordinance (driven by State)
  - Explore decoupling parking and development
  - Restructure impact fee to incentivise compact development
  - Change zoning requirements to allow more families per lot
  - Adjust/Modify Carbon fund to remain viable (changes in code requirements have lead to less fees being levied and fewer contributions to fund)
  - Require trees by ordinance (i.e.. When you build - could be part of impact fee)
  - Incentivise tree planting through reduction in permitting fees if developer/owner plants trees as part of the project
  - Pass ordinance prohibiting new drive-throughs

6. Agriculture and Food Adaptation Strategies

Goal - enact changes in agricultural practices to sequester carbon, build soil, conserve water, and prepare for climate impacts. Note that the high cost of land forces farmers to maximize profits.Strategies need to acknowledge and adapt to this paradigm or consider changes in land ownership/land reform. Evaluate and implement local production and consumption of food. Protect farmworkers.

Strategies -

- Participate/Facilitate regional approach to agricultural resilience (in partnership with PVWMA)
  - Develop regional agriculture plan to preserve agricultural land and identify opportunities for and implement climate smart agricultural practices
  - Pilot project to promote regenerative agriculture
  - Publicise resources, grants, programs, and technical assistance for climate smart initiatives
  - Reduce plastic use in ag and collaborate in regional efforts to implement a take-back program (currently underway)
- Participate in regional approach to water management (in partnership with PVWMA)
  - Identify suitable locations for flood control, groundwater recharge, and multi-benefit habitat restoration
  - Utilize excess flood water and rainfall for reuse or recharge (College Lake)
  - Verify that most efficient water delivery and irrigation systems and conservation practices are in use.
  - Re-asses regulation, management, and use of recycled/reused water

○ Improve water quality through soil and farm water runoff and reduce runoff where appropriate
○ Increase water holding capacity of soil by improving soil structure and increase in organic matter
● Farmworker Safety
○ Educate farmworkers about exposure to heat (high heat days)
○ Provide resources and support to farmworkers
○ Work with County to create ordinance that ensures workers are provided with adequate breaks/working conditions to accommodate health and safety concerns
● Outreach and Education
○ Launch an “Eat Local” initiative to inform public, restaurants, local businesses of benefits to sourcing locally grown food
○ Establish local preference purchasing policies for private companies, public schools, etc
○ Promote eco-literacy with focus on local agriculture
○ Expand Nature Center curriculum to teach about home gardening, permaculture, etc
● Promote local food production and community access to local food
○ Establish a working group of City staff and local stakeholders to research and implement local food production and access to local food. A city working group could:
■ Identify and remove barriers to street vendors
■ Identify and remove barriers to urban agriculture to encourage residents to grow food, raise chickens, etc. Explore allowing use of vacant land for growing food.
■ Maximize utilization and accessibility to federal food assistance programs - Permanently institute food access and nutrition policies to better serve vulnerable communities and allow greater flexibility for administrators (SNAP etc)
■ Expand and diversify alternative food access points (CSAs, urban ag networks, farmers markets, etc)
■ Establish city procurement policies that increase healthy food options for low income communities and improve local economies, sustainability, animal welfare, and labor standards
● Strengthen local food supply chains
○ Assess charitable/emergency food supply for future crises and identify possible improvements
○ Assess and increase the development/use of community gardens to support local food production and partnerships
● Land Reform
○ Explore options and opportunities to return land to first nations
○ Explore options that allow local farmers to own the land

7. Migration Adaptation Strategies

Goal - plan ahead to accommodate and benefit from increased migration to Watsonville as people begin to move away from areas experiencing extreme heat, wildfires, and sea level rise/flooding

Strategies-

- High Priority
  - Join Mayors Migration Council with C40
  - Create integrated policies and programs between staff working on climate change and those working on immigration and refugee services
  - Form climate migration study group composed of city staff and local stakeholders
  - Survey City's recent immigrants to determine if climate change was factor in moving (keep records)
  - Build relationships with neighboring districts and jurisdictions to approach issue at regional level
  - Modify City population forecasting and planning methods to include potential migration in the City's General Plan
- Medium Priority
  - Explore what it means for the City to become a "receiving community"

8. Sequestration and Restoration Strategies

Goal - promote interbeing, living in harmony with nature, healthy water, soils, air, rivers, forests, wetlands, and ocean - begin the process of healing the land and viewing earth as sacred.

Strategies -

- High priority
  - Implement 100' buffer for sloughs within City limits
  - Implement watershed improvements and habitat enhancements for sloughs, storm culverts, and channels
  - Explore natural resource protection (of native plants) and management policies(of invasive species)
  - Incentivise tree planting on public and private property (sequester carbon, provide shade and restore habitat)
  - Develop an urban forest management plan
  - Develop tree ordinance to protect existing trees
  - Implement "Adopt a Tree" program (look at examples in SF and Berkeley)
  - Develop and implement Green Infrastructure Plan (combination stormwater, habitat, trees, etc)
  - Coordinate meeting series with Amah Mutsun Tribal Band to discuss best practices on restoration strategies and actions
  -
- Medium Priority
  - Quantify the sequestration provided by the slough system
  - Pass herbicide and pesticide ban for non-agricultural usage
  - Establish local eco-corps
  - Convert biosolids and woody yard waste into biochar to be used as a soil amendment

○ Coordinate the development of a regional biochar facility with other regional stakeholders
- Low Priority
○ Explore delineation of new wetlands due to sea level rise

9. Financial Strategies

Goal - Recognizing that investments often support fossil fuel industries that take a large environmental toll on the earth, the City aims to align our financial policies with the goals of our climate action plan. The City seeks to utilize finance in a way that is beneficial to environment and community

Strategies -
- High Priority
○ Urge divestment of city retirement accounts (CalPERS)
○ Support and utilize public banking (or credit union if public banking is not available)
- Medium Priority
○ Create new/modify City investment policy
○ Create carbon credits to sell as offsets (possibly through partnership with growers, or through tree program or through slough system)
- Low Priority
○ Purchase carbon offsets

10. Neighborhood and Community Strategies

Goal - build stronger neighborhoods that are resilient to short term shocks and long term stress associated with climate change Foster connections and mutual support amongst neighbors. Implement programs that encourage environmentally friendly practices.

Strategies -
- High Priority
○ Create neighborhood pods/networks for increased connection and resiliency
○ Create and operate resilience hubs - places of refuge like community centers
○ Invest in a regional broadband network to provide city-wide broadband access
○ Expand Green Business Program
○ Support PVUSD to improve climate literacy
- Medium Priority
○ City sponsored flea market for outreach and services
○ Support or create repair workshops, tool library, repair skill building
○ Create Green Jobs training programs
- Low Priority
○ Watsonville Intentional Community - create place for communal living/working/farming model

11. Policy and Public Health Strategies

Goal - Use the City's latent political power to change policies that dont benefit us and create new policies that serve the City. Identify and address how our healthcare system is not serving our community.

- High Priority
  - Increased access to healthcare (increased need with climate change - existing system not suitable as demonstrated with Covid)
  - Increase community education around health impacts of climate change
  - Advocate and lobby for policies that address City issues

Watsonville Climate Action & Adaptation Plan

Shaping our city in the time of climate change

City Council Meeting - October 13 2020



Governor Newsom's

Climate and Executive Order - Biodiversity

To combat climate crises and support biodiversity:

California Natural Resources Agency

cdfa California Department of Food & Agriculture

CalEPA California Environmental Protection Agency

to establish the:

California Biodiversity Collaborative

Bring together:

- Indigenous People
- Experts
- Businesses
- Community leaders
- Other stakeholders from across California

City of Watsonville California

Pause for a moment - reflect on where we are and the time we find ourselves living in.

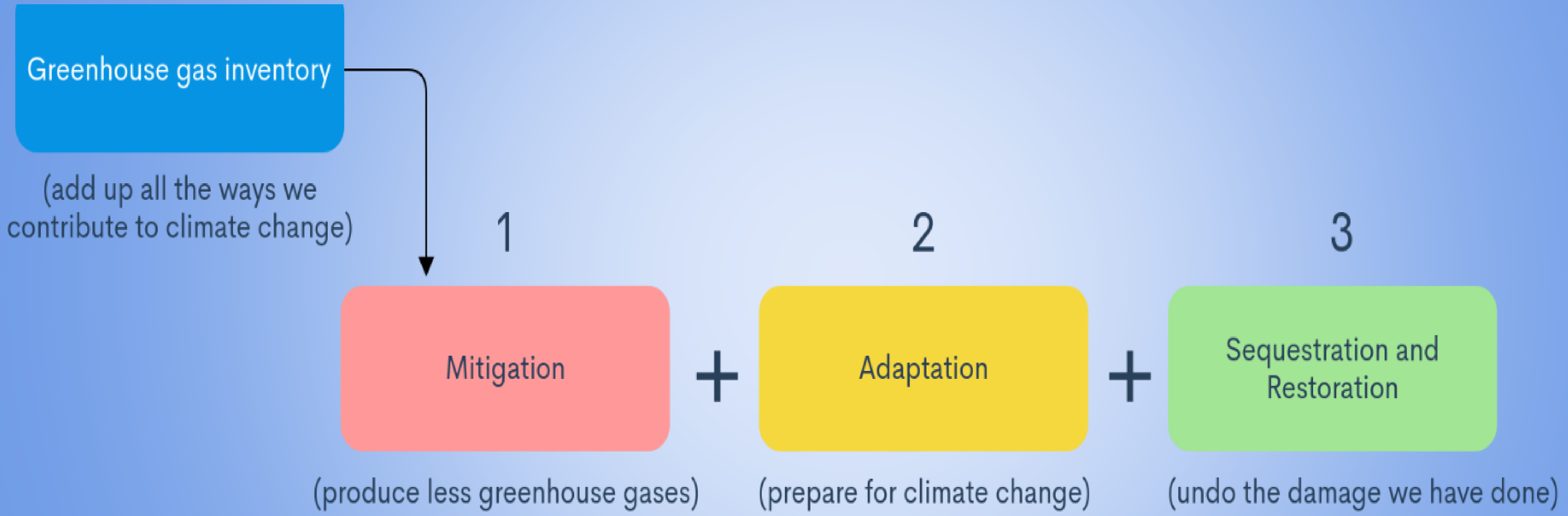


Project Team

- **External Stakeholders -**
  - **Lead Department** - Public Works and Utility Department
  - **Assistance and Input** - Community Development Department, Parks and Community Services, Solid Waste, City Manager's Office, Airport, Finance
  - **Internal Stakeholders**
    - Association of Monterey Bay Area Governments (AMBAG)
    - Pajaro Valley Water Management Agency
    - Regeneracion
    - Amah Mutsun Tribal Band
    - County of Santa Cruz
    - City of Santa Cruz
    - County of Monterey
    - Cabrillo College
    - Bike Santa Cruz County
    - Central Coast Climate Collaborative
    - Central Coast Community Energy
  - **Consultant Team** - Harris & Associates, Community Advisory Committee and Climate Action & Adaptation Surveys
  - **The Community** - Public Meetings,
    - Community Action Board
    - Ed Association Bridges
    - Watsonville Wetlands Watch
    - Ecology Action
    - Greenpower
    - LandSea Science
    - Land Trust of Santa Cruz
    - Monterey Bay Economic Partnership
    - Pajaro Valley Health Trust
    - Santa Cruz Resource Conservation District
    - Santa Cruz County Regional Transportation Commision


2015 Climate Action Plan
Urban Greening Plan
Complete Streets to School Plan
2030 Climate Action & Adaptation Plan
Local Hazard Mitigation Plan
Environmental Justice (General Plan)
Green Infrastructure Grant
Urban Forestry Grant

ELEMENTS OF THE 2030 CLIMATE ACTION AND ADAPTATION PLAN



Create a strategy and stakeholder input on strategies.

Mitigation - Produce Less Greenhouse Gas

What emissions targets should we pick?

By 2030 - 40% below 1990 levels
By 2045 - Carbon Neutral



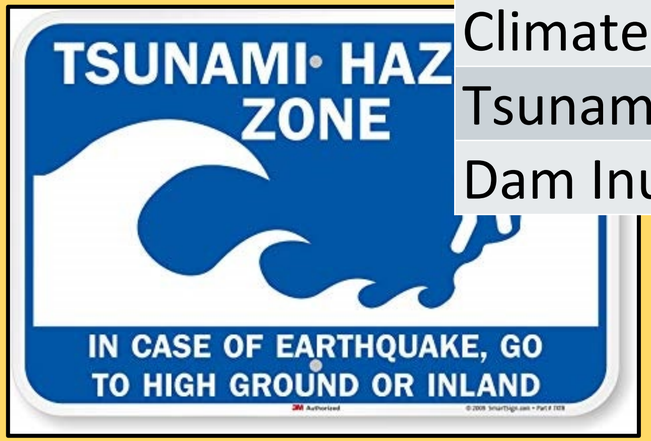


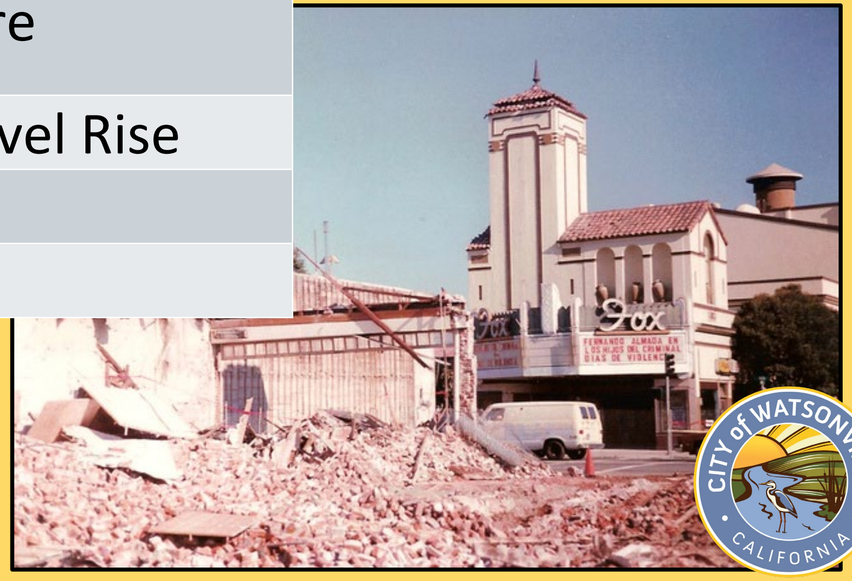
LOCAL HAZARD MITIGATION PLAN
Forms Basis of Adaptation Section





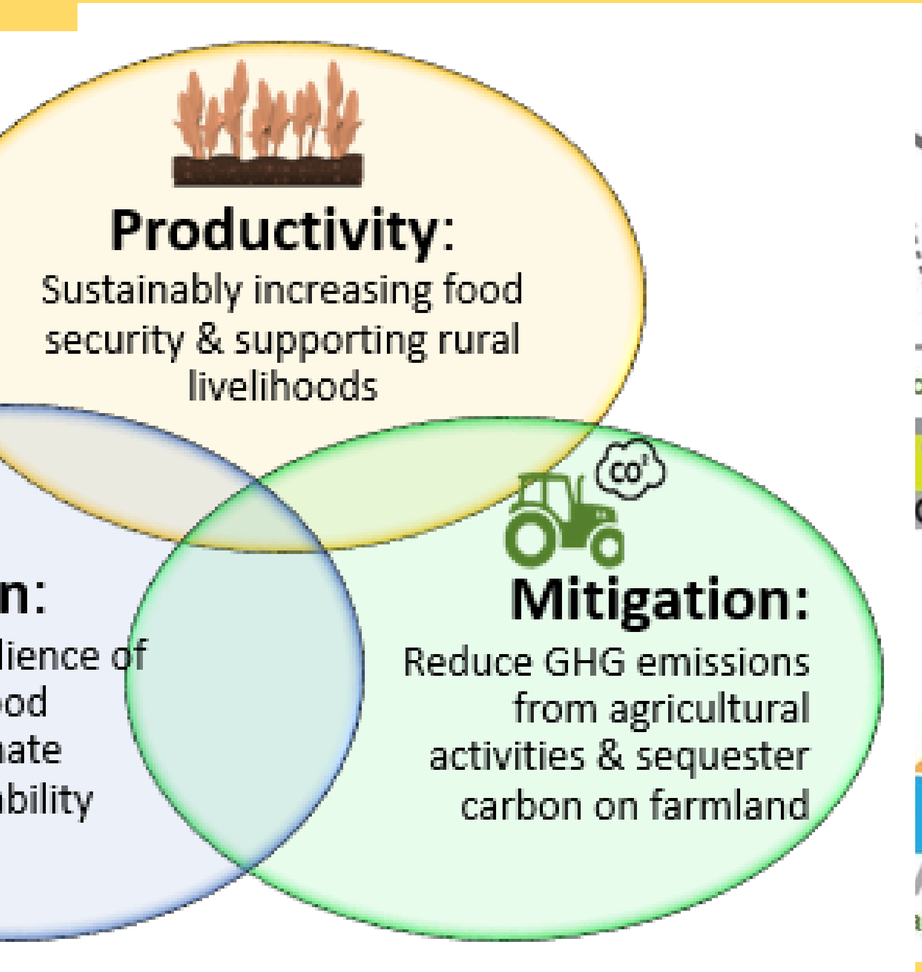
Primary Hazard	Secondary Hazard	
Earthquake	Liquefaction	Landslide
Flood	Levee Failure	Landslide
Drought	Saltwater Intrusion	Groundwater Overdraft
Wildfire	Flood	Debris
Wind	Public Safety Power Shut off	Wildfire
Climate Change	Extreme Heat	Sea Level Rise
Tsunami	--	
Dam Inundation	--	





SUPPLEMENTAL ADAPTATION ASSESSMENT

CLIMATE MIGRATION ENLARGE AGRICULTURAL LAND







RESTORATION AND SEQUESTRATION

- Planting Trees
- Habitat Restoration *(wetlands)*







RESTORATION AND SEQUESTRATION

- Working with partner agencies - explore practices such as carbon farming and regenerative agriculture







RESTORATION AND SEQUESTRATION

- Biochar facility - turn our biosolids at Wastewater Treatment Plant into biochar

(beneficial soil amendment)








Community Advisory Committee
COMMUNITY ENGAGEMENT
Equitable & Inclusive
Bilingual Surveys
Stakeholder Group
Community Meetings

OUTREACH EFFORTS During Covid-19

- Social media and our website
- Newspaper ads (including online)
- City newsletter

- Emails to community partners, youth organizations, and City staff

- In person outreach during covid (farmers market, senior center, library)







COMMUNITY INPUT

- 1st Survey: July 16 - August 25

What are your feelings and concerns?

“I deeply care about my community”

“I want to see more green open spaces”

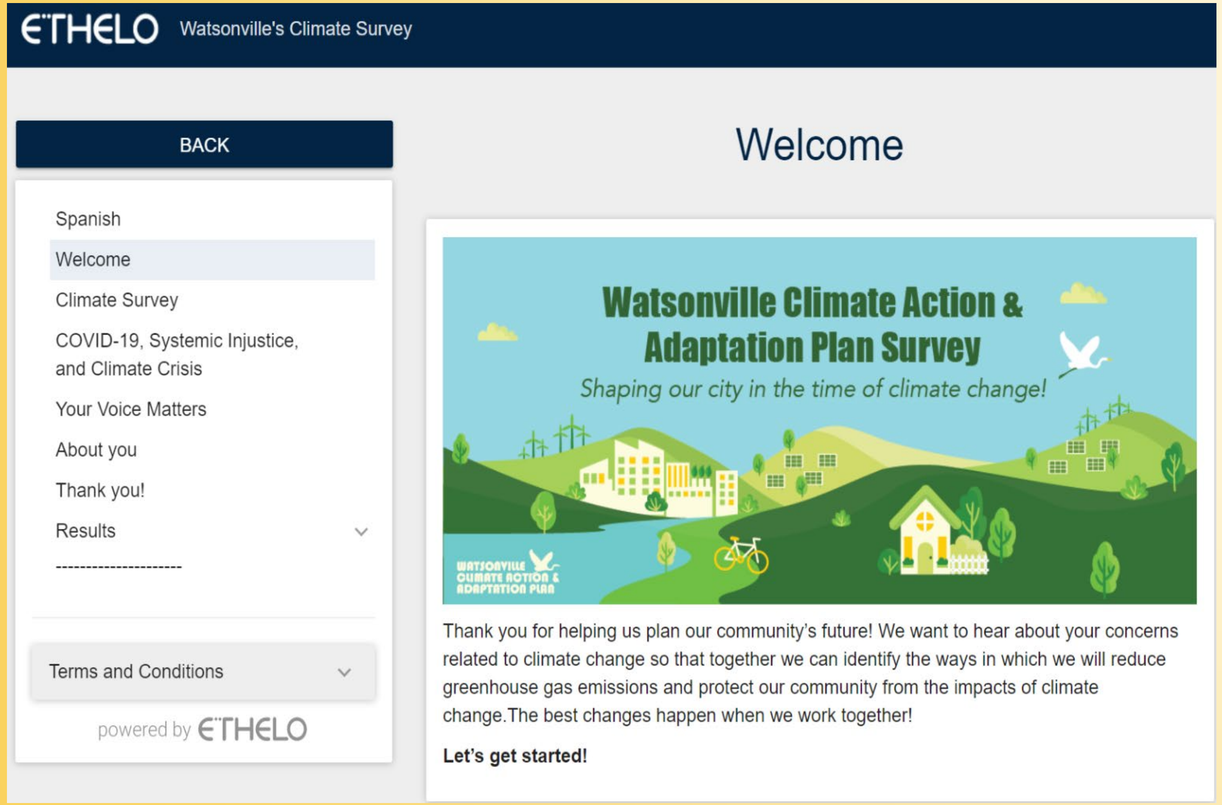
“I want to learn and help inform people on how to take action and create positive change”

“I want to see changes and development that benefit our local community”



1ST COMMUNITY BILINGUAL SURVEY RESULTS

July 16 - August 15



- 273 people participated
  - 35 Spanish
  - 238 English
- 60% said are "very concerned" about the environment
- 60% said it is “very important” that the City reduces its emissions to 0 metric tons of greenhouse gases before 2045

1ST SURVEY RESULTS

Top concerns:

- Poor water quality (rivers, wetlands, and lakes)
- Droughts
- Loss of habitat & species

Top initiatives for the City to do:

- Improve sustainable building practices
- Invest in water conservation
- Increase food systems security & storage

Top initiatives to reduce carbon emissions:

- Creation of urban forests and green spaces
- Composting & recycling
- Transportation programs

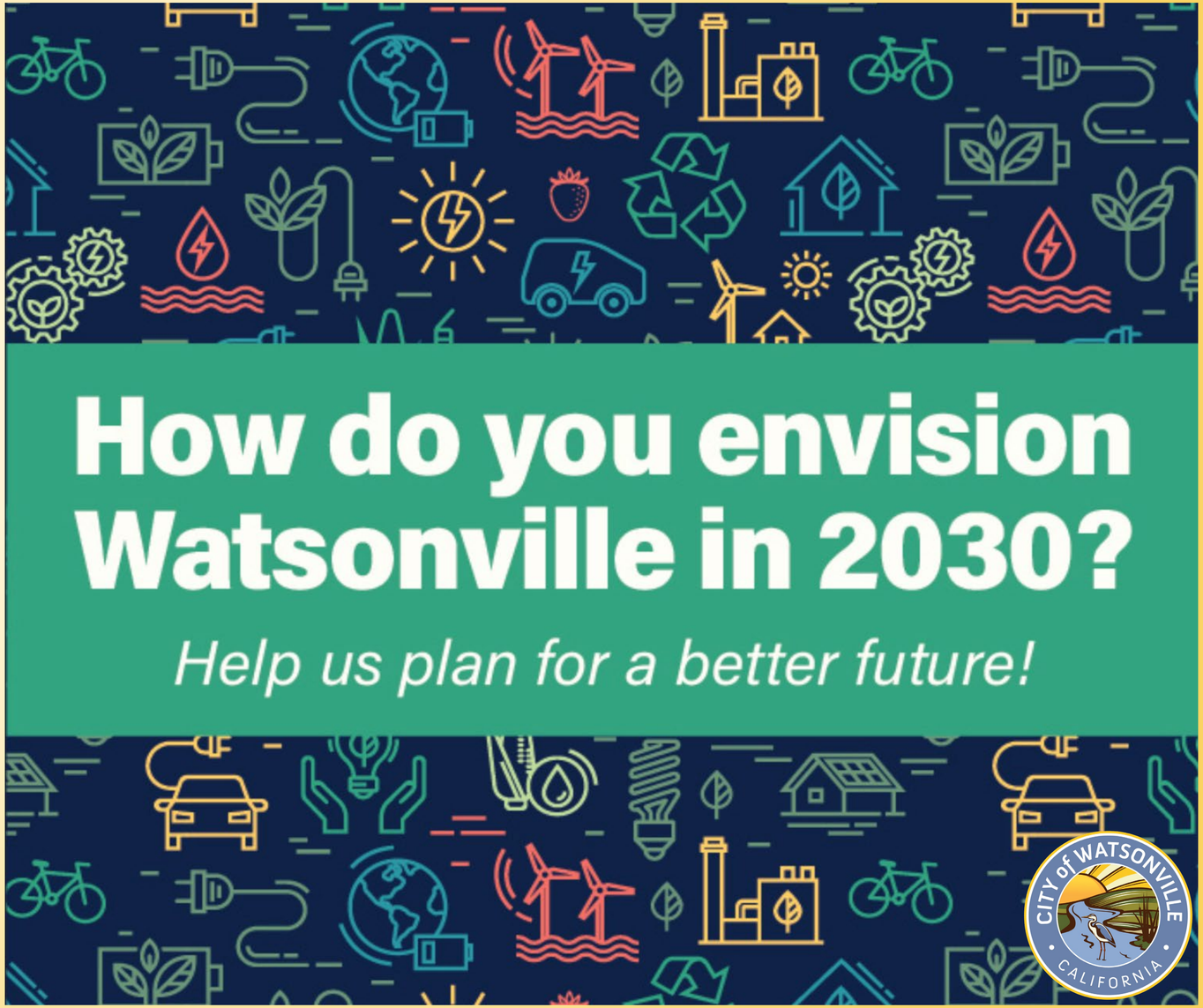
COMMUNITY INPUT

- 2nd Survey coming:

November 5 - December 10

What actions should the City take?

Help us prioritize climate strategies.




Transportation
Policy & Public Health
Building Code & Ordinances
Neighborhood & Community
Waste Water & Solid Waste
2030 Climate Strategies
Agriculture & Food
Energy
Financial
Habitat Restoration
Migration
Carbon Sequestration
Construction

Example of Strategy Sector - Transportation

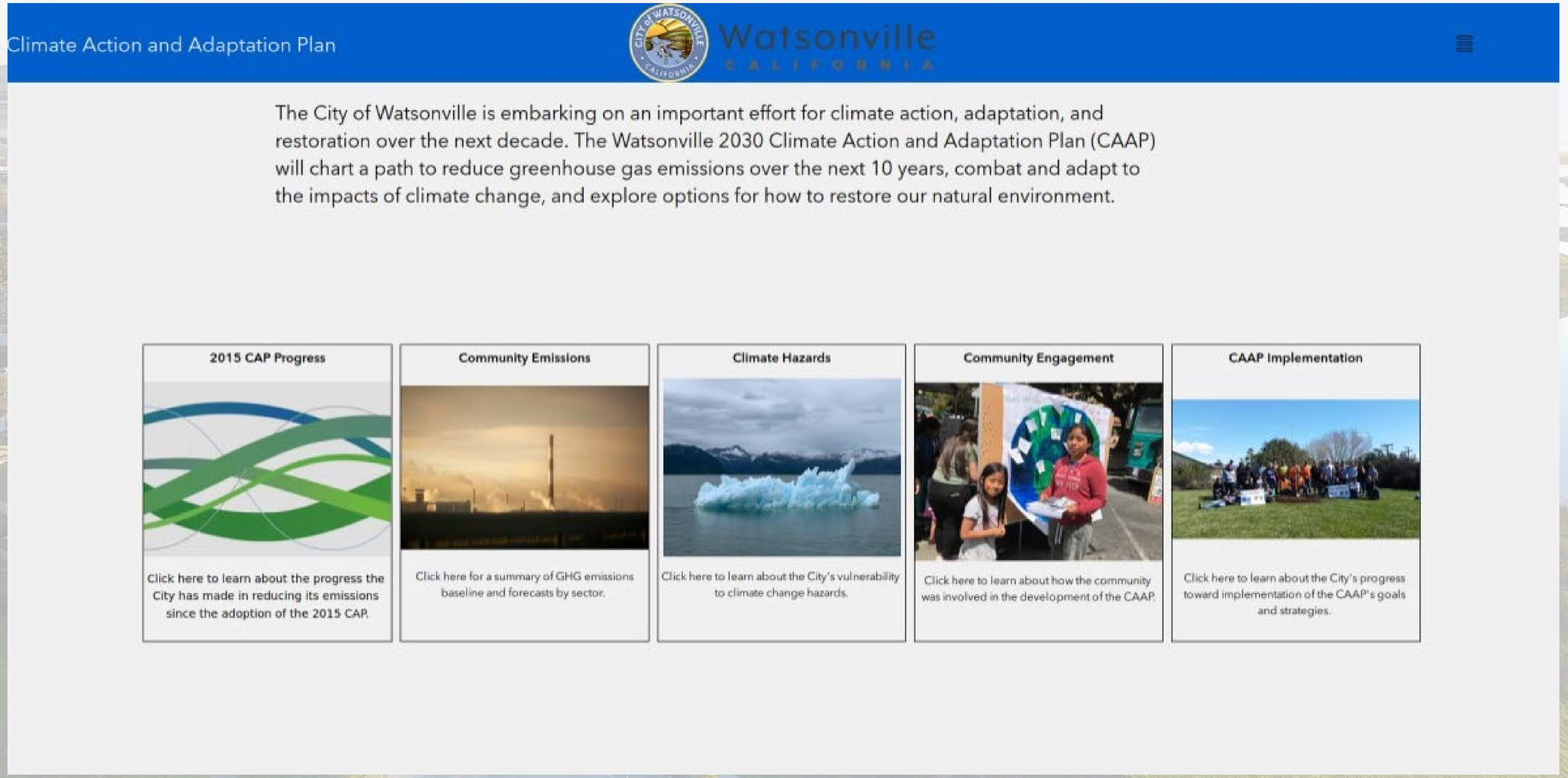
High Priority Strategies:

- Increase investment in electric vehicle infrastructure and incentives
- Improve bike lanes, trails, and pedestrian infrastructure
- Imple

Medium Priority Strategies:

- Participate in development of regional alternative transportation connections
- Enhance public transit services - minibus concept study
- Enhance public transit services and amenities

Watsonville Climate Web Application



CLIMATE ACTION & ADAPTATION PLAN (CAAP)
NEXT STEPS

SEPTEMBER

- REVIEW STRATEGIES
- CAAP COMMUNITY ADVISORY COMMITTEE MEETING

OCTOBER

STAKEHOLDER INPUT ON STRATEGY PRIORITIZATION

NOVEMBER

- 2nd SURVEY
- 2nd STAKEHOLDER MEETING

DECEMBER/JANUARY

- CAAP COMMUNITY ADVISORY COMMITTEE MEETING
- INTEGRATE SURVEY RESULTS
- WRITE DRAFT CAAP PLAN

FEBRUARY

PUBLIC MEETING TO REVIEW DRAFT CAAP PLAN

MARCH/APRIL

- PRESENT CAAP TO COUNCIL FOR APPROVAL
- CAAP IMPLEMENTATION BEGINS

Questions & Discussion